
This document supersedes Planning Permission DA/97/1140C (dated 31 July 1998)

Name and address of applicant
Peter Bennie Ltd and Tata Steel UK Ltd
C/o Agent

Name and address of agent (if any)
GP Planning
The Stables
Long Lane
East Haddon
Northampton
NN6 8DU

Part I - Particulars of application

Date of Application
8 September 2014

Application No.
NCC Ref: 14/00057/MINFUL

DDC Ref: DA/2014/0821

Particulars and location of development
Extraction of Northampton sand ironstone and overlying minerals at Land at Boughton, Pitsford, Moulton, Northamptonshire.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of Section 96 and paragraph 9 of schedule 13/paragraph 6 of schedule 14 of the Environment Act, 1995 (as amended) that the following conditions are substituted for those in planning permission number DA/97/1140C (dated 31 July 1998) issued at the above location as follows:

SECTION A
SCHEME OF MODERN CONDITIONS FOR MINERAL EXTRACTION AND RESTORATION – LAND AT PITSFORD, BOUGHTON AND MOULTON PHASE 1

Scope of Planning Permission

1. Mineral extraction shall be restricted to the areas of Phase 1 Working, Whitehills Minerals and Future Phases of Working as identified on Drawing GPP/PB/PR/13/02 Rev 3 dated 4 June 2013 and no mineral extraction shall

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
take place on any other areas identified within the extant Ironstone Planning Permission identified on the plan.

2. These conditions relate to mineral extraction within the area edged red on Drawing GPP/PB/PR/13/02 Rev 3 dated 4 June 2013. No mineral working shall take place outside the boundary of Phase 1 until such time as a detailed assessment of the environmental impacts has been carried out in accordance with a scope previously agreed by the Minerals Planning Authority and submitted to the Minerals Planning Authority for approval.

3. No mineral extraction shall take place within the following distances from the residential properties boundaries of:

   Fox Covert Hall  100 metres  
   Stud Farm Cottages  100 metres  
   Spring Meadow Farm  100 metres  
   Bunkers Hill Farm  Drawing GPP/PB/PR/13/02 Rev 3 shows the buffer zone.

4. Except as may otherwise be agreed in writing by the Minerals Planning Authority no mineral extraction shall take place within a distance from the highway boundaries lying within or adjacent to the site, this distance shall equate to the depth of mineral working.

5. Operations shall be carried out in accordance with the approved Working Plan dated June 2014.

Reason for conditions 1 to 5: To define the scope of permission and in the interest of clarity.

Safeguarding of Residential Amenities

6. Noise screening bunds constructed of topsoil and subsoil in accordance with the specification set out in the approved Working Plan shall remain in position until the mineral working of the phase is complete and the material is required to complete the restoration of that phase.

7. All screening bunds shall be kept weed free and in dry weather shall be sprayed with water to reduce dust blow.

Reason for conditions 6 and 7: In the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Access and Highways Safety

8. The sole vehicular access for the working of the site shall be as shown on Drawing GPP/PB/PR/13/02 Rev 3 attached to this permission and it shall be maintained in a good state of repair.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
9. The location of the wheel wash shown on Drawing GPP/PB/PR/13/04 shall be maintained as shown on the plan.

Reason for condition 8 and 9: In the interests of amenity protection and highway safety having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

10. No HGVs shall enter the public highway unless their wheels and chassis are clean to prevent material being deposited on the highway.

11. All HGVs leaving the site shall be sheeted to prevent material spillage or wind blow onto the public highway.

Reason for conditions 10 and 11: In the interests of amenity protection highway safety having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Protection of Public Rights of Way**

12. The route of the public rights of way shown on Drawing GPP/PB/PR/13/03 shall be protected from operations by the retained soil bunds. At points of public access to the site suitable signs to warn of "Danger – Mineral Workings" shall be erected before mineral extraction recommences and maintained.

Reason: In the interest of the safety of all users of both the Right of Way and the haul road and having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Protection of Protected Species**

13. Operations that involve the destruction and removal of trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the Minerals Planning Authority.

Reason: In the interests of biodiversity having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

14. The revised restoration shall be carried out in accordance with the details in the following documents:

   Drawing GPP/PB/PR/14/08 Rev 5
   Drawing GPP/PB/PR/13/07 Rev 6
   Restoration and Aftercare schemes dated June 2014
   Response to Consultation Version 1 dated 19 January 2015

15. The wildlife site referred to as Grotto Spinney shall remain undamaged and undisturbed by the development hereby permitted.

**Note:** This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Reason for conditions 13 to 15: In the interests of biodiversity and having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Trees and Hedgerows**

16. Operations at the site shall be controlled to ensure the minimum disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of Phase 1. Accordingly, no mineral extraction operations or other associated activities shall take place within three metres of any hedgerow or seven metres of the bole of any tree bordering the site and this phase of working.

17. Any trees or shrubs which die or for any reason fail to become established within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size and species to those originally required, all to the satisfaction of the Minerals Planning Authority.

Reason for conditions 16 and 17: To safeguard and protect existing trees in the interest of biodiversity and visual amenities of the area having regard to Policies 22 and 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Working Plan**

18. The working of the site shall be carried out in accordance with the working operations and programme and phasing plans, set out in the approved Working Plan dated June 2014, unless otherwise agreed in writing by the Minerals Planning Authority.

19. No material shall be burnt on site.

20. No blasting of minerals shall be carried out.

Reason for conditions 18 to 20: To specify working methods to protect amenity, natural assets and landscaping character in accordance with this planning permission and having regard to Policies 22 and 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Buildings, Plant and Machinery**

21. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order), no plant or machinery, or any buildings in connection with the development other than those previously permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Part 19 of Schedule 2.

Reason: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Note:** This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Mitigation of Landscape Impact

22. Temporary 3 metre screening mounds in the locations described in the approved Working Plan dated June 2014 are to be retained for the duration of the working of the adjacent phase. Boundary hedgerows in the locations described in the submitted Working Plan will be left untrimmed for the duration of the extraction.

Reason: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Hours of Working

23.

a) Excavation and restoration work should only be carried out between the hours of:
   07.00hrs and 18.00hrs – Mondays to Fridays
   08.00hrs and 13.00hrs – Saturdays
   And at no time on Sundays and Bank Holidays, except with prior written approval of the Minerals Planning Authority.

b) Formation and subsequent removal of material from the soil baffle mounds and soil storage areas should only be carried out at the site between the following times:
   08.00hrs and 18.00hrs – Mondays to Fridays
   08.00hrs and 13.00hrs – Saturdays

   b) All servicing, maintenance and testing of plant should be carried out only between the hours of:
   07.00hrs and 18.00hrs – Mondays to Fridays
   08.00hrs and 13.00hrs – Saturdays
   And at no time on Sundays and Bank Holidays, except with prior written approval of the Minerals Planning Authority.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Noise

24.

a) Efficient silencers for engines shall be fitted to, used and maintained on all vehicles, plant and machinery operated on the site. Equipment that develops any fault resulting in a noisy operation should be removed from use until the fault is remedied.

b) No vehicles or mobile plant used exclusively on site shall be operated unless they have been fitted with white noise or other non-tonal reversing alarms and the operator shall issue instructions to all haulage contractors using the site that non-tonal reversing alarms shall be fitted and utilised on site.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
25. a) Between the hours of 07.00hrs and 18.00hrs Mondays to Fridays and 08.00hrs and 13.00hrs on Saturdays, the noise levels arising from the operations shall not exceed freefield $L_{Aeq,1hr}$ at the noise sensitive positions specified below:

- Fox Covert Farm 48 dB(A)
- The Oaks 48 dB(A)
- Bunkers Hill Farm 50 dB(A)
- Butcher's Lane 50 dB(A)
- Church Holding 50 dB(A)
- Stud Farm 53 dB(A)
- Stud Farm Cottages 53 dB(A)
- Spring Meadow Farm 50 dB(A)
- Moulton Mill 52 dB(A)
- Home Farm (Pitsford) 53 dB(A)
- Stewart Close 50 dB(A)
- Holcot Centre 55 dB(A)

b) The ‘A’ weighted equivalent continuous freefield noise level ($L_{Aeq}$) attributable to the operation of the site, measured at the following noise sensitive properties listed in a) above or at equivalent positions agreed with the Minerals Planning Authority, shall not exceed 70 dB(A) in any one hour period at any noise sensitive property during the construction and removal of the soil baffle mounds.

c) Noise monitoring shall be undertaken by the operator, in accordance with the approved specification in Appendix C to the report by LFAcoustics dated November 2013 or any alternative specification as may be submitted to and agreed in writing by the Minerals Planning Authority. The Minerals Planning Authority shall have the right to inspect any noise monitoring equipment at all reasonable times and shall be furnished with particulars of the measurements recorded by the equipment upon request.

d) In the event that the noise limits specified in the above conditions are exceeded, the operator shall cease operations until additional noise attenuation measures are introduced to reduce noise below the specified limits.

Reason for conditions 24 and 25: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Dust

26. The monitoring of the dust control arrangements shall be carried out in accordance with the scheme within the approved Dust Assessment Report Version 1 dated 02/06/2014 and dust mitigation shall be in accordance with the management proposals in Section 11 of the Dust Assessment Report.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Floodlighting

27. Details of the portable floodlighting to be used on site shall be submitted to and approved in writing by the Minerals Planning Authority, before it is brought into use on the site and shall be operated and maintained in accordance with that approved scheme.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Water Environment Protection

28. All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from fill or draw pipes. Any water which accumulates in the bunded area shall be removed and disposed of in a matter appropriate to the quality of the water.

Reason: To protect groundwater from pollution and having regard to Policy 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Historic Landscape

29. No mineral extraction shall take place within Boughton Park as shown delineated on plan C attached to this permission.

Reason: To protect the historic environment and having regard to Policy 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Drainage and Pollution

30. Throughout the period of working, restoration and aftercare the operator shall:

   a) protect and support any ditch drains, watercourse or culvert passing through the site, or satisfactorily divert it and shall not impair the flow or render less effective drainage onto and from adjoining land;

   b) provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there shall be no pollution or other defined adverse effect on watercourses by the approved operations.

Reason: To minimise the risk of pollution of water courses, aquifers and minimise the risk of flooding having regard to Policy 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Site Maintenance

31. All undisturbed areas of Phase 1 and the site compound and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from agriculturally noxious weeds. Cutting, grazing or spraying shall be undertaken, as necessary, to control plant growth and prevent the build up of a seed bank of agricultural weeks or their dispersal onto adjoining land.

General Conditions on Soils

32. Unless otherwise approved in writing by the Minerals Planning Authority all soils and soil making materials shall only be stripped, handled, stored and replaced in accordance with the approved Working Plan and Restoration Scheme.

Reason for condition 31 and 32: To protect soils and the environment having regard to Policy 22 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Complaints Procedure

33. In the event that complaints regarding noise, light pollution or dust during operational or restoration phases are received by the Minerals Planning Authority and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Minerals Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Minerals Planning Authority. The approved remedial measures shall be implemented in full and thereafter maintained.

Reason: In the interests of amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Ecological Management Plan

34. Within 3 months of the date of this permission an Ecological Management Plan shall be submitted to and approved in writing by the Minerals Planning Authority before mineral extraction recommences. The plan shall take account of the proposals in Appendix 1 of the letter from GP Planning dated 19 January 2015 and shall include:

(a) Aims and objectives of management;

(b) Appropriate management options for achieving aims and objectives;

(c) Prescriptions for management actions;

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
(d) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);

(e) Personnel responsible for implementation of the plan;

(f) Monitoring and remedial / contingencies measures triggered by monitoring.

(g) Aftercare and long term management

The development shall be implemented in accordance with the approved plan including monitoring, aftercare and long term management.

Reason: To make appropriate provision for the management of natural habitat relating to the approved development in the interests of biodiversity having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Restoration

35. The site shall be restored and completed in accordance with the details and levels on Drawing GPP/PB/PR/14/08 Rev 5 dated 5 February 2014, within 6 months of the completion of mineral extraction from Phase 1, and then managed in accordance with the approved Ecological Management Plan and Aftercare Scheme.

Reason: To ensure the satisfactory restoration of the site for agriculture and having regard to Policies 22, 25 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Aftercare

36. All areas to be worked shall undergo agricultural aftercare for a 5 year period, in accordance with the Aftercare Scheme dated June 2014 and and biodiversity aftercare for a period agreed in the Ecological Management Plan. This aftercare shall commence on the date that restoration is completed.

Reason: To ensure the satisfactory restoration of the site for agriculture and biodiversity having regard to Policies 22, 25 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

End Date

37. The development shall cease not later than 21st February 2042 and the land shall be restored and reinstated in accordance with these conditions within one year of that date.

Reason: To ensure appropriate restoration having regard to Policy 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
SECTION B
SCHEME OF MODERN CONDITIONS FOR MINERAL EXTRACTION AND
RESTORATION – IDENTIFIED AS LAND AT WHITEHILLS ON DRAWING
GPP/PB/PR/13/02 Rev 3

Scope of Planning Permission

1. Mineral extraction shall be restricted to the areas of Phase 1 Working,
   Whitehills Minerals and Future Phases of Working as identified on Drawing
   GPP/PB/PR/13/02 Rev 3 dated 4 June 2013 and no mineral extraction shall
   take place on any other areas identified within the extant Ironstone Planning
   Permission identified on the plan.

2. No mineral extraction shall take place within 100 metres of residential
dwellings.

3. Except as may otherwise be agreed in writing by the Minerals Planning
   Authority no mineral extraction shall take place within a distance from the
   highway boundaries lying within or adjacent to the site, this distance shall
   equate to the depth of mineral working.

4. Prior to the commencement of development of the Whitehills phase an
   amended Working Plan incorporating the requirements in the conditions as
   set out in this permission shall be submitted and approved in writing by the
   Minerals Planning Authority prior to the commencement of mineral extraction
   operations. The schemes shall include inter alia:

   a) Soil handling, storage and replacement scheme
   b) Areas and limits of excavation
   c) Depth of workings
   d) Phasing of working and restoration
   e) Bund location, specification and maintenance
   f) Location of minerals processing and storage areas
   g) Location of details of access arrangements, site infrastructure, parking
      and staff welfare facilities
   h) Noise and dust monitoring requirements
   i) Archaeological investigations
   j) Restoration levels and land drainage proposals
   k) Areas for landscaping and biodiversity enhancement
   l) Restoration stone picking
   m) Measures to mitigate soil compaction in restoration works
   n) Aftercare and land management proposals including annual meetings
      to examine outcomes from previous aftercare works and to determine
      ongoing aftercare requirements

The scheme as approved shall be implemented in full.

Reason for conditions 1 to 4: To define the scope of permission and in the interest of
clarity.

Note: This permission only relates to planning permission and does not include consent
under the Building Regulations for which separate permission may be required. The
requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
Safeguarding of Residential Amenities

5. Noise screening bunds shall be constructed of topsoil and subsoil in accordance with the amended Working Plan as required by condition 4 above. The bunds shall remain in position until the mineral working of the phase is complete and the material is required to complete the restoration of that phase.

6. All screening bunds shall be kept weed free and in dry weather shall be sprayed with water to reduce dust blow.

7. Screening bunds shall be 3 metres in height.

Reason for conditions 5 to 7: In the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Access and highway safety

8. Details of the proposed vehicular access for the working of this site including works, siting, signage, road markings and all associated engineering works within the existing highway and any operational land shall be submitted prior to the commencement of development on the land at Whitehills and approved in writing by the Minerals Planning Authority. This access shall be constructed prior to the commencement of development and maintained in a good state of repair.

9. The location of the wheelwash is shown on DWG No WHITEHILLS/WP received by this Authority on 31\textsuperscript{st} October 1997; it shall be maintained as shown on the plan.

10. No HGVs shall enter the public highway unless their wheels and chassis are clean to prevent material being deposited on the highway.

11. All HGVs leaving the site shall be sheeted to prevent material spillage or wind blow onto the public highway.

Reason for conditions 8 to 11: In the interests of amenity protection highway safety having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Protection of protected species

12. Prior to commencement of development of the Whitehills Phase, detailed surveys shall be carried out, for this phase of working, to establish the extent of the sites being used by protected species, particularly great crested newts, bats and badgers and submitted to the Minerals Planning Authority. A Construction Environmental Management Scheme setting out the proposals for the protection of these species shall be submitted to and approved in writing by the Minerals Planning Authority, prior to the commencement of site clearance works.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
13. Operations that involve the destruction and removal of trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the Minerals Planning Authority.

Reason for condition 12 and 13: In the interests of biodiversity having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Trees and Hedgerows Protection

14.

a) Operations at the site shall be controlled to ensure the minimum disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of the Whitehills area. Accordingly, no mineral extraction operations or other associated activities shall take place within five metres of any hedgerow or ten metres of the bole of any tree bordering the site and this phase of working, unless an arboricultural method statement is submitted to and agreed in writing by the Minerals Planning Authority.

b) Prior to the commencement of operations on the site, a survey shall be undertaken on the hedgerows and their location identified on a plan. All hedgerows identified on the plan and then subsequently removed to facilitate working shall be replaced on the restored surface, planting shall take place during the first planting season following the final restoration of the route of any single hedge.

Reason: To safeguard and protect existing trees in the interest of biodiversity and visual amenities of the area having regard to Policies 22 and 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Working Plan

15. The working of the site shall be carried out in accordance with the working operations and programme and phasing plans set out in the document required by condition 4 above, unless otherwise agreed in writing by the Minerals Planning Authority.

16. No material shall be burnt on site.

17. No blasting of minerals shall be carried out.

Reason for conditions 15 to 17: To specify working methods to protect amenity, natural assets and landscaping character in accordance with this planning permission and having regard to Policies 22 and 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Buildings, Plant and Machinery

18. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order), no plant or machinery, or any buildings in connection with the development other than those previously permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Part 19 of Schedule 2.

Reason: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Landscaping Scheme

19. Within six months of the commencement of works, a Landscaping Scheme shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species.

The landscaping scheme as agreed in writing by the Minerals Planning Authority shall be implemented in accordance with the timescales agreed and completed not later than the first available planting season following the completion of this phase of working.

20. Any trees or shrubs which die or for any reason fail to become established within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size and species to those originally required, all to the satisfaction of the Minerals Planning Authority.

Reason for conditions 19 and 20: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Hours of Working

21.

a) Excavation and restoration work should only be carried out between the hours of:
   07.00hrs and 18.00hrs – Mondays to Fridays
   08.00hrs and 13.00hrs – Saturdays
   And at no time on Sundays and Bank Holidays, except with prior written approval of the Minerals Planning Authority.

b) Formation and subsequent removal of material from the soil baffle mounds and soil storage areas should only be carried out at the site between the following times:
   08.00hrs and 18.00hrs – Mondays to Fridays
   08.00hrs and 13.00hrs – Saturdays

c) All servicing, maintenance and testing of plant should be carried out only

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between the hours of:
07.00hrs and 18.00hrs – Mondays to Fridays
08.00hrs and 13.00hrs – Saturdays
And at no time on Sundays and Bank Holidays, except with prior written approval of the Minerals Planning Authority.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Noise

22. a) Efficient silencers for engines shall be fitted to, used and maintained on all vehicles, plant and machinery operated on the site. Equipment that develops any fault resulting in a noisy operation should be removed from use until the fault is remedied.

b) No vehicles or mobile plant used exclusively on site shall be operated unless they have been fitted with white noise or other non-tonal reversing alarms and the operator shall issue instructions to all haulage contractors using the site that non-tonal reversing alarms shall be fitted and utilised on site.

23. Prior to the commencement of mineral extraction operations on site, a scheme for monitoring of noise levels at noise sensitive properties along the A508 shall be submitted to the Minerals Planning Authority for approval in writing. This scheme as agreed shall be implemented on commencement of mineral extraction operations on site. Except as may otherwise be agreed in writing by the Minerals Planning Authority, this scheme shall inter alia, provide for the following:

a) The ambient background noise levels at noise sensitive properties measured 3 metres from the façade of the property on the side of the properties facing the mineral workings.

b) Identify maximum noise levels for normal operations measured as LAeq 1hr which are a maximum of 10 dBA above background or 55 dBA whichever is the lesser and 70 dBA for soil stripping and replacement and bund formation and removal works.

c) The monitoring of noise levels at intervals and equipment which must be agreed in writing by the Minerals Planning Authority.

d) The results of noise monitoring to be submitted to the Minerals Planning Authority in accordance with details to be agreed in writing by the Minerals Planning Authority.

24. Should the agreed maximum specified noise level be exceeded the operation shall immediately implement remedial measures to rectify the situation and the Minerals Planning Authority shall be notified in writing of the remedial measures taken.

If the levels continue to exceed the maximum specified noise level and subsequent written noise is given by the Minerals Planning Authority then all operations shall

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cease within two days of such written notice. No operations shall recommence on
site until a programme of remedial action has been agreed in writing by the Minerals
Planning Authority.

Reason for conditions 22 to 24: In the interests of amenity protection having regard
to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Dust

25. No development on land at Whitehills shall take place until a Dust
Management and Monitoring Scheme has been submitted to and agreed in
writing by the Minerals Planning Authority. The scheme as agreed shall be
implemented in full.

Reason: In the interests of amenity protection having regard to Policy 22 of the
Northamptonshire Minerals and Waste Local Plan (October 2014).

Floodlighting

26. Details of the portable floodlighting to be used on site shall be submitted to
and approved in writing by the Minerals Planning Authority, before it is
brought into use on the site and shall be operated and maintained in
accordance with that approved scheme.

Reason: In the interests of amenity protection having regard to Policy 22 of the
Northamptonshire Minerals and Waste Local Plan (October 2014).

Water environment protection

27. All fuel tanks shall be sited on a concrete base surrounded by bund walls
capable of retaining at least 110% of the tank volume and any spillages from
fill or draw pipes. Any water which accumulates in the bunded area shall be
removed and disposed of in a matter appropriate to the quality of the water.

Reason: To protect groundwater from pollution and having regard to Policy 24 of the
Northamptonshire Minerals and Waste Local Plan (October 2014).

Archaeology

28. Prior to the commencement of the development hereby permitted the
applicant, or their agents or successors in title, shall secure the
implementation of a programme of archaeological work in accordance with a
written scheme of investigation which has been submitted by the applicant and
approved in writing by the Minerals Planning Authority. The scheme and
programme of works shall be implemented in full.

Reason: To protect the historic environment and having regard to Policy 26 of the
Northamptonshire Minerals and Waste Local Plan (October 2014).

Note: This permission only relates to planning permission and does not include consent
under the Building Regulations for which separate permission may be required. The
requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
Drainage and Pollution

29. Throughout the period of working, restoration and aftercare the operator shall:

a) protect and support any ditch drains, watercourse or culvert passing through the site, or satisfactorily divert it and shall not impair the flow or render less effective drainage onto and from adjoining land;

b) provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there shall be no pollution or other defined adverse effect on watercourses by the approved operations.

Reason: To minimise the risk of pollution of water courses, aquifers and minimise the risk of flooding having regard to Policy 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Site Maintenance

30. All undisturbed areas of the Whitehills area and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from agriculturally noxious weeds. Cutting, grazing or spraying shall be undertaken, as necessary, to control plant growth and prevent the build up of a seed bank of agricultural weeks or their dispersal onto adjoining land.

Complaints Procedure

31. In the event that complaints regarding noise, light pollution or dust during operational or restoration phases are received by the Minerals Planning Authority and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Minerals Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Minerals Planning Authority. The approved remedial measures shall be implemented in full and thereafter maintained.

Reason: In the interests of amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Ecological Management Plan

32. No development shall take place in the Whitehills area until an Ecological Management Plan has been submitted to and approved in writing by the Minerals Planning Authority. The plan shall include:

(h) Aims and objectives of management;

(i) Appropriate management options for achieving aims and objectives;

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
(j) Prescriptions for management actions;

(k) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);

(l) Personnel responsible for implementation of the plan;

(m) Monitoring and remedial / contingencies measures triggered by monitoring.

(n) Aftercare and long term management

The development shall be implemented in accordance with the approved plan including monitoring, aftercare and long term management.

Reason: To make appropriate provision for the management of natural habitat relating to the approved development in the interests of biodiversity having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Restoration**

33. Before any operations are commenced on site a restoration scheme shall be submitted to and approved in writing by the Minerals Planning Authority. The restoration scheme shall include the requirements in condition 3 and be in plan form and should include where appropriate the following details:

   a) The proposed afteruse of each area of the site
   b) The post settlement contours of the site
   c) The location and form of any water features such as lakes and watercourses, along with the position of infall and outlet pipes and an indication of the gradients of banks to water areas.

The scheme as agreed in writing shall be implemented progressively following the mineral extraction operations and be completed within nine months of the cessation of mineral extraction from the site.

Reason: To ensure the satisfactory restoration of the site for agriculture and having regard to Policies 22, 25 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Soil Handling and Storage**

34.

   a) Before mineral extraction operations are commenced in each phase of the development, all available topsoil shall be stripped and stored separately for reinstatement.

   b) Before mineral extraction operations are commenced in each phase of the development, all available subsoil shall be stripped and stored separately for ultimate replacement.

   c) All operations referred to in a) and b) of this condition shall be undertaken during suitable dry weather conditions. During periods of

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unsettled weather conditions the operations shall be undertaken in stages with breaks during wet spells.

d) The stored materials shall be sown with grass seed or sprayed with herbicides to prevent weed accumulation.

e) In any event no soil stripping operations should be undertaken during the months October to April inclusive unless otherwise agreed in writing by the Minerals Planning Authority.

35. No stockpiling or storage of minerals, mineral waste, topsoil, subsoil or overburden shall take place on the site or adjacent to it except in such locations and to such heights and extent as may be approved in writing by the Minerals Planning Authority.

36.  

a) Except as may otherwise be agreed in writing by the Minerals Planning Authority, topsoil, subsoil and overburden storage bunds shall be placed at the location indicated on submitted plan.

b) Topsoil storage shall be confined to bunds not exceeding 2 metres in height.

c) Subsoil and overburden storage shall be confined to bunds not exceeding 3 metres in height.

37. All stockpiles or stores of minerals, mineral waste, overburden, topsoil or subsoil shall be removed by the last date referred to in condition 41 of this permission and the land reinstated to the agreed after use in accordance with the conditions of this permission.

Reason for condition 34 to 37: To protect soils and the environment having regard to Policies 22 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Aftercare

38. Any ditches, fences, hedges, gates, field drains and water courses and supplies disturbed during the mineral operations shall be made good where necessary and any further ditches, fences, hedges, gates, field drains and water courses and supplies shall be provided on restoration for good husbandry all to the satisfaction of the Minerals Planning Authority.

39. Not later than the completion of the mineral extraction operations or by the date referred to in condition 41 of this permission, whichever date is the sooner, a final five year outline strategy of aftercare shall be submitted taking account of the requirements in condition 4 to the Minerals Planning Authority for approval in writing to bring the land to the required standard for agricultural or other agreed after use.

The five year outline strategy of aftercare, as may be approved by the Minerals Planning Authority, shall be implemented to the Authority’s satisfaction during the five year period following its approval. The outline strategy and the detailed programme of aftercare shall, unless otherwise agreed in writing by the Minerals Planning Authority, be subject to review at an annual site meeting. Items required to

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be included in the aftercare outline strategy and detailed programme are set out in Schedule 1 attached to this permission.

40. No later than November 30 of each year during the five year aftercare period a detailed programme for aftercare of the restored land shall be submitted to the Minerals Planning Authority. No later than 4 weeks following the annual aftercare meeting a detailed programme, as revised and amended by the Minerals Planning Authority, shall be submitted to the Minerals Planning Authority for approval in writing.

The detailed programme shall be implemented during the year until the next annual aftercare meeting when it will be reviewed and amended as necessary.

Reason for conditions 38 to 40: To ensure the satisfactory restoration of the site for agriculture and biodiversity having regard to Policies 22, 25 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

End Date

41. The development shall cease not later than 21st February 2042 and the land shall be restored and reinstated in accordance with these conditions within one year of that date.

Reason: To ensure appropriate restoration having regard to Policy 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).
Scope of Planning Permission

1. Mineral extraction shall be restricted to the areas of Phase 1 Working, Whitehills Minerals and Future Phases of Working as identified on Drawing GPP/PB/PR/13/02 Rev 3 dated 4 June 2013 and no mineral extraction shall take place on any other areas identified within the extant Ironstone Planning Permission identified on the plan.

2. No mineral extraction shall take place on any land within the area shown for ‘Future Phases of Working’ on Drawing GPP/PB/PR/13/02 Rev 3 until the Phase 1 area has been substantially worked to the satisfaction of the Minerals Planning Authority.

3. Prior to the commencement of development of any phase an amended Working Plan incorporating the requirements in the conditions as set out in this permission shall be submitted and approved in writing by the Minerals Planning Authority prior to the commencement of mineral extraction operations. The schemes shall include inter alia:
   a) Soil handling, storage and replacement scheme
   b) Areas and limits of excavation
   c) Depth of workings
   d) Phasing of working and restoration
   e) Bund location, specification and maintenance
   f) Location of minerals processing and storage areas
   g) Location of details of access arrangements, site infrastructure, parking and staff welfare facilities
   h) Noise and dust monitoring requirements
   i) Archaeological investigations
   j) Restoration levels and land drainage proposals
   k) Areas for landscaping and biodiversity enhancement
   l) Restoration stone picking
   m) Measures to mitigate soil compaction in restoration works
   n) Aftercare and land management proposals including annual meetings to examine outcomes from previous aftercare works and to determine ongoing aftercare requirements

The scheme as approved shall be implemented in full.

4. Except as may otherwise be agreed in writing by the Minerals Planning Authority no mineral extraction shall take place within a distance from the highway boundaries lying within or adjacent to the site. This distance shall equate to the depth of mineral working.

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5. No mineral extraction shall take place within stand off from residential areas as shown on Drawing GPP/PB/PR/13/02 Rev 3.

Reason for conditions 1 to 5: To define the scope of permission and in the interest of clarity.

Phasing

6. Before any operations are commenced on the site, details of the working programme shall be submitted to and approved by the Minerals Planning Authority. Such details shall incorporate plans showing the phasing and direction of working.

Access and Highway Safety

7. The sole vehicular access for the working of the site shall be as shown on Drawing GPP/PB/PR/13/02 Rev 3 attached to this permission and it shall be maintained in a good state of repair.

8. Wheel cleaning facilities shall be provided on site and used and thereafter maintained so as to ensure that all vehicles leaving the site are in a clean condition such that no dirt and/or mud is deposited on the public highway by vehicles travelling from the site. Wheel cleaning facilities shall be used in conjunction with road sweeping equipment.

9. All HGVs leaving the site shall be sheeted to prevent material spillage or wind blow onto the public highway.

Reason for conditions 7 to 9: In the interests of amenity protection highway safety having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Hours of Working

10. a) Excavation and restoration work should only be carried out between the hours of:

07.00hrs and 18.00hrs – Mondays to Fridays
08.00hrs and 13.00hrs – Saturdays

And at no time on Sundays and Bank Holidays, except with prior written approval of the Minerals Planning Authority.

b) Formation and subsequent removal of material from the soil baffle mounds and soil storage areas should only be carried out at the site between the following times:

08.00hrs and 18.00hrs – Mondays to Fridays
08.00hrs and 13.00hrs – Saturdays

c) All servicing, maintenance and testing of plant should be carried out only between the hours of:

07.00hrs and 18.00hrs – Mondays to Fridays

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to where appropriate.
08.00hrs and 13.00hrs – Saturdays

And at no time on Sundays and Bank Holidays, except with prior written approval of the Minerals Planning Authority.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Noise

11. Prior to the commencement of mineral extraction operations on site, a scheme for the monitoring of noise levels at noise sensitive properties either within or immediately adjacent to the site shall be submitted to and approved in writing by the Minerals Planning Authority. This scheme shall be implemented on commencement of mineral extraction operations on site. Except as may otherwise be agreed in writing by the Minerals Planning Authority, this scheme shall inter alia, provide for the following:

   e) The ambient background noise levels at noise sensitive properties measured 3 metres from the façade of the property on the side of the properties facing the mineral workings.
   f) Identify maximum noise levels for normal operations measured as LAeq 1hr which are a maximum of 10 dBA above background or 55 dBA whichever is the lesser and 70 dBA for soil stripping and replacement and bund formation and removal works.
   g) The monitoring of noise levels at intervals and equipment which must be agreed in writing by the Minerals Planning Authority.
   h) The results of noise monitoring to be submitted to the Minerals Planning Authority in accordance with details to be agreed in writing by the Minerals Planning Authority.

12. Should the agreed maximum specified noise level be exceeded the operation shall immediately implement remedial measures to rectify the situation and the Minerals Planning Authority shall be notified in writing of the remedial measures taken.

If the levels continue to exceed the maximum specified noise level and subsequent written noise is given by the Minerals Planning Authority then all operations shall cease within two days of such written notice. No operations shall recommence on site until a programme of remedial action has been agreed in writing by the Minerals Planning Authority.

Reason for conditions 11 and 12: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Dust

13. No development on land shown for ‘Future Phases of Working’ on Drawing GPP/PB/PR/13/02 Rev 3 shall take place until a Dust Management and Monitoring Scheme has been submitted to and agreed in writing by the

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Minerals Planning Authority. The scheme as agreed shall be implemented in full.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Water Environment Protection**

14. Prior to commencement of any development in pursuance of this future phase, hydrological/hydrogeological details shall be submitted to and agreed in writing by the Minerals Planning Authority, in consultation with the Environment Agency to assess the potential impact on the local water environment. A scheme for ground and surface water protection shall be submitted, approved and thereafter implemented in full.

15. Any facilities for the storage of oils, fuels or chemicals including portable units shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the largest tank, or the combined capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipework should be located above and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason for condition 14 and 15: To protect groundwater from pollution and having regard to Policy 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Buildings, Plant and Machinery**

16. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order), no plant or machinery, or any buildings in connection with the development other than those previously permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Part 19 of Schedule 2.

Reason: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Working Plan**

17. The working of the site shall be carried out in accordance with the working operations and programme and phasing plans set out in the document required by condition 3 above, unless otherwise agreed in writing by the Minerals Planning Authority.

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18. No material shall be burnt on site.

19. No blasting of minerals shall be carried out.

Reason for conditions 17 to 19: To specify working methods to protect amenity, natural assets and landscaping character in accordance with this planning permission and having regard to Policies 22 and 24 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Protection of protected species

20. Prior to commencement of development of the Future Phases of Working detailed surveys shall be carried out, for each phase of working, to establish the extent of the sites being used by protected species, particularly great crested newts, bats and badgers and submitted to the Minerals Planning Authority. A Construction Environmental Management Scheme setting out the proposals for the protection of these species shall be submitted to and approved in writing by the Minerals Planning Authority, prior to the commencement of site clearance works.

21. The wildlife sites referred to as Grotto Spinney and Brickhill Spinney shall remain undamaged and undisturbed by the development hereby permitted.

22. Operations that involve the destruction and removal of trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the Minerals Planning Authority.

Reason for condition 20 to 22: In the interests of biodiversity having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Trees and Hedgerows Protection

23.

a) Operations at the site shall be controlled to ensure the minimum disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of the Whitehills area. Accordingly, no mineral extraction operations or other associated activities shall take place within five metres of any hedgerow or ten metres of the bole of any tree bordering the site and this phase of working, unless an arboricultural method statement is submitted to and agreed in writing by the Minerals Planning Authority.

b) Prior to the commencement of operations on the site, a survey shall be undertaken on the hedgerows and their location identified on a plan. All hedgerows identified on the plan and then subsequently removed to facilitate working shall be replaced on the restored surface, planting shall take place during the first planting season following the final restoration of the route of any single hedge.

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Reason: To safeguard and protect existing trees in the interest of biodiversity and visual amenities of the area having regard to Policies 22 and 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Historic Landscape**

24. No mineral extraction development shall take place within Boughton Park as shown on Drawing GPP/PB/PR/13/02 Rev 3.

Reason: To protect the historic environment and having regard to Policy 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Archaeology**

25. Prior to the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Minerals Planning Authority. The scheme and programme of works shall be implemented in full.

Reason: To protect the historic environment and having regard to Policy 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Amenity Protection**

26. The location, dimensions and extent of all screening bunds shall be the subject of a detailed scheme to be submitted for the approval of the Minerals Planning Authority. This scheme shall include details on the relationship between the erection and removal of bunds and the phasing of the development.

Following approval this scheme shall be implemented prior to the commencement of mineral extraction operations on site.

Reason: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Landscaping Scheme**

27. Within six months of the commencement of works, a Landscaping Scheme shall be submitted to and approved in writing by the Minerals Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species.

The landscaping scheme as agreed in writing by the Minerals Planning Authority shall be implemented in accordance with the timescales agreed and completed not later than the first available planting season following the completion of this phase of working.

**Note:** This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
28. Any trees or shrubs which die or for any reason fail to become established within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size and species to those originally required, all to the satisfaction of the Minerals Planning Authority.

Reason for conditions 27 and 28: In the interest of amenity and landscape character having regard to Policies 22 and 26 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Floodlighting**

29. Details of the portable floodlighting to be used on site shall be submitted to and approved in writing by the Minerals Planning Authority, before it is brought into use on the site and shall be operated and maintained in accordance with that approved scheme.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Complaints Procedure**

30. In the event that complaints regarding noise, light pollution or dust during operational or restoration phases are received by the Minerals Planning Authority and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Minerals Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Minerals Planning Authority. The approved remedial measures shall be implemented in full and thereafter maintained.

Reason: In the interests of amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

**Ecological Management Plan**

31. No development shall take place in the Future Phases of Working area as identified on Drawing GPP/PB/PR/13/02 Rev 3 dated 4 June 2013 until an Ecological Management Plan has been submitted to and approved in writing by the Minerals Planning Authority. The plan shall include:

(o) Aims and objectives of management;

(p) Appropriate management options for achieving aims and objectives;

(q) Prescriptions for management actions;

(r) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);

**Note:** This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Educational Needs and Disability Act 2001 should also be adhered to wherever appropriate.
(s) Personnel responsible for implementation of the plan;

(t) Monitoring and remedial / contingencies measures triggered by monitoring.

(u) Aftercare and long term management

The development shall be implemented in accordance with the approved plan including monitoring, aftercare and long term management.

Reason: To make appropriate provision for the management of natural habitat relating to the approved development in the interests of biodiversity having regard to Policy 25 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Restoration

32. Before any operations are commenced on site a restoration scheme shall be submitted to and approved in writing by the Minerals Planning Authority. The restoration scheme shall include the requirements in condition 3 and be in plan form and should include where appropriate the following details:

   d) The proposed afteruse of each area of the site
   e) The post settlement contours of the site
   f) The location and form of any water features such as lakes and watercourses, along with the position of infall and outlet pipes and an indication of the gradients of banks to water areas.

The scheme as agreed in writing shall be implemented progressively following the mineral extraction operations and be completed within nine months of the cessation of mineral extraction from the site.

Reason: To ensure the satisfactory restoration of the site for agriculture and having regard to Policies 22, 25 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Soil Handling and Storage

33.

   f) Before mineral extraction operations are commenced in each phase of the development, all available topsoil shall be stripped and stored separately for reinstatement.
   g) Before mineral extraction operations are commenced in each phase of the development, all available subsoil shall be stripped and stored separately for ultimate replacement.
   h) All operations referred to in a) and b) of this condition shall be undertaken during suitable dry weather conditions. During periods of unsettled weather conditions the operations shall be undertaken in stages with breaks during wet spells.
   i) The stored materials shall be sown with grass seed or sprayed with herbicides to prevent weed accumulation.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
j) In any event no soil stripping operations should be undertaken during the months October to April inclusive unless otherwise agreed in writing by the Minerals Planning Authority.

34. No stockpiling or storage of minerals, mineral waste, topsoil, subsoil or overburden shall take place on the site or adjacent to it except in such locations and to such heights and extent as may be approved in writing by the Minerals Planning Authority.

35. d) Except as may otherwise be agreed in writing by the Minerals Planning Authority, topsoil, subsoil and overburden storage bunds shall be placed at the location indicated on submitted plan.

e) Topsoil storage shall be confined to bunds not exceeding 2 metres in height.

f) Subsoil and overburden storage shall be confined to bunds not exceeding 3 metres in height.

36. All stockpiles or stores of minerals, mineral waste, overburden, topsoil or subsoil shall be removed by the last date referred to in condition 40 of this permission and the land reinstated to the agreed after use in accordance with the conditions of this permission.

Reason for condition 33 to 36: To protect soils and the environment having regard to Policies 22 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Aftercare

37. Any ditches, fences, hedges, gates, field drains and water courses and supplies disturbed during the mineral operations shall be made good where necessary and any further ditches, fences, hedges, gates, field drains and water courses and supplies shall be provided on restoration for good husbandry all to the satisfaction of the Minerals Planning Authority.

38. Not later than the completion of the mineral extraction operations or by the date referred to in condition 40 of this permission, whichever date is the sooner, a final five year outline strategy of aftercare shall be submitted taking account of the requirements in condition 3 to the Minerals Planning Authority for approval in writing to bring the land to the required standard for agricultural or other agreed after use.

The five year outline strategy of aftercare, as may be approved by the Minerals Planning Authority, shall be implemented to the Authority's satisfaction during the five year period following its approval. The outline strategy and the detailed programme of aftercare shall, unless otherwise agreed in writing by the Minerals Planning Authority, be subject to review at an annual site meeting. Items required to be included in the aftercare outline strategy and detailed programme are set out in Schedule 1 attached to this permission.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
39. No later than November 30 of each year during the five year aftercare period a detailed programme for aftercare of the restored land shall be submitted to the Minerals Planning Authority. No later than 4 weeks following the annual aftercare meeting a detailed programme, as revised and amended by the Minerals Planning Authority, shall be submitted to the Minerals Planning Authority for approval in writing.

The detailed programme shall be implemented during the year until the next annual aftercare meeting when it will be reviewed and amended as necessary.

Reason for conditions 37 to 39: To ensure the satisfactory restoration of the site for agriculture and biodiversity having regard to Policies 22, 25 and 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

End Date

40. The development shall cease not later than 21 February 2042 and the land shall be restored and reinstated in accordance with these conditions within one year of that date.

Reason: To ensure appropriate restoration having regard to Policy 28 of the Northamptonshire Minerals and Waste Local Plan (October 2014).

Date: 2nd April 2015
Signed: ____________________________

For Assistant Director of Environment and Planning

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NOTICE TO ACCOMPANY DETERMINATION OF CONDITIONS WHICH
RESTRICT WORKING RIGHTS FOR ACTIVE PHASE 1 AND ACTIVE PHASE 2
SITES


NOTICE UNDER PARAGRAPH 10 OF SCHEDULE 13 OF THE ENVIRONMENT
ACT 1995 (to accompany notice of determination of conditions where MPA
determine conditions different from those submitted by the applicant, and the effect
of new conditions, other than restoration and aftercare conditions, is to further restrict
working rights).

I give notice that:

The Northamptonshire County Council, in the accompanying notice of determination
of your application dated 8 September 2014 reference 14/00057/MINFUL for the
approval of conditions in respect of land at Boughton, Pitsford and Moulton have
determined conditions which differ in some respect from the proposed conditions set
out in your application.

The effect of conditions Section A: 1, Section B: 1; Section C: 1 as compared with
the effect of the conditions, other than any restoration or aftercare conditions, to
which the relevant planning permission was subject immediately prior to the making
of the accompanying determination is to restrict working rights in respect of the site.

The working rights so restricted are in terms of area of mineral extraction which differ
in the new conditions to those in the existing conditions.

In the opinion of the Authority, the effect of the restrictions identified above would not
prejudice to an unreasonable degree either the economic viability or the asset value
of operating the site. In reaching that opinion, the Authority have had regard to the
guidance issued by the Secretary of State in the National Planning Practice
Guidance.

(You have the right to appeal to the Secretary of State against the Authority's
opinion. If you wish to appeal you must give notice to the Secretary of State within 6
months of the date of this notice).

Date 2nd April 2015 Signed [Signature]

For Assistant Director of Environment and Planning

Note: This permission only relates to planning permission and does not include consent
under the Building Regulations for which separate permission may be required. The
requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
Schedule 1

Requirements to be included in the five year aftercare programme for areas being reinstated to grazing use. Planning Permission 14/00057/MINFUL. Other agreed after uses need not include all these requirements.

Extraction of ironstone and overlying minerals, land between Pitsford/Boughton/Moulton.

As soon as is practicable after the completion of the restoration operations referred to in the permission, the area to be restored to agriculture shall be:

1. Cultivated to establish a seedbed suitable for sowing of grass seed.

2. Fertilised with an appropriate type and quantity of fertilizer in accordance with the requirements of the land as determined by soil analysis.

3. Sown with grass seed of a suitable mixture and adequate quantity to establish permanent grass.

4. Provided with a piped water supply for livestock drinking purposes if necessary.

5. Provided with any ditches or piped drains necessary for the satisfactory drainage of the land.

and

6. In the first month of January or February following the initial sowing of grass seeds and in each subsequent January or February during the five year aftercare period, samples of the soil shall be taken and analysed to assess fertiliser and other nutrients required to promote normal plant growth during the year in which the analysis is taken.

7. During the months of March and April following the initial sowing to grass and in each subsequent month of March and April during the five year period, the land shall be fertilised in accordance with the requirements indicated by the soil analysis previously taken.

8. Except as may otherwise be agreed in writing the land shall not be grazed by livestock during the months of January, February, March, October, November or December, in any year during the five year aftercare period.

9. In respect of the areas to be restored for amenity or biodiversity use, provisions shall be made to incorporate the requirements as set out in the restoration, landscaping and Ecological Management conditions of this permission.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.