



## Northamptonshire County Council

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### memo

To: Phil Watson  
From: Terry Chapman  
Ref: 11/0005.SRO / FRI 116  
Date: 17<sup>th</sup> October 2100 2010  
:

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Phil

Further to your initial memo dated 17<sup>th</sup> October 2011 and note the provisions within the Environmental Impact Assessment statement to promote:-

- A routing agreement to serve the promoted quarrying works and reinstatement.
- The promoted vehicle access arrangements as indicated on drawing No 13150-01 revision A.
- The provision to Turn Right to protect the villages of Ringstead and Denford and prevent additional heavy goods vehicles on the rural highway network.
- However the additional heavy goods vehicles attracted to this site will create an additional usage on the Ringstead Road from the Site access to the A45. Many pedestrians use this area to access the commercial area for employment and the local schools within Raunds. It would be beneficial on highway safety concerns to initiate off-site accommodation works to facilitate this need and to aid the safe passage of pedestrian movement throughout this area whilst removing the potential conflict between the Heavy goods vehicles, pedestrians and all other users of the highway network.
- The promoted 4.5m x 215m vehicle visibility splays either side of the vehicle access.
- The developer shall put in place a system to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed to or covered so as to prevent any material spillage, wind blow and odour nuisance and be cleansed of mud and all other debris is deposited on the adopted highway (maintainable at public expense).

Continued....page 1 of 2.....

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Northamptonshire  
County Council

Continued....page 2 of 2.....

However it will be necessary for the promoted vehicle access being constructed to NCC design criteria and specifications for its intended use being of a Heavy Duty construction, where kerbing and surfacing works are to be undertaken to satisfy this need.

Issues regarding measures to prevent surface water discharging onto the adopted highway, maintainable at public expense will also be necessary.

Any gated access provision will need to be set back a minimum of 16.0 to prevent additional stopping and starting within the highway whilst the gates are opened for use.

I note the details within paragraphs 19 and 20 and for the submission of a Traffic Impact Assessment for the development proposals shall be submitted for appraisal within the application details..

The Highways Agency are to be consulted with regard to this promoted development, noting that the A45 National Strategic Network will be used for the traffic being generated with these proposals in the main.

Issues regarding the Public Right of Way will need to be addressed in the first instance to continue the network in an agreed form.

I await the submission of a planning application to address the issues raised and to ensure that emerging drivers, pedestrian, cyclists and all other users of the Highway network.

Reason :- In order to ensure that offsite accommodation works are completed in the interests of the safety and convenience of all users of the adopted highway, maintainable at public expense..

Signed.....



for Head of Transport, Highways and Infrastructure  
Northamptonshire County Council.

Terry Chapman Development Control Engineer  
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Telephone 01604 364331.

21 October 2011

Our ref: 35734

Your ref: 11/0005.SCO / FRI 116



Phil Watson  
Northamptonshire County Council  
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Customer Services  
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**BY EMAIL ONLY**

T 0300 060 3900

Dear Phil

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING OPINION**

**11/00005/SCO – Proposals for scope and content of an application for planning permission for a Proposed Limestone Quarry including extraction of clay and the deposit of inert waste for restoration purposes at RINGSTEAD GRANGE, RINGSTEAD**

Thank you for consulting Natural England regarding the above scoping opinion in your letter dated 17 October 2011.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have considered the proposal against the full range of Natural England's interests in the natural environment. Based on the information provided with the application, our comments are as follows:

**Designated Sites**

As identified in paragraphs 11-13 of the Scoping letter, the Upper Nene Valley Gravel Pits SPA/Ramsar site/SSSI is located approx 600m from the proposed development. The bird interest features of this internationally important site include wintering wader species such as golden plover and lapwing which roost within the site but also forage outside the site within surrounding arable land. The proposals therefore have the potential to impact on these species through the loss of available foraging habitat.

In terms of the SPA designation, the requirements and obligations of the *Conservation of Habitats and Species Regulations 2010* (also known as the 'Habitats Regulations') will have to be considered. Given the potential for loss of foraging habitat (both alone and in-combination with similar impacts from other existing and proposed developments in the area), it is possible the proposals will result in a 'Likely Significant Effect' in the context of the Habitats Regulations. Confirmation of this view could only be provided to the local planning authority once the necessary bird survey work have been undertaken and the results and analyses have been presented. However, your Authority should be aware that this is a possible outcome. The corollary of this is that Natural England would advise you (the 'Competent Authority') to undertake an Appropriate Assessment under Regulation 61 (3) of the Habitats Regulations before the grant of any permission.

To ensure that sufficient information is provided as part of the EIA to inform the requirements for such

an assessment, Natural England recommends that specific surveys are undertaken to assess the use of the site by foraging golden plover/lapwing during the winter period. Natural England would be happy to provide comments on the scope of any survey methodology proposed.

## **Wider Biodiversity**

Paragraph 10 of the Scoping letter identifies that an ecological assessment of the site will be undertaken, and that this will include a Phase 1 Survey. A Phase 1 survey, in conjunction with a desk-top survey (involving consultation with the local biological record centre) should be undertaken as a minimum to identify the habitats and likelihood of species (including legally protected and BAP) being present on site and impacted by the development. Where necessary we recommend that further protected species assessments are made based on sufficient survey effort at suitable times of year, following current best practice guidelines. Efforts should be made in all instances to avoid any impacts, and provide full mitigation where avoidance is not possible.

## **Landscape**

Natural England is the Government's statutory advisor on landscape, with specific responsibilities for National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. We note that the current proposals will have no implications for any such designated landscapes.

Nevertheless, Natural England believes that all landscapes matter, and that they should be managed, planned and protected to be distinctive and highly valued and provide a range of ecosystem services. We will act on this belief in our advice to the UK government on landscape issues and in our implementation and advocacy of the European Landscape Convention.

Paragraph 15 of the Scoping letter identifies that a Landscape and Visual Assessment in accordance with the Guidelines for Landscape and Visual Impact Assessment, which Natural England would recommend as best practice. However, we would look to your authority to provide guidance on any detailed methodology or viewpoints proposed.

## **Agriculture and soil issues**

Paragraph 21 of the Scoping letter identifies that a comprehensive soil survey will be undertaken across the site. Natural England welcomes this intention and recommends that the following issues relating to agriculture and soils are considered in detail as part of the EIA:

- Proposals for handling different types of topsoil and subsoil and the storage of soils and their management whilst in store.
- Reference could usefully be made to Defra's Good Practice Guide for Handling Soils (<http://webarchive.nationalarchives.gov.uk/20090306103114/http://www.defra.gov.uk/farm/environment/land-use/soilguid/index.htm>). Soil handling and placement using loose-tipping methods (Sheets 1-4) are likely to minimise damage to soil structure.
- The method of assessing whether soils are in a suitably dry condition to be handled (i.e. dry and friable).
- The proposed restored soil profiles to a depth of 1.2 m.
- Effects on farm structure and viability.
- Effects on land drainage, agricultural access and water supplies, including of other agricultural land in the area.
- The proposed restored landform, including details of the contours, water table and the availability of a drainage outfall should the restored land require under-draining.

## **Enhancement**

Natural England considers that the potential for any development to provide nature conservation enhancements should be clearly distinguished from measures to mitigate or compensate for harm to nature conservation interests. Guidance is given in *Planning Policy Statement 9 (PPS9) Biodiversity &*

*Geological Conservation*, recommending that all efforts are made to retain existing habitat of nature conservation value, and that specific enhancement works are made for the benefit of wildlife. In addition, the development should seek to enhance the landscape in a manner which is in keeping with the local landscape character, including positive management of valued landscape features.

We note that Paragraph 8 of the Scoping letter identifies that a primary objective of the restoration scheme for the site is to provide beneficial long-term environmental improvements, and we encourage the applicant to deliver on this identified aspiration, with reference to the local Biodiversity Action Plan and local landscape character assessment.

I hope that the above comments are useful. However if you have any queries or require further information, please do not hesitate to contact me again.

Yours sincerely



Antony Mould  
Land Use Operations  
Direct telephone: 0300 060 4942  
[antony.mould@naturalengland.org.uk](mailto:antony.mould@naturalengland.org.uk)

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Mr G P Watson  
Planning Development Control  
Northamptonshire County Council  
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<b>Please ask for</b>	<b>Direct Dial</b>	<b>Our Ref.</b>	<b>Your Ref.</b>	<b>Date:</b>
Karen Pell	01832 742070 01832 742263	11/06341/PLANS	11/00005/CSO	19 October 2011

Dear Mr Watson

**11/00005/SCO – Proposals for scope and content of an application for planning permission for a Proposed Limestone Quarry including extraction of clay and the deposit of inert waste for restoration purposes at Ringstead Grange, Ringstead**

Thank you for sending through details of the scoping opinion. I have the following comments to make in respect of noise, dust and lighting from the proposed development.

As suggested in the report, a detailed noise assessment will need to be carried out in relation to this application. This report should be written by a competent and experienced noise consultant in order to highlight any potential issues and suggest appropriate mitigation if required. Current guidance should be used when preparing the acoustic report and the applicant should note that BS5228 has been recently updated. The 2009 version of this document should be used rather than the 1997 guidance which is now obsolete. Attention should be paid to noise which may be experienced in gardens of residential premises as well as noise which may be audible inside properties.

As per the scoping opinion, I would expect to see a dust management plan within the application. This plan should contain as a minimum a robust procedure for dealing with any complaints received and information on how complaints will be logged and notified to the Local Authority.

Finally, I would also anticipate details on lighting at the site being submitted, in order that East Northamptonshire Council can comment on any potential light nuisance arising from the proposed development.

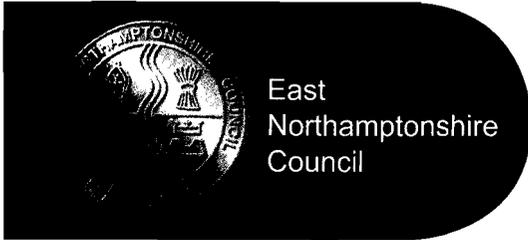
Continued overleaf....

- 2 -

I hope that this is helpful, but should you need any further information, then please contact me on the number at the top of the page. Please note that comments in relation to air quality and contaminated land will be sent to you separately by those officers that deal with those matters.

Yours sincerely

Karen Pell,  
Environmental Protection Officer



East  
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Council

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Mr P Watson  
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<b>Please ask for</b>	<b>Direct Dial</b>	<b>Our Ref.</b>	<b>Your Ref.</b>	<b>Date:</b>
Caroline Ellis	01832 742161		11/00005/SCO	1 November 2011

Dear Mr Watson

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING OPINION**

**11/00005/SCO – Proposals for scope and content of an application for planning permission for a Proposed Limestone Quarry including extraction of clay and the deposit of inert waste for restoration purposes at RINGSTEAD GRANGE, RINGSTEAD**

Mick George Limited has formally requested a Scoping Opinion to determine the type and extent of information required for inclusion within an Environmental Statement to accompany a planning application for the above proposal.

I have read through the environmental statement document and have no comments to make at this time in respect to air quality and dust control from the site. Obviously the Dust Action Plan mentioned in the document would need to be submitted as part of the planning application. This document would need to include information about dust generation, any receptors and suitable mitigation measures that will be taken.

If you need to contact me I am in the office all day on Mondays, all day on Tuesdays and Wednesday mornings. If I am not in the office please leave a message and I will contact you on my return. Alternatively contact another member of the Environmental Protection team.

Yours sincerely

Caroline Ellis  
Environmental Protection Officer

Northamptonshire County Council:  
Planning Development Control  
PO Box 163  
County Hall  
Northampton  
NN1 1AX

**Our ref:** AN/2011/113241/01-L02  
**Your ref:** 11/0005.SCO/FRI116  
**Date:** 08 November 2011

FAO Mr P Watson

Dear Sir

**Proposals for scope and content of an application for a proposed limestone quarry including extraction of clay and the deposit of inert waste for restoration purposes  
Ringstead Grange Ringstead**

Thank you for your Environmental Impact Assessment (EIA) Scoping consultation, which was received on 17 October 2011.

We have reviewed the scoping report submitted and our technical comments detailing the information we consider should be provided in the Environmental Statement (ES) are provided below.

**Technical comments and advice**

***Hydrology and Hydrogeology***

Sections 17 and 18 of the Scoping Opinion acknowledges that the hydrology and hydrogeology of the site needs to be investigated to provide baseline conditions and identify any water features which should be provided in a Flood Risk Assessment (FRA).

From the information provided we can confirm that the site is greater than 1.0 ha and lies within Flood Zones 1 (low probability of river and sea flooding as defined in Annex D Planning Policy Statement 25 'Development and Flood Risk' (PPS25)).

In order to fully assess the issue of flood risk, a fully compliant PPS 25 - Annex E FRA must be undertaken and submitted with any planning application, which considers and quantifies the different types of flooding as well as addressing the surface water drainage for the development. Please note the FRA should address the various phases of development (from mineral extraction through to restoration). The FRA should form part of the EIA or be submitted as a standalone

document.

### **General FRA comments**

The FRA must consider and quantify the different types of flooding to demonstrate that flood risk is not increased by the proposed development and where possible, reduced. Surface water run-off issues are a key factor for consideration. Any FRA must demonstrate that surface water run-off can be managed for both, construction and restoration and that the proposed surface water drainage system can cope with 1 in 100 probability plus climate change rainfall event without increasing flood risk to the site, surrounding area and third parties.

The FRA must also demonstrate that construction and post development run-off does not exceed pre-development run-off. Within the FRA, surface water run-off rates for the existing and developed site for the 1 in 1 probability rainfall event, the 1 in 30 probability rainfall event and the 1 in 100 probability rainfall event and the attenuation volumes required including an allowance for climate change should be stated. In addition, any FRA must confirm whether the site run-off will be restricted to the Qbar rate for all events or the Q1 for the 1 in 1 probability rainfall event, Q30 for the 1 in 30 probability rainfall event and Q100 for the 1 in 100 probability rainfall event using a complex control.

Any attenuation required should be provided in line with the requirements of PPS25 and Preliminary Rainfall Runoff Management for New Development Revision D. The drainage scheme proposed should provide a sustainable drainage strategy to include SUDS elements with attenuation. The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and the residual risk of flooding addressed.

The FRA should also consider the possibility that the surface water system may fail / become blocked. Overland floodwater flood water should be routed away from vulnerable areas. For acceptable depths and rates of flow, please refer to Environment Agency and Defra document FD2320/TR2 "Flood Risk Assessment Guidance for New Development Phase 2". Further consideration should be given to safe access and egress for emergency services when site is flooded.

### Environmental permitting

The restoration by inert landfilling element of development associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The Applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website ( <http://www.environment-agency.gov.uk> ).

We ask that our Pollution Prevention Guidelines, are considered. These guidance notes are available to download from:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

The comments we set out above are without prejudice to future decisions we make regarding any applications subsequently made to us for our permits or consents for operations at the site.

Should you require any additional information, or to discuss matters further, please do not hesitate to contact me on the number below.

Yours sincerely

**Kerrie Ginns**

**Planning Liaison Officer**

Direct dial 01536 385159

Direct e-mail [kerrie.ginns@environment-agency.gov.uk](mailto:kerrie.ginns@environment-agency.gov.uk)



Awarded to the Planning and Corporate Services  
Department of Anglian Region, Northern Area



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Northamptonshire County Council - Mr P Watson  
Planning Development Control  
PO Box 163  
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Guildhall Road  
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NN1 1AX

Please ask for	Direct Dial	Our Reference	Your Reference	Date
Mr Rhys Bradshaw Planning Services	01832 742180	EN/11/01741/SCQ /PRHAB		26 October 2011

Dear Sir/Madam

**Town and Country Planning Act 1990 (As Amended)**  
**Town and Country Planning (Environmental Impact Assessment)(England and Wales)**  
**Regulations 1999 (Statutory Instrument 1999/293)(as amended)**

**Proposal : Limestone Quarry including extraction of clay and deposit of inert waste for restoration purposes at OP5500 2500 0029 0002 6900 0070 And 2351 Raunds Road Ringstead Northamptonshire .**

Thank you for giving East Northamptonshire Council the opportunity to provide a Scoping Opinion for the above proposal. In accordance with the regulations, we will respond to your request within 5 weeks from the date the required information was received.

If you would like any further information in the meantime, please contact Mr Rhys Bradshaw on 01832 742180.

Please quote the above reference number in any communication with this office regarding this matter.

Yours faithfully

Mr Rhys Bradshaw  
Senior Development Control Officer  
dcackscq



## Emma White

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**From:** Julia Chambers  
**Sent:** 19 October 2011 11:14  
**Subject:** FW: 11.00005.SCO - RINGSTEAD GRANGE, RINGSTEAD

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**From:** Peter Baden [<mailto:pbaden@east-northamptonshire.gov.uk>]  
**Sent:** 19 October 2011 10:57  
**To:** Julia Chambers  
**Subject:** RE: 11.00005.SCO - RINGSTEAD GRANGE, RINGSTEAD

Thank you for the information. One of the [points already being raised with other developments around Ringstead is the need for a cycle pedestrian path alongside the road. This becomes especially important with an increase in the number of lorries using this road. With the settlement area of Ringstead now coming up to Raunds there is also the need of access. I would therefore consider it necessary to incorporate with the plan some sort of path. Peter Baden

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**From:** Julia Chambers [REDACTED]  
**Sent:** 17 October 2011 16:54  
**To:** Peter Baden  
**Subject:** 11.00005.SCO - RINGSTEAD GRANGE, RINGSTEAD

Please find attached correspondence in respect of the above, sent on behalf of Phil Watson.

If you have any queries, please do not hesitate in contacting this office.

Kind regards

## Julia Chambers

Technical & Administrative Assistant  
Environment & Planning/Development Control/Development Infrastructure & Funding  
Northamptonshire County Council, County Hall, P O Box 163,  
Room 271, Floor 3, Northampton NN1 1AX  
Tel DD: 01604 236878

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Bedfordshire  
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Protecting wildlife close to home

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Mr Phil Watson, Development Control Manager  
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Sent via Email.

7<sup>th</sup> November 2011

Dear Mr Watson

**RE: Application No. 11/00005/SCO; Scoping Opinion Request; Proposals for scope and content of an application for planning permission for a proposed Limestone Quarry including extraction of clay and the deposit of inert waste for restoration purposes; at Ringstead Grange, Ringstead.**

#### **COMMENT.**

Thank you very much indeed for consulting The Wildlife Trust in respect of the above Scoping Opinion Request for the proposed excavation of a new quarry on land near to Ringstead Grange in the Nene Valley.

We refer now to your Consultation Covering Letter, dated 17<sup>th</sup> October 2011, about this same matter, sent via email, and to its associated accompanying documentation.

We are also of the opinion that, for a project of this scale and nature, an Environmental Impact Assessment would indeed be required. You may also wish to consider a Sustainability Appraisal.

New developments, as stated in National, Regional and Local planning policy, should both protect and enhance local biodiversity as an integral part of any proposal. Alongside an assessment of the existing ecological value of the site, we would like to see the identification of opportunities for such enhancement.

#### **Ecological surveys and information.**

Adequate baseline surveys should be completed to assess the value of the site and surrounding area. The Wildlife Trust recommends that at least an Extended Phase 1 Habitat Survey be carried out, and that all Statutory and Non-Statutory sites, protected species and other relevant species and habitats be fully investigated and evaluated. Information on wildlife records for the area should be obtained as part of this from the Northamptonshire Biodiversity Records Centre ( NBRC ); contact details below. A list of additional local contacts for Northamptonshire is also enclosed below.

For information, the proposed footprint for this particular Application Site has the following features :

- There are several instances of existing non-statutory site designations lying within a zone of approximately 2 kilometres around it. These are Local Wildlife Sites ( LWS ) and Potential Wildlife Sites ( PWS ). There is also a Pocket Park area too.
- The closest of these non-statutorily-designated site areas to the Application Site itself is the Local Wildlife Site area lying just about 300 metres away ( at its closest point ) to the south-west of it ( this is the LWS known as “Stanwick Lakes” ).
- The Wildlife Trust is aware of several historical records of sightings of ‘protected species matters’ within a distance of 2 kilometres away from the assumed centre of this proposed Application Site.
- As this prospective Applicant has already noted, it will be of vital importance to take the close proximity of the Upper Nene Valley Gravel Pits SSSI complex, and the over-arching Nene Valley SPA, of course, into careful and appropriate consideration in respect of these proposed extraction works.

Therefore, with reference to Paragraph No. 10) in the letter / report document dated 11<sup>th</sup> October 2011, as sent to you by Mr John Gough of Mick George Ltd., The Wildlife Trust is of the view that to only be considering a Zone of Interest / Study around this Application Site of 1 kilometre radius is not adequate in the above circumstances.

In addition, consideration may well need to be given to the issue of whether or not there is going to be any significant degree of increased artificial lighting levels occurring as a result of the delivery of this proposed development scheme, and if so, the ways in which it might have an impact upon the local biodiversity – such as bat species, for example.

### **Analysis of cumulative effects.**

The Wildlife Trust recommends that, in addition to addressing any potential direct / indirect impacts as a sole result of their own development scheme, the Applicant also be required to include, in this section of the supporting documentation, a comprehensive review of just what the likely effects of the provision of their activities are going to be upon the existing biodiversity at this location in combination with all of the other relevant encroaching development pressures in this area of the District; that is, undertake an analysis of the cumulative effects.

### **Enhancement of biodiversity and Green Infrastructure.**

Opportunities for the enhancement of biodiversity include linking and buffering existing wildlife sites and habitats through habitat creation and incorporation of Green Infrastructure ( GI ). Reinforcement of this is found in the East Midlands Regional Plan, PPS 9, NERC Act ( 2006 ) and Local Development Plans. The Application should include proposals for ecological mitigation linked to the during- and post-quarrying impacts and should suggest the content of Planning Conditions and ecological sections of S106 Agreements if applicable.

Northamptonshire's Local Biodiversity Action Plan gives details and targets on locally important species and habitats ( [www.northamptonshirebiodiversity.org](http://www.northamptonshirebiodiversity.org) ).

In addition, we would draw the Applicant's attention to the recently-produced "Biodiversity SPD" document which has been ratified by the North Northamptonshire Joint Planning Unit, and by other Authorities too.

We strongly recommend that a GI approach be followed. This process should be incorporated as an integral part of the analysis process undertaken to inform the forthcoming Application. The key ecological aspect of GI that we would expect to see is the linking of existing and / or potential wildlife habitat within the site and connections out of the site to create more sustainable ecosystems.

This proposed Application Site sits in a location where at least the whole of its southern and western portions are covered by the intersection of a Local GI Corridor route with a major, strategic Sub-Regional GI Corridor route too.

In addition, since this is a quarry site principally for the extraction of limestone, and, furthermore, since Paragraph No. 8) of Mr Gough's letter specifically talks about ecological enhancements and refers to Biodiversity Action Plan targets, The Wildlife Trust therefore believes that this location and this type of activity may well offer an excellent opportunity for the delivery of the creation and future management of areas of Calcareous Grassland – which is a Northants county BAP Priority Habitat target type.

Landscaping and ecological mitigation are only of worth to wildlife if properly managed. Therefore, the future Application should consider the long-term management of all restoration areas and / or open / green spaces.

In our opinion, it is important to not introduce any non-native or invasive species into either terrestrial or aquatic environments. Therefore, any soft landscaping elements that it is intended to include within this development proposal should be provided for by the use of native species ( of plants, shrubs and trees ) only. Ideally, these species should be chosen as ones that are typical of that part of the county and they should all only be sourced from a local and a known provenance. These areas should be managed for the benefit of wildlife.

### **Feedback in respect of Applicant's Scoping Report document.**

With specific reference to the "Scoping Opinion" letter / document dated 11<sup>th</sup> October 2011, whose Ref. is R15/1, from Mick George Ltd., please note our particular points of observation, as follows :

- In our opinion, the fundamental aspect that stands out as a major short-coming of this current proposal is with respect to its restoration intentions. With reference to Paragraph No. 1) on Page 1 of this document, The Wildlife Trust is very strongly of the view that the proposed restoration to productive farming is seriously under-shooting the potential that is offered by this particular location. This site coincides, in part, with two GI Corridors, it is close to a number of existing designated sites, and, most importantly, the underlying soils and geology are likely to offer an excellent potential for creating calcareous grassland – a Priority Biodiversity Action Plan Habitat type.

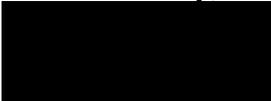
- With reference to this same letter taken as a whole, given our own comments elsewhere here above about the significance and importance of Green Infrastructure, The Wildlife Trust is very disappointed to note that, apparently, the forthcoming Application is not intending to include any treatment of GI Principles at all.
- The Wildlife Trust is of the view that, given both the nature and the location for this proposed development scheme, then, it may well be of benefit if the Northants RIGS Group were to be invited to be involved in, and consulted upon, the future quarrying operations and restoration / retention options of this limestone resource.

Furthermore, again given both the nature of this proposed development scheme and its location, it is our view that this Application for a new quarry must be required to produce an appropriate Ecological / Geological Management Plan document in association with it which will provide for the detailed management prescriptions and monitoring programme needs that must be applied to this site and its environs. Perhaps this objective might best be achieved through the use of relevant Planning Conditions and / or the insertion of suitable clauses into a S106 Agreement, if appropriate.

The Wildlife Trust would welcome an early opportunity to review any ecological appraisal work already being carried out by consultants in respect of this same project.

We hope that the above comments are useful to you. We look forward to reviewing the relevant sections of any Environmental Impact Assessment statement that might be submitted. Please do not hesitate to contact The Wildlife Trust again if you have any questions about the above points.

Yours sincerely,



**Alan J.G. Smith**  
Planning & Biodiversity Officer – Northamptonshire.  
Email : [alan.smith@wildlifebcnp.org](mailto:alan.smith@wildlifebcnp.org)

**The Northamptonshire Biodiversity Records Centre (NBRC);**

- Lings House, Billing Lings, Northampton, NN3 8BE;  
Tel: 01604 400448; Email: [nbrc@wildlifebcnp.org](mailto:nbrc@wildlifebcnp.org).

**Other potential local consultees**

- The Northamptonshire bat group (Phil Richardson, [prichabat@aol.com](mailto:prichabat@aol.com))
- The North Northamptonshire Badger group (Wellingborough, Kettering, Corby, East Northants) (Peter Edwards, [settreorder@northnorthantsbadgers.co.uk](mailto:settreorder@northnorthantsbadgers.co.uk))
- The West Northamptonshire Badger Group (Northampton, Daventry, South Northants) (Steven Jackson, [Steve@badgers.org.uk](mailto:Steve@badgers.org.uk))
- The Northamptonshire Barn Owl Group (Paddy Jackson, [paddy@paddyjackson.co.uk](mailto:paddy@paddyjackson.co.uk))
- The Hawk and Owl Trust (<http://www.hawkandowl.org/>)
- The British Trust for Ornithology (BTO, <http://www.bto.org/index.htm>)
- The RSPB (Colin Wilkinson, [colin.wilkinson@rspb.org.uk](mailto:colin.wilkinson@rspb.org.uk))
- Northamptonshire Moth Recorder (John Ward, [bjward@btinternet.com](mailto:bjward@btinternet.com))



## Northamptonshire County Council

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### memo

To: Phil Watson  
From: Tina Cuss  
Ref: 11/0005.SCO  
Date: 7 November 2011

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#### **TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING OPINION 11/00005/SCO – Proposals for scope and content of an application for planning permission for a Proposed Limestone Quarry including extraction of clay and the deposit of inert waste for restoration purposes at RINGSTEAD GRANGE, RINGSTEAD**

##### **Biodiversity**

The Phase 1 survey and assessment provided, should include any species and habitats of principal importance and an assessment of negative and positive effects on biodiversity. The survey and assessment should not necessarily be limited to just the application site, where proposals have the potential to impact directly or indirectly on biodiversity surrounding habitats. While I acknowledge that the report states that the ecological assessment will include a description of the mitigation measures introduced to reduce potential impact, consideration should be given to the need for any long term species monitoring.

##### **Designated Sites**

The Upper Nene Valley Gravel Pits is now a Special Protection Area (SPA) and not a pSPA as stated in the Scoping report. The Upper Nene Valley Gravel Pits is approximately 600m from the proposed development. However, a number of the bird species for which the SPA is designated, including golden plover and lapwing, forage on arable land. The application site therefore has some the potential to support SPA species. The Authority must regard to the requirements of the Habitats Directive and any planning application must consider the potential for loss of bird foraging habitat and indirect impacts on protected species.

The Authority would need to undertake a Habitats Regulations Assessment to assess whether the proposals require preparation of an Appropriate Assessment. The applicant should be required to provide sufficient information in order for the Authority to undertake the Habitats Regulations Assessment. Part of this information should include detailed over-wintering bird surveys of the site and any surrounding feeding habitats that could be directly and indirectly affected. The scope of the assessment work should ideally be agreed with the Authority and Natural England in advance of preparation of any application.

##### **Landscape and Visual Amenity**

In order that, as stated in the Scoping report, the latest available guidance on methodology is employed, the Advice Note on 'Photography and photomontage in landscape and visual impact assessment' published in 2011 by the Landscape Institute should be used. The Guidelines for Landscape and Visual Impact Assessment are currently revised and will published in 2012.

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Northamptonshire  
County Council



## Northamptonshire County Council

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### memo

To: Phil Watson  
From: Lesley-Ann Mather  
Ref: 11.0005.SCO/FRI 116  
Date: 3<sup>rd</sup> November 2011  
cc:

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**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING OPINION  
11/00005/SCO – Proposals for scope and content of an application for planning  
permission for a Proposed Limestone Quarry including extraction of clay and the  
deposit of inert waste for restoration purposes at RINGSTEAD GRANGE, RINGSTEAD**

Thank you for your consultation regarding the archaeological baseline information required for inclusion within any forthcoming Environmental Statement.

The proposed scope of the archaeological investigations as discussed within paragraphs 22-24 of the EIA Scoping Consultation is sufficient to provide information on the archaeological potential of the site. I would however suggest that the applicant or their chosen archaeological representative contacts this office at the earliest opportunity to discuss the scope of the required fieldwork.

Regards



Lesley-Ann

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Northamptonshire  
County Council

**Ringstead Parish Council**

Jeff Hornsey Chairman

Ringstead. Northants. NN14 4RH

04 November 2011

Mr Phil Watson  
Development Control Manager  
Northamptonshire County Council  
PO Box 163  
County Hall  
NN1 1AX

Dear Mr Watson

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING  
OPINION**

**11/00005/SCO – Proposals for scope and content of an application for planning permission for a Proposed Limestone Quarry including extraction of clay and the deposit of inert waste for restoration purposes at RINGSTEAD GRANGE, RINGSTEAD**

Thank you for your letter of 17 October inviting this Council's comments on the above.

2. As you are aware Ringstead Parish Council vigorously objected to the inclusion of the site at Ringstead in the County MWDF plans. We continue to do so.
3. However, we have the following comments on the proposed scope of the Environmental Statement (ES) required to accompany a planning application for the above proposal. For ease of reference, our comments refer where appropriate to the points set out in Mick George Ltd's letter of 11 October.

Provisional working and restoration scheme

4. **Para 4 and plan 13150-01A:** We note the proposal that the hedgerow should be cut back for 215 metres 'splay' line on either side of the site access. We believe that the ES should set out in detail the measures to be taken to maintain the visual amenity, including by the hedge being re-instated further back from the road edge. (See further comments on visual impacts in general).
5. **Para 5:** We are pleased to note that mobile sound attenuation screens are proposed. We believe that the ES should set out in detail the nature of such screens and precisely how they will be deployed.
6. We are also pleased to see that blasting is not proposed. We would like to see this reflected in the ES and with a commitment to accept it as a planning condition in any application. However, the ES needs to set out what excavation methods (such as drilling) are proposed for use at the site as this information will be required to assess the environmental impacts in terms of noise, vibration and dust (see our subsequent comments).
7. We note that the NCC MWDF strategy and locations provide for visual impact mitigation measures. These include high bunds and trees. MGL plan R15/SR711 shows initial

landscaping only in the northwest corner of the site. We suggest that the ES must set out in detail the landscaping proposed for the remainder of the site including the length of the north and east perimeters.

8. We also note that bunds and trees were confirmed to be NCC policy in answer to questions posed at the locations public examination. Trees would need to be planted and established at a very early stage in the development and would need to be of significant maturity to provide screening.

9. NCC also stated at the public examination that no workings, spoil heaps, extracted material or machinery would be visible above the existing land levels or above any artificial bunds. This principle should be reflected in the ES and in any planning application. We feel that this requirement does need emphasising since it is not adhered to at other local sites.

10. **Para 6:** The existing footpath/right of way NR3 crosses the northwest corner of the site for a distance of about 500 metres. This RofW is frequently obstructed by un-reinstated ploughed ground or by crops. The ES should set out how any temporary diversion will be provided which ensures a properly established and way marked route and by the shortest possible alternative and for the least possible time (i.e. not for the full duration of any quarrying operations).

11. **Para 7:** The ES should set out in detail the definition of the "suitable inert material" to be used and the means by which compliance with that definition will be rigorously enforced in the management conditions. It should be said that no variation in the description or subsequent planning variations would allow a change in the inert content.

12. **Para 8:** It is not clear what is meant by 'long term environmental improvements' or 'balancing protection of the local environment' and 'subsequently restore the site to a beneficial after use with positive ecological and landscape benefits' or 'improved landscape'. In accordance with national guidelines (MPS1 para 19) and NCC's preferred options document consideration should be given to environmental improvements including the provision of public accessibility, woodland etc. rather than just restoration to farmland proposed by the developer.

13. The proposed restoration scheme is a key factor in assessing the environmental impact of the proposals. The ES must set out the proposed restoration scheme in detail, including not just the nature of the measures to be taken but also their timing.

## Ecology

14. **Paras 9 to 14:** These paragraphs seek to identify sites of nature conservation within 1km radius. These are already well known. The proposed quarry is adjacent to part of the Upper Nene Valley Gravel Pits which has SSSI and approved (not proposed) SPA status. As such, the ES must demonstrate how any subsequent application would satisfy the requirements of MPS1 and Circular ODPM 06/2005.

15. The ES must include a full and detailed survey of the potential impact on all local wildlife including birds, bats and butterflies. It will be particularly important to assess the impact on birds, the significance of which is recognised in the letter of 11 October. NCC should make clear that the ES must include a bird survey conducted over a period of at least 12 months to reflect the changes in seasonal habitats and migratory nature of many of the birds found in the area.

16. The ES should also demonstrate that all ecological surveys have been conducted in liaison with the relevant national interest groups (including Natural England, RSPB, Wildlife Trust, Woodland Trust etc) and local organisations (including the Rockingham Forest Trust who manage Stanwick Lakes and the Northants Bat Group). The ES should also provide information on the Environmental Management Systems operated by Mick George Ltd and evidence of the success with which such systems have been applied at the company's other sites.

17. We note that paragraph 3.20 of NCC's Locations for Minerals Development DPD states that a further Habitats Regulations Assessment (HRA) will be required if there were to be any planning application for mineral extraction at this site. The ES should set out the arrangements and timing for the conduct of this further HRA.

### Landscape and Visual Assessment

18. **Paras 15 & 16:** We note that an independent landscape and visual impact assessment will be undertaken. The ES should set out the proposed viewpoints to be used, not just in the immediate vicinity of the site but also from locations in Raunds and surrounding villages having viewpoints to the proposed site. It should also contain a commitment to consult this Council and other local communities about the viewpoints to be used.

### Hydrology and Hydrogeology

19. **Paras 17 and 18:** We welcome the commitment in the letter of 11 October to conduct a detailed hydrology and hydrogeology assessment.

20. You are aware that we have expressed concerns in the past as to the discharge of groundwater from the farmland onto Church Street and Station Road in Ringstead. These discharges can continue for several days after heavy rain and in the past have sometimes come close to flooding houses in Carlow Road and adjacent streets which are below the level of Church St. We can also confirm that there are a number of springs and wells within the village that are supplied from the direction of the proposed quarry site. The implications of quarrying activity on the water table, and the arrangements for dealing with waste water generated on the site, must be fully assessed.

21. The ES, accompanied by the full hydrology and hydrogeology assessment, should set out in detail the potential impact of all these issues and how they are to be addressed.

22. We note that no mention is made of the water and gas mains, which we believe, may cross the site. The ES must also deal with these matters.

### Traffic

23. **Paras 19 & 20:** The stated vehicle movements of 160 per day equates to about one every 3 minutes over a standard 8 hour day. We assume that these vehicles will be loaded close to the permitted limit for lorries on the public highway. The existing road may not be capable of this usage and may need to be re-constructed between the currently proposed site entrance/exit and the A45 roundabout. We note that the Highways Agency have previously stated that the A45 is at capacity and will exceed capacity during the lifetime of the quarry.

24. We are very concerned at the danger to pedestrians and cyclists who use the Raunds Road. There is already a serious problem with traffic, including unauthorised heavy vehicles, and a complete lack of provision for pedestrians and cyclists who are frequently forced onto the narrow grass verge. The Parish Council have argued extensively over many years with both the

District and County Councils for the provision of a safe path/cycleway on this route. School children use this route for access to schools in Raunds and we believe that a serious accident is only a matter of time. The need for the provision of a footpath was stated in the NCC's preferred options document.

25. For all these reasons, we welcome the commitment in the letter of 11 October to conduct a comprehensive Traffic Impact Assessment. NCC's scoping opinion should make clear that the Traffic Impact Assessment accompanying the ES must cover:

- the options for alternative access via the A45 at the southern boundary of the site rather than via the Raunds Road (B663);
- the implications for traffic levels and flows on the A45 taking account of other planned developments;
- the adequacy of the Raunds Road and the A45 roundabout for this type and volume of additional traffic;
- the measures proposed to ensure the safety of road users, pedestrians and horse-riders;
- the effect of noise, vibration and dust of the predicted volume of heavy vehicles. No mention is made of public highway cleaning adjacent to the site. We note from similar developments that despite the washing of lorries leaving the site there is often carryover from the site on lorry wheels onto the public highway. This seems to be worse in wet weather. The ES should set out detailed proposals for mitigating these impacts, particularly in adverse weather conditions (rain, ice, wind), for example by a commitment to frequent road sweeping whenever necessary, and how such measures would be enforced in the event of any planning consent; and
- the proposed arrangements for establishment of a site transport plan, in consultation with the local community, in accordance with paragraph 17 of MPS1.

#### Archaeology and Cultural Heritage

26. **Paras 22 to 24:** The developer's Drg R15/SR711 identifies 2 locations of archaeological interest. However, the county archaeological records office identifies several others within and adjacent to the site boundary. These include discovered Roman, Bronze and Iron Age artefacts and various enclosures and a possible roman settlement (HER records 1343, 1718, 1719, 1747, 1748, 1749, within the site and 1710, 6680, 1747(part) 1719, 1720 adjacent to the site).

27. The developer has not mentioned these records in his introductory letter. New surveys need to be closely monitored by the County Archaeologist. The ES must set out in detail the potential impact of the proposals on the archaeological remains both within and close to the site having regard to the requirements of paragraph 14 of MPS1 and how the preservation of such remains would be monitored and protected.

#### Amenity protection (Noise, Vibration and Dust)

28. **Paras 25 to 27:** We disagree strongly with the statement in the letter of 11 October that "the area of working is generally remote from any residential dwellings". The site is well within 1,000 metres of residential dwellings, a Primary School, a Grade 1 listed Church and the Cemetery. Moreover, the location of the site and the prevailing south-westerly wind direction means that noise and dust are likely to be brought towards the village rather than away from it. The site is also close to Raunds, including the existing Football Ground, as well as areas identified for extensive residential and commercial development. These factors make it particularly important that the ES should provide detailed assessments of the impacts of noise, vibration and dust, as well as any proposed mitigation measures, on all local communities. The

extent of these impacts will also be affected by the proposed hours of operation, full details of which should be included in the ES.

#### Noise/Vibration

29. We welcome the commitment to conduct a noise assessment on local dwellings. NCC's scoping opinion must make clear that the noise assessment accompanying the ES should extend to the effects on local amenity sites including rights of way, bridleways and recreational sites as well as the nearby Primary School. The ES must set out the proposed locations to be used for noise assessments and details of when, and for how long, such assessments will be conducted. The ES must include a full assessment of the potential impact of vibration from both quarrying and vehicle movements.

#### Dust

30. Limestone quarries are notorious for generating dust. Paragraph 1.23 of Annex 1 to MPS 2 states that "Mineral operators should provide sufficient information to enable a full assessment to be made of the effects of the development, together with proposals for appropriate control or mitigation."

31. Paragraphs 1.24 and 1.25 of the same document provide for detailed pre-application discussions with a range of parties, including local communities, about the potential impact of dust emissions.

32. NCC's scoping opinion must make clear that the ES should address all of these requirements and must be accompanied by a detailed Dust Assessment Study (paragraph 1.26 of Annex 1 to MPS 2 refers) prepared in consultation with all the relevant health and other authorities. The Study must include assessment of the potential health effects on all those living in the vicinity of the proposed site as well as the effects on local amenity sites including rights of way, bridleways and recreational sites as well as the nearby Primary School.

33. The ES should also set out how it is proposed that noise, vibration and dust monitoring would be conducted during any excavations and how Ringstead Parish Council would be provided with the results of these measurements.

#### **Our further comments are as follows:**

34. We note that the MGL plans do not cover the full area proposed in the MWDF plans. Is the area to the south east of the MWDF to be reserved by the County for future quarrying? Will the area be retained as a 'protected' mineral source (i.e. protected from alternative development)?

35. We have received a letter from MGL offering to meet/talk with council members and to present a public exhibition for residents. We will be taking up this offer from MGL.

36. We would be grateful for your detailed response to our comments on the proposed scope of the Environmental Statement and would, of course, be happy to meet you to discuss them further if that would be helpful.

Yours sincerely

Jeff Hornsey  
Chairman  
Ringstead Parish Council



# RAUNDS TOWN COUNCIL

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Town Clerk: Julian Derham



Planning Development Control  
Northamptonshire County Council  
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NN1 5AX

15 November 2011

Dear Sirs,

## **Environmental Impact Assessment (EIA) – proposed Limestone Quarry at Ringstead Grange**

I write with about the consultation on a scoping opinion on the type and extent of an Environmental impact assessment in respect of the proposed quarry at Ringstead Grange.

At a meeting of the Town Council on the 8 November Members considered this matter and felt the EIA should include five key issues:

**Noise** associated with extraction and transportation. Concerns over whether this is proposed to be a 24 hr operation. Possible mitigation through restricting the times operations can be carried out. An embargo on any blasting. Proposed major new residential developments in close proximity to this site.

**Traffic** – 160 vehicular movements a day. Safety issues relating to pedestrians using the Ringstead/Raunds road (which has no footpath). Mitigation could be by way of building a footpath. Congestion and pollution caused by a significant increase in road usage, potential for significant increase in tailbacks at the roundabout during peak periods. An assessment of the roads capacity to handle the additional traffic.

**Pollution** – Dust associated with extraction and transportation.  
- Water resources – Impact on aquifers in the vicinity. Changes to PH value on removal of limestone. Pollution caused by extraction and backfilling.

**Amenity loss** – A major industrial activity close to a large town and rural village.

**Historic sites** – Proposed extraction is in an area where there is evidence of archaeological remains.

I hope the above is helpful to you.

Yours sincerely,

Julian Derham  
Clerk to the Council

**Subject:** RE: A45 Proposed Ringstead Quarry 11/00005/SCO

Phil - we are due to discuss on 5th January at your offices. I have sought comments from our consultants at AECOM who have looked at the draft TA and consider it to be acceptable. I'll confirm formally once we have met but it would appear the amount of vehicular traffic generated is not likely to be such as to be of concern from the HA point of view.

Regards,

**Jonathan Price, Asset Manager**

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