Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Mick George (Haulage) Limited
Second Drive
Meadow Lane
St Ives
Huntingdon
PE17 4YO

Name and address of agent
David L Walker Chartered Surveyors
Albion House
89 Station Road
Eckington
Sheffield
S21 4FW

Part I - Particulars of application

Date of Application
5th July 2007

NCC Application No.: 07/00035/MIN
District Application No.: 07/01478/CRA

Particulars and location of development

Removal of conditions 7 and 8 of planning application EN/01/23C which restricted works in an area proposed for road improvements now cancelled, thus allowing this additional area to be included in the mineral workings at land at Castle Manor Farm, Titchmarsh, Near Thrapston.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Glossary of abbreviations:

<table>
<thead>
<tr>
<th>Plan RF/02A</th>
<th>Site Plan including application area identified as plan RF/02A dated March 2001 or subsequent edition thereof authorised by the MPA. Note: This plan is due to be amended to include the cancelled Denford Road improvements area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan RF/03C</td>
<td>Restoration Plan dated April 2005</td>
</tr>
<tr>
<td>Plan RF/04A</td>
<td>Section No. 1 dated February 2001</td>
</tr>
<tr>
<td>MPA/this Authority</td>
<td>Minerals Planning Authority / Northamptonshire County Council</td>
</tr>
</tbody>
</table>

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COMMENCEMENT OF DEVELOPMENT

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

   Reason: To allow a reasonable period for commencement whist conforming to the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

SCOPE OF THE PERMISSION

2. The development hereby permitted is restricted to the application area identified on plan RF/02A (or subsequent edition authorised by the MPA) inclusive of the area marked as approximate extent of Denford Road improvements. Within three months of the date of this permission a revised working scheme plan shall be submitted for approval to the MPA showing the deletion of the previous Denford Road improvements area.

3. The areas for waste disposal shall be confined to voids created by mineral extraction within the area identified as the limit of extraction on Plan RF/02A.

4. The minerals extracted under the terms of the permission shall be confined to sand and gravel and unless otherwise agreed in writing by the MPA the depth of extraction shall not exceed 10m below existing ground levels.

5. Mineral extraction shall be restricted to the limit of extraction identified on Plan RF/02A and the site shall be worked in strict accordance with this plan unless otherwise agreed in writing by the MPA.

6. No mineral extraction shall be worked within 100 metres of property boundaries.

   Reason for conditions 2 to 6: To safeguard the amenity of local residents, specify the area and to avoid doubt as to the scope of this planning permission and to specify the depth of working. MLP policy 28, 29 & 31.

ACCESS AND HIGHWAY SAFETY

7. The sole vehicular access for the development hereby permitted shall be by way of the access located as shown on plan RF/02A. This access shall be maintained to the satisfaction of the MPA.

8. The wheels of all vehicles leaving the site shall be cleansed of mud and other debris to the satisfaction of the MPA and by use of existing facilities to prevent mud being carried on to the highway.

9. All vehicles transporting materials in connection with this development shall be adequately sheeted unless carrying gravel or other inert material in excess of 500mm.

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Reason for conditions 7 to 9: To ensure a satisfactory means of access to the highway, safeguard the interests of users of the public highway and highway safety. MLP policy 18 & 31.

ARCHAEOLOGY

10. The development works shall comply with the archaeological evaluation of the area, and the "Evaluation Brief" prepared by Northamptonshire Heritage (dated 8 December 2000) and subsequent approval by the MPA, which established the extent and nature of archaeological remains that exist and agreed work methods associated with archaeological features on site (see informative 2).

Reason: To ensure that adequate archaeological investigations and recording is undertaken prior to the development taking place. MLP policy 24 & 31.

DRAINAGE

11. The scheme for the provision and implementation of foul water drainage shall be shall be maintained to the satisfaction of the MPA and in accordance with MPA approved plans.

12. The surface water drainage scheme shall be in general accordance with the scheme submitted to the MPA 26 October 2001 and be maintained to the satisfaction of the MPA.

Reason for conditions 11 & 12: To ensure a satisfactory method of foul water drainage and prevent the increased risk of flooding. MLP policy 26, 27 & 31.

POLLUTION CONTROL

13. Any facilities, above ground, for storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

14. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

Reason for conditions 13 & 14: To minimise risk of watercourse and aquifer pollution and to prevent pollution of the water environment. MLP policy 31.

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SOIL HANDLING

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

- Be submitted at least 6 weeks prior to the expected commencement of soil stripping.
- Identify clearly the origin, intermediate and final locations of soils for use in the agricultural restoration, as defined by soil units, together with details balancing the quantities, depths, and areas involved.

16. Soil shall only be moved when in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soils wetness in relation to its lower plastic limit. An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3mm diameter can be formed, the soil is wetter than the lower plastic limit and soil moving should not take place until the soils have dried out. If the soil crumbles before a long thread of 3mm diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples on each major soil type.

Reason for conditions 15 & 16: To enable the reinstatement of insitu soils once landfiling has finished so as to return the land to its original agricultural characteristics and to minimise structural damage and compaction of the soil to aid final site restoration. MLP policy 31.

SOIL STRIPPING AND STORAGE

17. Bunds for the storage of agricultural soils shall conform to the following criteria:
- Topsoil bunds shall not exceed 3 metres in height
- Subsoil bunds shall not exceed 5 metres in height.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site. MLP policy 31.

18. The topsoil mound 1 identified on plan RF/02A shall be constructed in accordance with Drg no RF/04A dated February 2001 (received by this Authority on 12 March 2001).

Reason: To safeguard the amenity of local residents. MLP policy 28 & 31.

HOURS OF WORKING

19. Except as may otherwise be agreed in writing by the MPA, the winning, working and processing of minerals and all ground preparation, landfiling, leveling, restoration and recycling operations and any associated activities

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including plant and machinery maintenance be restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and 7.00am and 1.00pm on Saturdays, with no such operations being carried out on Saturdays, Sundays, Bank Holidays or Public Holidays. No soil stripping or soil baffle mound construction shall take place within 200 metres of any occupied property before 8.00am Monday to Saturday, and no such activity shall take place on Sundays Public/Bank Holidays.

Reason: To ensure that working on site is carried out within reasonable hours so as to avoid disturbance to nearby residential properties. MLP policy 31.

NOISE SUPPRESSION

20. All plant, equipment and machinery used on site, including vehicles, shall be designed and maintained to reduce noise levels to a minimum and shall be operated in accordance with the manufacturer's instructions. All plant, equipment and machinery used on site, including vehicles, capable of being fitted with silencers, baffles, cladding and rubber linings shall be so fitted and maintained.

21. The submitted scheme for noise mitigation included in section 4.3 of the statement supporting the planning application reference EN/01/23C, shall be implemented throughout the operations at the site.

Reason for conditions 20 & 21: To safeguard the amenity of the area and of local residents. MLP policy 28 & 31.

STOCKPILES

22. No stockpiling placement or storing of minerals, mineral waste, topsoil, subsoil or overburden shall take place on the site or adjacent to it except as shown on application plan RF/02A or in such other locations and to such heights and extent as may be approved in writing by the MPA.

23. All stockpiles or stores of minerals, mineral waste, overburden, topsoil or subsoil shall be removed by the date referred to in Condition 40 of this permission.

Reason for conditions 22 & 23: To safeguard the visual amenities of the vicinity. MLP policy 28 & 31.

BUILDING, PLANT AND MACHINERY

24. No fixed plant or machinery, building, structures and erections or private ways shall be erected, extended, installed, or replaced within the site without prior approval in writing of the MPA.

25. The buildings, plant, fixed machinery and other fixed structures shall be finished and maintained in materials and colour, or colours, as may be approved in writing by the MPA.

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26. Within 3 months of the date of commencement details of all changes to plant and machinery to be used on site shall be submitted to the MPA for approval.

Reason for conditions 24 to 26: To ensure the MPA retains the control of the location, erection, appearance and removal of fixed and mobile plant, machinery, buildings and foundations in the interests of amenity.

27. All fixed and mobile buildings, plant, machinery and foundations shall be removed at such time or times as the MPA may determine that they are no longer required either for the purpose for which they were installed or for the rehabilitation of the worked out site.

SITE LAYOUT

28. Details of the layout of the processing plant, recycling area and site management area shall be maintained in existing positions unless otherwise agreed in writing by the MPA.

Reason for conditions 27 & 28. To ensure the MPA retains the control of the location, erection, appearance and removal of fixed and mobile plant, machinery, buildings and foundations in the interests of amenity. MLP policy 28 & 31.

DUST AND HAUL ROAD MAINTENANCE AND REMOVAL

29. The submitted scheme of measures to minimise dust generation shall be implemented throughout the operations at the site and shall include the use of water-spray facilities for damping operational areas and haul roads.

30. The site entrance and all internal haul roads shall be maintained in a condition free from potholes while in use and shall be removed when no longer required or during the course of site restoration, whichever is the sooner. All sections of haul road shall be ripped before being covered with soils during restoration.

Reason for conditions 29 & 30: To safeguard the local environment and protect the amenities of local residents from unreasonable dust levels and to ensure that the site is satisfactorily restored. MLP policy 28 & 31.

LANDSCAPING

31. Except as may otherwise be agreed in writing by the MPA within six months from the commencement of development, a landscaping scheme shall be submitted to the MPA for approval. The scheme shall include proposals for the planting of trees and shrubs with details of their numbers, size and species (See Informative 1 attached to this permission).

32. The implementation of the landscaping scheme as may be approved by MPA and incorporating such modifications or additions as the MPA may reasonably require shall be undertaken and completed to the satisfaction of the MPA by the end of the first planting season.

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33. In the first planting season following the restoration of the site, trees shall be planted in accordance with the scheme agreed under condition 31 to the MPA for agreement in writing. Any trees which die, become diseased, damaged or are removed within 5 year period shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the MPA.

Reason for conditions 31 to 33: To ensure as far as possible the maintenance of the approved planting and landscaping scheme. MLP policy 14, 19 & 31.

RESTORATION

34. Within three months of the date of this permission a revised restoration scheme shall be submitted for approval to the MPA including the re-graded area to the north east of the mineral extraction area.

35. A survey of levels shall be completed on an annual basis indicating the progress of tipping operations, and the survey shall be submitted to the MPA for consideration. In the event the annual surveys indicate that the site will not be completed by the date referred to in Condition 40 of this permission to the levels indicated in drawing RF/03C, an amended restoration plan shall be submitted for agreement in writing by the MPA. The amended scheme incorporating any alterations the MPA may require, shall be implemented and completed by the date referred to in Condition 40.

36. Unless otherwise agreed in writing by the MPA, the areas filled in shall be progressively covered with soils as tipping proceeds to a depth of not less than one metre. This one metre covering shall be kept free of materials likely to interfere with final restoration and subsequent cultivation and tree planting and shall be ripped (rooted) as necessary to relieve compaction. Any stones or other materials which would impede subsequent agricultural or forestry operations shall be removed or buried on site to a depth of at least one metre.

37. Not less than the top 300mm of the surface covering shall be composed of topsoil, subsoil or other suitable soil-like material capable of cultivation and tree planting, as may be available on site or imported from other sources and spread in their correct sequence. Except as may otherwise be agreed in writing by the MPA, the restored areas shall be prepared and sown as soon as practicable with an appropriate grass seed mixture to establish a long term ley, all to the satisfaction of the MPA.

38. Unless an amended scheme is agreed in writing under the terms of Condition 35 of this permission, the tipped areas shall be restored to conform with the contours of the surrounding land, with natural drainage to the perimeter of the site without ponding or backfalls by the date referred to in Condition 41 of this permission in accordance with the drawing number RF/03 dated October 2000 received by this Authority on 3rd January 2001.

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39. Any ditches, fences, hedges, gates, field drains or water supplies disturbed during the tipping operations shall be made good where necessary and any further ditches, fences, hedges, gates, field drains and water supplies shall be provided on restoration for good husbandry, all to the satisfaction of the MPA.

Reason for conditions 34 to 39: To ensure that the land is satisfactorily restored within a reasonable time. MLP policy 14, 19, 23, 28 & 31.

END DATE

40. The development hereby permitted shall cease not later than 30\(^{th}\) April 2010.

Reason: To specify the date when the conditions of this permission shall have been fully implemented and to enable the MPA to reconsider the development position in the light of the circumstances prevailing at the end of the consent period. MLP policy 31.

AFTERCARE

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

The submitted scheme shall:

a) Provide an outline strategy in accordance with Annex A: Planning and implementing reclamation schemes, Minerals Planning Guidance 7: entitled "Reclamation of mineral workings" [MPG7] (or subsequent edition thereof), for the five year aftercare period. This shall specify steps to be taken and the period during which they are to be taken. The Scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants, the MPA and DEFRA.

b) Provide for a detailed annual programme, in accordance with MPG7 Annex A, to be submitted to the MPA not later than two months prior to the annual Aftercare meeting.

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

Reason for conditions 41 & 42: To bring the land back to a standard required for agriculture, and ensure the proper aftercare provisions are made and reported to the MPA. MLP policy 14, 19, 23, 26, 27, 28 & 31.

INFORMATIVE

1. With regard to Condition 34 landscaping should aim to re-establish agricultural land and maintain, restore and enhance biodiversity, in accordance with current best practice endorsed by the MPA such as:

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a. Planning Sustainable Communities (April 2005) produced on behalf of the Milton Keynes and South Midlands Environment & Quality of Life sub-group, describing benefits of Green Infrastructure for both wildlife and people, and gives examples of some relevant case studies.

b. The Northamptonshire Biodiversity Action Plan: to which all Local Authorities in the County are signatory partners, specifies objectives and actions required. Built Environment Objective 4 states "Seek opportunities to enhance the native biodiversity within the built environment".

2. Work methodology associated with archaeological features was approved by the MPA's historic environment team leader in July 2004 and referred to in correspondence to David Newman on 2 August and 30 September. Copies of these letters are attached.

3. The applicant's attention is drawn to a letter from East Midlands Electricity dated 23 January 2001 attached to this permission.

4. Lorries arriving and leaving the site shall be routed in accordance with the Agreement dated 3 September 2001 under Section 106 of the Town and Country Planning Act 1990 between Mick George (Haulage) Ltd and Northamptonshire County Council, attached to this permission.

Summary of Reasons for Approval

The proposed development is considered to be acceptable and will not adversely impact upon the surrounding area and there are no significant environmental, amenity or highway safety issues which would justify the refusal of the application.

The proposal is consistent with the National Sustainable Development Strategy, the Mineral Planning Guidance notes (MPG's), Planning Policy Guidance Notes and Statements (respectively PPG's and PPS's) and the Regional Spatial Strategy for the East Midlands (including policy 37 "Regional Priorities for non-energy minerals") and the Milton Keynes and South Midlands Sub-Regional Strategy (including policy).

The proposed development is also considered to be in line with local planning policy in the Development plan in particular:

Northamptonshire County Structure Plan (2001): Policies M1 (Mineral Strategy), M5 (criteria for considering mineral extraction proposals), GS1 (scale of development), GS5 (high quality design), RE3 (open countryside new built development, farm diversification), T3 (transport requirements), AR2 (proposals respect local landscape character), AR8 (flood protection and flood risk reduction), AR9 (water quality).

Northamptonshire Minerals Local Plan (2006) Policies: 14 (Reclamation), 15 (buffer zones), 16 (proposals for plant and machinery), 18 (traffic and access), 19 (landscape), 21 (protected species), 23 (best most versatile agricultural land), 24 (cultural heritage), 26 (water resources), 27 (flood risk), 28 (local amenity), 29 (unstable land), 30 (cumulative impact), 31 (planning conditions), 32 (planning obligations [section 106 agreement]) and 33 (monitoring and enforcement).

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1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

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30 September 2004

Mr D Newman
Principal Development Control Officer
Northamptonshire County Council
PO Box 221
John Dryden House
8-10 The Lakes
Northampton
NN4 7DE

Dear Mr Newman

CASTLE MANOR FARM, TITCHMARSH
(CONSENT No. EN/1/23/C)

I refer to our conversation earlier this week within which you confirmed that additional planning consent is not required to undertake the minor regrading works within the central sector of the site at Thrapston, as referred to within our letter of 2 August.

As discussed, consistent with the requirements of Conditions 37 and 38, a detailed survey will be undertaken in the summer of 2005, and any minor modification of the restoration contours can be submitted at that stage.

Yours sincerely

[Signature]

J W Gough
David L Walker Chartered Surveyors
Agent for Mick George (Haulage) Limited

cc M George
2 August 2004

Mr D Newman
Principal Development Control Officer
Northamptonshire County Council
PO Box 221
John Dryden House
8-10 The Lakes
Northampton
NN4 7DE

Dear Mr Newman

CASTLE MANOR FARM, TITCHMARSH (CONSENT NO. EN/01/23/C)

As recently discussed areas of the above quarry were excluded from site operations due to the potential archaeological finds identified during the non-intrusive geophysical survey at the predetermination stage of the development. Proposed soil mounds were positioned to the north east of the mineral extraction area, but these were relocated in light of the archaeological investigation and the area in question was to remain undisturbed.

Now that the IPPC Permit has at long last been received by the operator from the Environment Agency, waste materials are now programmed to be imported to the site. Having received this approval the restoration contours have been reviewed and it is apparent that a more acceptable final landform could be achieved by grading materials over the previously excluded area, which lies in a shallow depression within the field.

Having regard to the potential conflict with the interests of the County Archaeologist, the Company liaised with Myk Flitcroft to generally explain the proposal and he has agreed in principle to the regrading works subject to the soils in question remaining in situ. (Mr Flitcroft has confirmed this in writing within correspondence of 19 July and a copy of that has been forwarded directly to you). We considered it sensible to obtain Mr Flitcroft’s views before formally approaching your department; if he had not agreed to the concept of overfilling then there would have been little merit in discussing it further with yourselves.

The area in question is located centrally within the site and remote from residential properties and the sole reason for exclusion was that of archaeology and it is apparent that this is no longer an issue (subject to the soils not being removed).
The proposal to regrade the lower part of the field would involve the use only of on site materials (overburden and soils) and it is anticipated that the works would be completed within a three to four month period. It is anticipated that the level would be raised by about 2.1 m at the deepest point grading to nothing on the field margins.

The proposal would not extend the life of the quarry and because of its remote nature would not have any adverse effect on the amenity of local residents. In light of the comments of Mr Flitcroft it would be helpful if you could confirm that the proposal is acceptable to the planning department of the County Council and that a separate application is not required. (An extract from the approved drawing RF/02A, which identifies the area in question.)

Condition 38 requires the submission of an amended restoration plan at a future date and this might be a more appropriate time to provide contour details. Condition 37 requires an annual survey after tipping operations are commenced and we would therefore envisage a survey being undertaken in August/September 2005 with any revised proposals submitted say by October/November 2005.

We trust the enclosed is sufficiently clear and that you are able to confirm the proposal is acceptable to regrade the north-eastern sector of the field which is clearly within the red line application permission boundary.

On a slightly different issue in respect of the A14 Highway improvements we thank you for keeping us fully informed of progress and would confirm that the landowner’s land agents (Berrys) have recently received an indication from the Highways Agency that a firm decision will be made in the near future following their Safety Review Study that was undertaken late last year.

Yours sincerely,

J W Gough
David L Walker Chartered Surveyors
Agent for Mick George (Haulage) Limited

Enc  Extract of Site Plan

cc  M George
Topsoil Mound T1
(Maximum Height 3 metres with west facing slopes adjacent to the highway at 1 in 4 gradient.)

Areas of potential archaeological significance not to be stripped of soils

Box Cut

General Direction of Working

Topsoil Mound T1
Crest of 3m high mound 52m from rear of the Bungalow with west facing slope at a gradient of 1 in 5.

Approximate location of temporary haul road from Processing Plant to Office & Weighbridge

Subsoil Mound S2
(Maximum Height 5m)

Hedgerow to be retained

Office area
With wheelwash and Weighbridge

Limit of Extraction
Dear Claire

RECTORY FARM, TITCHMARSH:
PRESERVATION OF ARCHAEOLOGICAL FEATURES

Thank you for sending me further details of your client's proposals for filling & mounding in the area of identified archaeological potential within this site. The proposals affect a part of the site where evidence for Roman period settlement is anticipated to survive in the form of buried archaeological remains. The applicants subsequently proposed to exclude the area of archaeological potential from the proposed extraction in order to ensure the long-term preservation of the buried remains.

Your client's current proposal involved mounding of material on these areas of archaeological potential to a maximum height of 3-4m. I note & welcome the fact that filling & mounding will work from the current ground surface and that no soil will be stripped from the areas as part of the works.

I am satisfied that the proposed operations will be acceptable in archaeological terms. They will not have a significant impact on the buried archaeological predicted to lie in this area, and that no further archaeological fieldwork will be required. The proposed method will ensure that buried archaeological remains in this area are not affected by the proposed operation and will be preserved in situ.

Yours Sincerely,

Myk Filtcroft
Historic Environment Team Leader
Built & Natural Environment

cc P. Watson (NCC Development Liaison & Regulation)