

Design Criteria Compliance**High quality design:**

For detailed design elements refer to the planning application and associated plans. The development comprises the working of limestone from approximately 117.8 hectares of land over a period of some 45 years, 56.9 hectares comprising the existing extant planning consent and 60.9 hectares the proposed extension forming the subject of the current application. This will involve the construction of a new purpose built quarry access, which is shown on Plan 2, with extraction being undertaken in five broad phases of development which are illustrated on plan numbers 3 to 7. Restoration of the site will be undertaken progressively during the life of the extraction programme and the restoration concept is shown on Plan 8.

The design of the working area has been the subject of detailed environmental consideration and also follows liaison with representatives of the local residents. This ensures that the mineral working has full regard to the surrounding landscape and is complementary to it.

Holistic design:

The form of the proposed mineral extractive programme has been the subject of detailed visual appraisal and encompasses a high degree of peripheral screening. All buildings and associated site services will be designed having regard to neighbouring land uses and using a form and materials which complement the general landscape setting.

Local distinctiveness:

The development scheme for the site ensures that all activities will be carried out within the overall quarry framework and will further ensure that the site remains unobtrusive within the context of the localised rural landscape.

Environmental protection and enhancement:

The planning application is accompanied by a comprehensive environmental assessment which seeks to minimise the impact of the proposed development upon the locality. The ultimate restoration of the site, following extraction, is aimed at returning the majority of the site to beneficial agricultural uses and also creating new ecological habitats and enhancement of the environment.

Sustainable development:

The proposal is to carry out the extraction of 250,000 tonnes of natural limestone resources per annum for use in the localised construction materials industry. This

will be enhance the ability of the county to meet its mineral extractive targets, and all site processes will be designed to maximise energy efficiency and avoid unnecessary waste.

The site location, being ideally placed to serve the growing needs of the urban centre of Corby and its rural surroundings. The site is located at a hub of the strategic road network (A43, A47 and A1) which is ideally placed to serve the surrounding communities, and minimise the distance construction materials have to travel for use. The scale of facility introduces significant economies of scale and justifies the high level of investment required to attain such high levels of efficiency.

Strategic site layout:

The site has been designed in such a manner as to ensure that all potentially intrusive activities are to be conducted within a “screened” quarry environment, confining noise, dust and visual nuisance within the immediate vicinity of the site.

High quality landscaping and boundary treatments:

The site has been the subject of a comprehensive landscape and visual assessment and the design of the working programme specifically incorporates a high degree of screening and landscape planting.

Effective buffers:

The development of the quarry has followed detailed environmental studies which have specifically ensured an adequate separation distance from nearby residential properties or communities. All operations of the site will be conducted to effectively shield all neighbours from noise, dust and visual intrusion. At a distance of 500m plus from the nearest residential neighbours, there are no additional buffers required.

Lighting:

During the majority of the year site operations will be carried out during daylight hours however, during winter months site lighting may be employed to ensure adequate safety for site employees and trade visitors. Any lighting used will be positioned to face inwards to the operational site to minimise light pollution to the surrounding landscape and environment.

Site access:

The proposed quarry development will be served by a purpose built quarry haul road which has been designed to specifically avoid heavy goods vehicles travelling on local roads. The access also incorporates a high degree of

landscaping to minimise visual intrusion to local residents or communities. No general public access will be permitted to the site.

Sustainable transport:

Minerals may only be worked where they occur naturally and hence the nature of the quarry development is such that there is no opportunity to use transport other than lorries.

Integrated development:

In this case the development encompasses a sole activity and hence integration of other development activities will not readily occur.

Public safety:

The design, layout and landscaping of the overall quarry development has been planned to optimise the safety of operations by ensuring that the site office will be located close to the point of extraction and mineral processing. Any peripheral access ways for agricultural uses will be secured so that only authorised personnel can gain entry to the wider landholdings. Mobile and static plant will be secured outside working hours with guards fitted to windows to prevent damage by vandalism. The site offices and other support buildings will similarly be fitted with shutters to prevent damage outside normal working hours. This will enable the quarry environment to be safe and secure and minimise the risk of crime or antisocial behaviour.