Application	3

Application Number:	21/00398/MINA

Application Type:	Planning FULL Major

Proposal Description:	Proposed northerly extension of the quarry workings into around 31.6ha of land to include mineral extraction; in-pit primary processing and transfer of mineral to plant site. Proposals also include creation of peripheral screen mounds, advance planting and progressive restoration of workings.
At:	Land north of Holme Hall Quarry, Stainton

For:	Breedon Southern Ltd

Third Party Reps:	64 against 25 in support	**Parish:**	Edlington Town Council
		Ward:	Edlington and Warmsworth

Author of Report:	Mel Roberts

SUMMARY

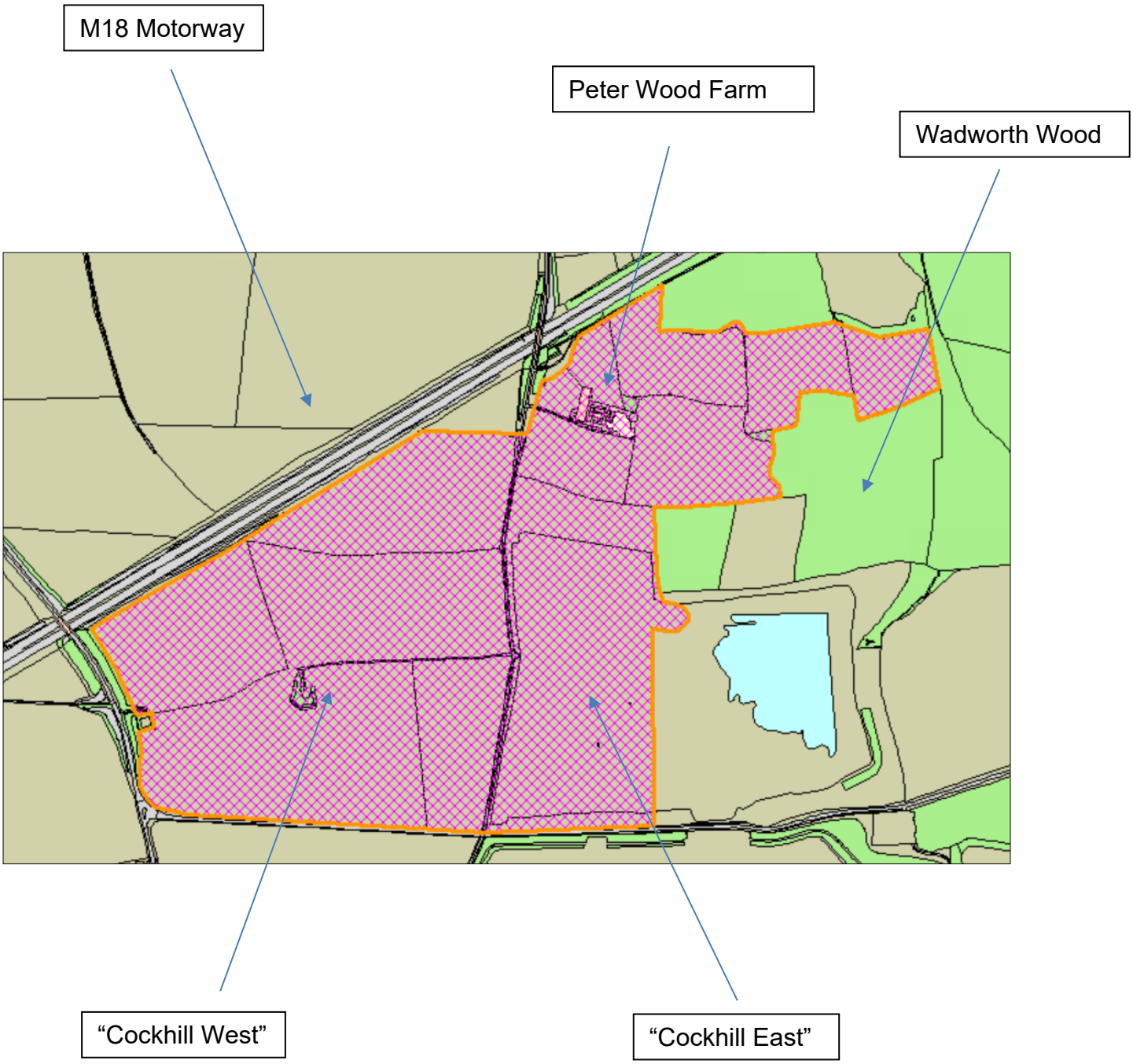
RECOMMENDATION: Minerals Planning Permission granted

The proposal is considered appropriate development in the Green Belt given its limited impact on the openness and temporary nature. Notwithstanding that no very special circumstances need to be demonstrated, there is a need for the material.

The main issue causing concern for those that have objected is possible vibration and damage to buildings as a result of the blasting that takes place on site. Conditions and monitoring are to be imposed to ensure that this is not the case.

All other issues such as air quality, noise, highways and archaeology have been assessed through the submission of an Environmental Statement and no objections have been raised by any consultees.

There will be a deficit of the best and most versatile agricultural land, but this is offset by a high uplift in biodiversity through restoration of the site. The loss of agricultural land is outweighed by the need for the material, economic benefits and significant increase in biodiversity on site.


M18 Motorway
Peter Wood Farm
Wadworth Wood
“Cockhill West”
“Cockhill East”

1.0 Reason for Report

1.1 This application is being reported to planning committee due to the number of representations made.

2.0 Proposal and background

2.1 This application seeks permission for a northerly extension to the Magnesian Limestone quarry workings, together with the deposit of mineral wastes (such as overburden) to create temporary landscaped screen mounds. In addition, the proposals seek to provide a consolidated approach to mineral extraction and restoration under the extant permission within the "*Cockhill East*" and "*Cockhill West*" areas to allow for the integration of the proposed extension (as approved most recently under a Review of Old Minerals Permissions or ROMP application reference 16/01220/REVA). Figures 1 and 2 show how this application includes the "*Cockhill West*" and part of the "*Cockhill East*" areas, which already benefit from consent to extract minerals under the ROMP consent. This proposal seeks to extend the quarry in the area to the north of "*Cockhill West*" and "*Cockhill East*" up to the M18 motorway.

2.2 The proposal includes the following:

- a northerly extension to the quarry workings into an area of around 32 hectares;
- demolition of buildings associated with Peter Wood Farm;
- the tipping of soils and mineral wastes (overburden) to create screening landforms around the periphery of the quarry workings;
- infill planting (gapping up) and planting of new lengths of hedgerow around the site at the outset of the development;
- planting of woodland belts and infill blocks around the periphery of the quarry;
- creation of permissive rights of way (bridleways) to provide additional connectivity to the existing network;
- amendment to the "Cockhill East" and "Cockhill West" permitted development scheme to enable those extraction areas to be worked and restored as part of the proposed northern extension development;

2.3 A second planning application (under reference 21/00433/MIN) has been submitted and this seeks to extend the duration of the approved operations within the extant planning permission for a period of up to 10 years to allow for the continued extraction operations and completion of restoration works by 11th June 2035 as well as ensure that the provisions of the extant permission and any new permission are consistent. This application is currently under consideration.

2.4 The proposed northern extension and amendments to the approved working scheme would yield around 19 million tonnes of limestone reserves. Based on the annual rate of extraction of 2.4 million tonnes per annum, this would increase the life of the mineral extraction operations by up to 8 years beyond the current approved cessation date. For the avoidance of doubt, a new cessation date of 11th June 2035 is being applied for.

2.5 The quarry complex has two points of access onto the highway network. The first access is gained off a four-arm roundabout on Stainton Lane, to the west of the village of Stainton. Stainton Lane is a standard dual lane carriageway with a footpath on the northern side and street lighting at the roundabout. Signage is

present at the junction to direct "*All Quarry Traffic*" to turn left towards the quarry; a 7.5 tonne weight restriction exists on Stainton Lane to the east of the roundabout. The second access is located on Hirst Lane/Raw Lane to the north of Stainton. Hirst Lane/Raw Lane is also a standard width dual lane carriageway but does not have any pavement or lighting. Again, signage is present to direct "*All* Quarry *Traffic*" to turn right towards the quarry; again a 7.5 tonne weight restriction exists south of the junction.

2.6 In terms of the wider highway network, Stainton Lane joins the B6427 some 1.2km to the west of the roundabout junction. The B6427 in turn provides access to the A634 to the south in Maltby which then provides a link to Junction 1 of the M18 at Helaby. Hirst Lane to the north provides access to the B6094 which in turn provides access to the A630 and then the A1(M) at Junction 36. Planning permission was granted in 2014 for a new access onto the B6094, to the north-west of the plant site.

2.7 Development of the proposed northern extension can be divided into the following key stages:

i) Site preparation – namely infill/new hedgerow planting and soil/overburden stripping.
ii) Mineral extraction.
iii) Mineral processing and export and
iv) Restoration.

2.8 As an established mineral operation site, infrastructure is already in place including site access points onto the public highway, an access road (between the access and processing plant), a processing plant, weighbridges, wheel wash, workshop and administrative facilities (within the plant site) and internal secondary haul roads and conveyer lines between face and plant/overburden disposal areas.

2.9 The site preparation works within the proposed northern extension would be similar to other areas of the existing quarry. This would involve the removal of vegetation and stripping of soils and overburden to expose the rock head. The buildings associated with Peter Wood Farm within the development footprint would be removed as part of the development.

2.10 It is proposed to work the proposed northern extension in a similar fashion to the existing workings within the quarry complex, with the extension progressively being assimilated into the wider quarry workings of the Cockhill area (see Figure 3).

2.11 The restoration of this site would follow the same principles as the approved restoration for the rest of the Holme Hall Quarry. The overall restoration strategy is to create a balance between productive agricultural land and habitats for nature conservation which reflect the local landscape character. The scheme incorporates local and UK priority habitats which would extend the local habitat networks to best support UK and local priority species. There is also provision for local public access. The site would be restored progressively as the extraction advances. The proposed landcover for the restored site comprises agricultural grassland fields with hedgerow boundaries, bare ground/magnesian limestone grassland, conservation grassland, native broadleaved woodland planting, perimeter hedgerow planting in advance of extraction and lakes in the eastern part of the former extraction areas, with shallows for fringe reedbeds (see Figures 4 and 5).

3.0 Site Description

3.1 The Holme Hall Quarry complex is located around 8km to the south-west of Doncaster to the south of the M18. A number of small villages surround the quarry complex with Maltby to the south-west; Stainton to the south-east; Wadworth to the north-east; and Braithwell to the west. The village of Stainton is the closest to the existing quarry permission area, being around 30m from the planning permission boundary.

3.2 Land associated with the existing planning permission extends to around 322 hectares and can be divided into three distinct blocks. The southern block lies between Stainton Lane in the south and Cockhill Lane in the north and contains the operations of Marshal Natural Aggregate and Hargreaves Maltby Limited, along with the site access to the quarry. The middle block lies between the B6094 in the north and Cockhill Lane to the south and comprises the Batty Holt South and Batty Holt North quarry areas; the former is now restored whilst the latter contains the processing plant and associated stock yard. The northernmost block lies to the north of the B6094 and south of the blocks of woodland, lying on both sides of Rakes Lane and is known as the "Cockhill East" and "Cockhill West" quarry areas.

3.3 The proposed northern extension lies to the north of the quarry workings within the Cockhill area, within a broadly triangular area bounded by the M18 motorway and Peter Wood to the north and an area of woodland (Wet Holt) to the east. It is bisected north to south by Rakes Lane, with Peter Wood Farm lying within the eastern part. The extension area also takes in a belt of land lying between the approved extraction boundary and the M18 within the Cockhill West area. Finally, the proposed application site will also include land within Cockhill area to allow for the integration of the proposed extension and an amended restoration scheme within the Cockhill West area. In total, the proposed application site covers an area of around 81 hectares of which the new extraction area totals around 32 hectares.

3.4 Land within the proposed extension is predominantly in agricultural use and forms fields of varying size; fields within the western part tend to be larger. Within the eastern part of the proposed extension are the farm buildings associated with Peter Wood Farm which comprise a farmhouse, outbuilding and a large barn.

4.0 Relevant Planning History

4.1 Quarrying operations at the Holme Hall Quarry complex date back over 70 years with the first planning permission granted in March 1948 (reference DR135). Since then, a further fourteen permissions have been granted, with some later consents superseding earlier ones.

4.2 Under the provisions of the Environment Act 1995, the Mineral Planning Authority served notice in 2013 on Hope Ready Mix Concrete Ltd, Marshalls Mono Ltd, and Maltby Colliery Ltd that 15 planning permissions were subject to a review of the working and restoration conditions. In April 2016, a submission was made under the 1995 Act for *"Review of old mineral permissions for the extraction of limestone and subsequent restoration to a mixture of woodland, grassland, agriculture and waterbodies with footpaths and bridleways*". This submission, under reference 16/01220/REVA was accompanied by an Environmental Statement. At the same time a parallel application under section 73 of the Town and Country Planning Act 1990 was submitted to amend conditions 1 and 22 of planning permission 15/00429/WCCC to allow the continuation of mineral extraction and for the site to

be restored by 11 June 2027. Through the ROMP process, a new set of planning conditions, which affect the whole of the quarry complex, was issued on 23 May 2018 and the extended time for restoration was allowed under the section 73 application.

5.0 Planning Policy Context

National Planning Policy Framework (NPPF 2023)

5.1 The National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The NPPF confirms that the purpose of planning is to help achieve sustainable development. There are three overarching objectives to sustainable development, which are:

i) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and;

iii) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.3 Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

5.4 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 111).

5.5 Paragraph 137 indicates that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

5.6 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 147).

5.7 It states at para 150 that certain forms of development are also not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it and this includes mineral extraction.

5.8 Paragraph 174 states that decisions should recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

5.9 Paragraph 180 relates to the conservation and enhancement of biodiversity including support for development, which can secure measurable net gains for biodiversity.

5.10 It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation (para 209).

5.11 It states at paragraph 211 that when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In considering proposals for mineral extraction, minerals planning authorities should:

a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, scheduled monuments and conservation areas;

b) ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;

c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source and establish appropriate noise limits for extraction in proximity to noise sensitive properties;

d) not grant planning permission for peat extraction from new or extended sites;

e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;

f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and

g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.

Doncaster Local Plan (2021)

5.12 The Local Plan identifies the site as falling within the Green Belt.

5.13 Policy 1 states that the openness and permanence of Doncaster's Green Belt will be preserved. Within the Green Belt, national policy will be applied including the presumption against inappropriate development except in very special circumstances.

5.14 Policy 13 requires new developments to provide as appropriate Transport Statements.

5.15 Policy 29 states that proposals will only be supported which deliver a net gain for biodiversity and protect, maintain and enhance the Borough's ecological network.

5.16 Policy 30 requires the need to protect ecological habitats and species.

5.17 Policy 32 states that the design process should consider woodlands, trees and hedgerows.

5.18 Policy 39 deals with archaeology.

5.19 Policy 54 requires the need to take into account air and noise pollution.

5.20 Policy 60 states that proposals on non-allocated sites that involve the significant loss of the best and most versatile agricultural land (grades 1, 2 and 3a) will only be supported where there are no other suitable alternative locations on lower quality agricultural land (or non-agricultural land) available, or the land can be reinstated back to its previous state (where possible).

5.21 Policy 61 states that extraction and production aggregate minerals will be supported through a number of principles including contributing toward local provision by maintaining, where possible, a landbank of permitted reserves for at least 10 years for aggregate limestone.

5.22 Policy 62 states that proposals for mineral development including aggregate extraction will be supported where all impacts are addressed and appropriately mitigated in accordance with policies in the Local Plan, national policy and planning practice guidance.

5.23 Policy 63 states that proposals for mineral extraction will be supported where they include a phased sequence of extraction, restoration, reclamation and implementation of the planned aftercare, specifically benefitting climate change mitigation, biodiversity, our green infrastructure network, informal recreation, local agriculture and/or geodiversity.

Proposals will need to demonstrate that:
a) the surrounding landform and landscape impacts are taken into account and appropriately mitigated;
b) the requirements for the reinstatement of the lost or damaged habitat / landscape type, or provision of new habitat types have been fully considered;
c) an appropriate aftercare period is in place in order to ensure successful restoration;
d) consideration has been given to long term after-use of the site when designing the restoration proposals;
e) are in place to ensure that the restoration is technically and economically feasible, and can be successfully completed;

and f) feasible geological features are retained for scientific study and local appreciation

Other material planning considerations

5.24 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) was formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan in September 2021. Since then, the Council are in the process of drafting new SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan.

5.25 Following public consultation the Council has adopted five SPDs under the Local Plan with respect to Biodiversity Net Gain, Flood Risk, Technical and Developer Requirements, Loss of Community Facilities and Open Space, and Local Labour Agreements. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight.

6.0 Representations

6.1 The application has been advertised in the local press, on site and with letters posted to properties close to the site.

6.2 64 letters of objection have been received and these can be summarised as follows:

i) Edlington has had enough issues with lorries hurtling through the streets.
ii) it would be a shame to lose more of our beautiful land.
iii) Edlington Lane is already an extremely busy road and there is concern about the impact on air quality.
iv) the extra workings will produce noise and dust.
v) the workings will desecrate the place where airmen died.
vi) nuisance of regular flow of traffic through surrounding villages including vibrations from lorries.
vii) potential for increase in road accidents.
viii) impact on historic buildings and noise from blasting.
ix) the blasts are causing damage to properties.
x) harmful impact on the landscape.
xi) encroachment into ancient woodland including Edlington Wood.
xii) impact on wildlife.
xiii) detrimental to access for recreational use of the surrounding countryside.
xiv) potential future use of large holes in ground for landfill and refuse disposal in the future.
xv) negative impact on house prices with the area – this is not a material planning consideration.

6.3 25 letters of support have been received and these can be summarised as follows:

i) availability of suitable limestone is limited within the region and Holme Hall quarry has become critical to meeting that demand for businesses.
ii) the proposal will give job security to those already involved and possibly increase jobs. For people in the area, it will give them the opportunity for jobs in their local area.
iii) this is a positive business to have in the local community.

iv) Holme Hall is up there with the best in relation to everyday practices and commitment to community.

7.0 Relevant Consultations

7.1 **National Highways:** Have raised no objections subject to conditions.

7.2 **Transportation:** The current permission has a number of conditions attached to it. It is proposed that these conditions be retained and this is supported. There is a condition that restricts operating hours and another that limits the number of HGVs allowed per day. As these conditions are to be retained, current traffic levels will not change. A Traffic Management Plan is also proposed to be submitted which will detail how the impact caused by traffic generated by the proposals can be minimised/mitigated.

7.3 **Highways:** Have raised no objections subject to previous conditions (on the ROMP) being repeated.

7.4 **Ecology:** No formal response has yet been received and this will be reported to Planning Committee as a pre-committee amendment.

7.5 **Natural England:** Has raised no objections subject to conditions.

7.6 **Yorkshire Wildlife Trust:** Has requested a wider buffer to the woodland than 15m given the scale of the works. Some of the factors affecting dust deposition e.g. rainfall and windspeed/direction are detailed and it is essential that these form part of a Dust Management Plan (which could form part of the CEMP), which should detail conditions under which blasting is not permitted. Biodiversity Net Gain requires habitats to be managed for a minimum of 30 years and therefore the mechanism by which this is to be secured should be included within the application.

7.7 **Trees:** The Tree Officer has responded and has raised no objections.

7.8 **Environment Agency:** A Water Management System similar to the existing quarry site will be adopted, although some modification will be necessary to manage additional volumes of water. Given the restrictions on licensing of abstractions in this area, it is possible that further modification to a Water Management System will be required as a result of conditions on a new abstraction licence (if granted). No objections have been raised subject to a number of conditions.

7.9 **Yorkshire Water:** has responded and has raised no objections.

7.10 **Internal Drainage:** Have raised no objections subject to a condition requiring further details of on-site drainage.

7.11 **SYAS:** Have responded and have raised no objections subject to a condition.

7.12 **Conservation Officer:** The northern extension would lead to the demolition of all the buildings at Peter Wood Farm and the report assesses that some heritage value would be lost through the demolition. I would not disagree with this, but do not consider that the heritage significance lost requires more than preservation by record and this could be secured by a condition as proposed by South Yorkshire Archaeology Service.

7.13 **Air Quality:** Chapter 6 of the Environment Statement concludes that there would be no significant impact on air quality with regards to the objectives set in the Air Quality (England) Regulations 2000, as amended 2002. The use of standard methodology to screen the development gives confidence to these conclusions and there is no significant increase in vehicle movements. There are no objections on air quality grounds.

7.14 **Contamination:** I have checked the historic maps and there is nothing of concern for this site. The Environment Agency have already commented with regards to the protection of controlled water and so there is no further comment for contaminated land.

7.15 **Environmental Health:** has responded and has raised no objections subject to conditions.

7.16 **South Yorkshire Mining Advisory Service (SYMAS):** Having reviewed the submitted documentation to this application along with the relevant mining and geological records for the area, I can confirm that no coal mining legacy risks are anticipated in the area – this is also confirmed by the fact that the site does not lie in a Coal Authority high-risk referral area. Deep coal mining in this vicinity has ceased and no deep coal mining activity/settlement issues are anticipated for the foreseeable future. In common with other quarry workings, the excavations at Holme Hall Quarry must be designed by a geotechnical specialist in accordance with the Quarries Regulations 1999. These regulations ensure the quarry operations cause no adverse impacts on the health and safety of surrounding land users by maintaining the ongoing stability of surrounding structures. The minerals planning authority should not seek to duplicate the requirements of statute. The positions and standoffs of quarry high walls (typically 15m high faces) must be designed by a geotechnical specialist and maintained at a suitable distance from adjacent land and structures such as the M18. The operator is also required to implement a frequent inspection and monitoring/assessment regime during excavation operations.

7.17 **PROW:** Have responded and have raised no objections.

7.18 **NATS:** Has raised no objections, as the proposal does not conflict with its safeguarding criteria.

7.19 **Rotherham Council:** Has been consulted but has made no comments.

8.0 Town Councils

8.1 Edlington Town Council object to this proposed development for an extension to Breedon's existing quarrying permissions. The Town Council whole-heartedly support the existing objections from the local community with various reasons for so doing. In particular, the Town Council would like to register its particular objections in respect of-

1) Highways issues - there has been no traffic impact assessment and the extension of operations for a further 10 years will lead to a proliferation of HGV wagons travelling through Edlington on route to the A1/M18 leading to potential speeding, pollution to the environment and risk to pedestrians, especially near Hilltop Academy where school pupils cross the road, as well as additional wear and

tear to the highway from the level of likely vehicle volumes that will result. There are already far too many HGV wagons travelling through the village.

2) Local strategic/national/local planning policies - the impact of climate emergency implications and the target of contributing towards achieving net zero emissions by 2050. The Town Council declared a climate emergency and is fully supportive of Friends of the Earth twenty-point plan for Towns & Parishes to help contribute towards the emissions targets and feel that the impact of this application (if approved) would be of detriment to the wider climate emergency and biodiversity interests of the local community.

3) Noise/disturbance & smells/fumes - the local community has lobbied the Town Council regarding blasting from existing operations at the quarry often causing a noise and tremors to local dwellings in Edlington & Old Edlington and any extension of existing permissions would simply exacerbate the situation and number of reported incidences. The existing operations add to poorer air quality from dust caused by existing permissions and an extension would worsen the situation.

4) Adverse impact on nature conservation & biodiversity opportunities - linked to the observations above relating to a climate emergency. The Town Council feel that any extension of quarrying will have an adverse impact on local wildlife and species currently evident in the area and be detrimental to their existence and contribution they make to the area's wider biodiversity.

5) Effect on listed buildings and conservation area - there are 3 listed building in our Parish area, all situated in Old Edlington and the impact of blasting and tremors reported and any extension of operations for quarrying will simply exacerbate the effects upon and risks to these listed buildings.

8.2 Stainton Parish Council fully supports this planning application, as this extension is essential due to the critical need for construction aggregates in the region. The application accords with policy 61 of the Local Plan. Breedon plays a significant part in providing jobs in our local area. Stainton Parish Council and the Trustees of the Village Hall Trust regularly meet with representatives from Breedon to discuss local matters important to the community, such as the impact of HGV's in and around the parish. On all occasions, where necessary, Breedon have put in additional measures to ensure that agency drivers obey the weight restrictions. Stainton Parish Council commend Breedon on how well managed the site is and how time and effort has been put in to lessen the impact of the quarry on the local community, both practically and visually. Breedon engage very well with the local parishes, which was clearly evident when Breedon hosted an open day weekend in 2022. The event attracted a significant amount of residents who enjoyed seeing the history of the site and the vision for the future.

8.3 Braithwell with Micklebring Parish Council fully supports this planning application, as it complies with Policy 61 of the Local plan for Doncaster. Breedon work extremely closely with the parishes which surround the existing quarry and offer an open door policy to residents to discuss any matters or concerns. So much so that in 2022 they opened the quarry for a Fun Day which was extremely well attended. Residents enjoyed learning about the history of the site and also plans for the future. Breedon have regenerated the dug areas brilliantly, which has added hundreds of trees and this has had a real positive impact on wildlife in the area. We recognise that this extension is essential due to the critical need for

construction aggregates in the region. We also recognise that Breedon plays a significant part in providing jobs in our local area.

8.4 Conisbrough Parks Parish Council raises no objections. However, the Parish Council notes that there are regular occurrences of materials falling from the HGVs as they navigate the roundabouts at 5 Lane Ends and has therefore requested that Breedon be asked to make sure their drivers take extra care and to ensure that the roundabouts are regularly swept so as to keep them clear and safe.

8.5 Maltby Town Council would like to make a request for a traffic plan to be implemented to ensure that the quarry traffic avoids the use of the smaller roads, which are already heavily congested with heavy goods vehicles. The Town Council would like to make a request for a planning condition to be enforced to ensure all vehicles leaving the site are cleaned thoroughly to reduce the ongoing issues with mud on the local highways. The Town Council would also like a planning condition implemented to ensure all lorries travelling to and from the site are fully covered to reduce the ongoing issues with dust in the local community. Finally, the Town Council would like to make a request for the roads used by quarry traffic to be cleaned on a regular basis to avoid a build-up of dust and mud.

9.0 Ward members

9.1 Councillor Rachael Blake (of Rossington and Bawtry ward) has asked if there can be a routeing agreement to make lorries stick to the Motorway, rather than having a huge impact on the roads in many of our villages such as Bawtry and Rossington.

9.2 Councillor Glyn Jones (of Hexthorpe and Balby ward) objects to the application, as it will generate more heavy traffic onto the roads of Old and New Edlington, Warmsworth and Balby, specifically B6376 Edlington Lane and the A630 High Road/Warmsworth Road through Warmsworth and Balby. Also, the residents of Edlington note that the noise & dust associated with this type of development would be extremely menacing, still recovering from the environmental impact and consequences of Coal mining.

10.0 Assessment

10.1 The issues for consideration under this application are as follows:

- Principle of development including Green Belt issues
- Need for the material
- Vibration
- Landscape and visual impact
- Ecology
- Trees and Landscaping
- Cultural Heritage
- Highway safety and traffic
- Flooding and drainage
- Noise
- Air Quality
- Agricultural Land
- Economy
- Overall planning balance

10.2 For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

10.3 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act require that planning decisions be taken in accordance with the development plan unless material considerations indicate otherwise. The site lies within the Green Belt, as allocated in the Doncaster Local Plan.

Green Belt

10.4 The Government attaches great importance to Green Belts and the fundamental aim of policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The purposes of the Green Belt are; to check unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration.

10.5 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In considering applications, substantial weight should be given to any harm to the Green Belt. The NPPF adds that ‘very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

10.6 NPPF paragraph 150 states that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include mineral extraction and engineering operations (such as formation of screen bunds). This does not mean that a minerals development is automatically allowable in Green Belt, as consideration needs to be given to how it affects openness for example.

10.7 A judgment in February 2020, the Supreme Court in R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3 shows that it is necessary to assess whether the development would preserve the openness of the Green Belt and not conflict with the purposes of including land within it. NPPF paragraph 150 must mean that some level of operational development for mineral extraction in the Green Belt would preserve its openness and would not conflict with its purposes, and that beyond that level, the development would become inappropriate in the Green Belt and so the exception would no longer apply.

10.8 Given that an essential characteristic of Green Belt is 'openness', it is important to understand what this means. There has been significant argument around the concept of openness and the extent to which it encompasses visual effects as opposed to just the physical / volumetric effect of new development. This was largely resolved by the Court of Appeal in Turner v Secretary of State for Communities and Local Government [2016] EWCA Civ 466, where Sales LJ said: "The concept of 'openness of the Green Belt' is not narrowly limited to the volumetric approach suggested by [counsel]. The word 'openness' is open-textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built up the Green Belt is now and how built up it would be if redevelopment occurs … and factors relevant to the visual impact on the aspect of openness which the Green Belt presents".

10.9 Subsequently, in the Samuel Smith case, there was general support for the Turner decision, but further analysis of openness was provided: "The concept of "openness" in Paragraph 90 of the NPPF [the previous version] seems to me a good example of such a broad policy concept. It is naturally read as referring back to the underlying aim of Green Belt policy, stated at the beginning of this section: "to prevent urban sprawl by keeping land permanently open …". Openness is the counterpart of urban sprawl and is also linked to the purposes to be served by the Green Belt. As Planning Policy Guidance (PPG) 2 made clear, it is not necessarily a statement about the visual qualities of the land, though in some cases this may be an aspect of the planning judgement involved in applying this broad policy concept. Nor does it imply freedom from any form of development. Paragraph 90 shows that some forms of development, including mineral extraction, may in principle be appropriate and compatible with the concept of openness. A large quarry may not be visually attractive while it lasts, but the minerals can only be extracted where they are found, and the impact is temporary and subject to restoration. Further, as a barrier to urban sprawl a quarry may be regarded in Green Belt policy terms as no less effective than a stretch of agricultural land" (Paragraph 22).

10.10 And: "[Openness] is a matter not of legal principle but of planning judgement for the planning authority or the inspector" (Paragraph 25). Thus, harm to the Green Belt, and specifically its openness, is a planning judgement which can be shaped by a number of factors including:

- The extent to which there is urban sprawl;
- How built up the Green Belt is now and would be;
- The extent to which a proposal conflicts with the five purposes served by Green Belt and ;
- Visual impact on the aspect of openness which the Green Belt presents.

10.11 The Planning Practice Guidance states at paragraph 1 that when "assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume

- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation"

10.12 In relation to unrestricted sprawl of large built-up areas, the site includes the existing limestone quarry and ancillary development (worked and unworked areas), which are situated in a rural area, of mainly agricultural land and ancient woodland, bisected by the M18. There are a small number of villages within the vicinity of the site, including Old Edlington at 0.8km to the north-west, Wadworth at approximately 2km to the east, Braithwell at 1.5km to the south west and Clifton at 1.5km away to the west and also the town of New Edlington at 0.8km to the north. There is also a small collection of buildings at a property known as Woodacres at 0.2km away, north of M18. The proposed development would thus not appear as an extension to any settlement. Due to a combination of landform and vegetation cover, there is little perception of large built-up areas from most of the publicly accessible viewpoints in the area. The proposed development would re-align the approved footprint of temporary screening bunds with grassy flanks and vegetation around much of the perimeter, during operational phases only. Although these bunds can have the appearance of engineered structures, they would be positioned behind new sections of advance infill hedgerow planting and would be removed as part of restoration and replaced with woodland planting blocks. The visual separation of the site from the nearest built-up area reduces the overall perception of any outward spread of an urban or development edge. It is therefore considered that the potential for the development to be perceived as sprawl from an adjacent settlement is limited.

10.13 Coalescence is considered to be the merging of two nearby settlements. In relation to preventing neighbouring towns from merging one into another, there is a low amount of settlement in the study area surrounding the site, with the "*Stainton to Edlington Limestone Plateau*" character area being described as including "*sparsely scattered farmsteads and traditional stone built nucleated settlements*" which is "*very rural and tranquil in some areas*". The addition of the northern extension area and modifications to the approved limestone quarrying workings and restoration scheme would not result in neighbouring settlements appearing to merge. This is in part due to the degree of separation and intervening rolling agricultural landform and vegetation cover, but also the characteristics of the proposed development itself.

10.14 Encroachment is considered to be the construction of built development in open countryside. In relation to assisting in safeguarding the countryside from encroachment, the proposed development would ensure the future restoration to low-level agricultural land, with exposed rock faces and open water / wetland, with extensive woodland and hedgerow planting. Thus, the development would only constitute the construction of built development on open countryside, in terms of its engineered landforms. However, the visibility and perception of change is very localised and would be being mostly hidden within a strong framework of existing and proposed tree and hedgerow planting.

10.15 In relation to preserving the setting and special character of historic towns, there are no known heritage designations within the application site and Old Edlington is the nearest Conservation Area, with three Listed Buildings (including the Church of St Peter), at 0.8km to the north-west, north of the M18. There are no historic towns identified within the study area and therefore the development is unlikely to conflict with this purpose in visual terms.

10.16 The nature of the infrastructure proposed as part of the scheme is not considered excessive for a hard stone quarry. In this respect, plant and machinery within the quarry workings is restricted to a mobile primary crusher and field conveyor sited within the workings (below the surrounding ground level) to link the crusher with the main processing plant. The processing plant (which does not form part of the application site for the northern extension) is again typical for a hardstone quarry producing in the order of 2 million tonnes per annum of aggregates. The main processing plant is also existing (and not a new development) and thus part of the baseline. Finally, in line with best practice, soils and overburden are stored in peripheral screen mounds; again, typical for a hard stone quarry. The size of the mounds are not considered to be excessive for the development given the Green Belt location. The temporary soil and overburden storage mounds would be relatively low and grass seeded, thus avoiding high, steeply rising, engineered pinnacles. They would also be removed as part of final restoration. To facilitate extraction, defined haul roads are required to allow access to the working areas for plant and machinery as well as allow the extracted mineral to be transported from the face to the plant site/neighbouring businesses. Notwithstanding this, in-pit crushing is used to crush the blasted stone to a size that can be conveyed to the plant site using field conveyors; this reduces the number of dumper movements required and is seen as a sustainable method of transferring material from the face to the processing plant. As such it is an essential part of the operation.

10.17 Accordingly, there is an acceptance that some ancillary development can be acceptable within the Green Belt and so the starting point is not that all ancillary development is inappropriate. The level of infrastructure has to be proportionate to the nature of the mineral deposit, reflecting any operational requirements that may dictate how the site is worked. Otherwise, if an overly restrictive/prescriptive approach is taken, it runs the risk of rendering a site unworkable and thus neutering the effect of paragraph 150 in the NPPF.

10.18 Overall, therefore, it is considered that whilst there would be impacts, the scheme does not significantly affect the purposes of the Green Belt. The proposed development would, notwithstanding its duration, be a temporary activity and, therefore, would not conflict with the fundamental aim of Green Belt policy. In a similar manner, whilst the proposal would disturb the site for a period of time, it would not conflict with the five purposes of Green Belt, as the site would be progressively returned to an open state following completion of extraction. In view of this, it is considered that the exceptions for mineral extraction and engineering operations at Paragraph 150 of the NPPF would apply, and the proposed development is, therefore, not inappropriate development in the Green Belt.

10.19 In following the approach to considering minerals development in the Green Belt, it is considered that any impact would be temporary and there would be no permanent harm to the Green Belt. The proposal would not be inappropriate development in the Green Belt and it would not be harmful to the openness of the Green Belt and the purposes of including land within it and as such, very special circumstances do not need to be demonstrated.

Need for the material

10.20 Policy 61 of the Local Plan states that extraction and production aggregate minerals will be supported through a number of principles including contributing toward local provision by maintaining, where possible, a landbank of permitted

reserves for at least 10 years for aggregate limestone. It states at para 209 of the NPPF that 'it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs.' It states at paragraph 211 that when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy.

10.21 The headline statement from the Local Aggregate Assessment indicates that there are sufficient reserves of limestone within the Doncaster sub-region, with a landbank of between 22.5 and 30.9 years depending on the annual production rate used (i.e. 3 year or 10 year averages respectively). For this reason, no new sites were allocated in the Local Plan. However, the actual position is not so categoric.

10.22 Firstly, there are currently three operational sites (including Holme Hall Quarry) within the Doncaster sub-region, one of which is predominantly within North Yorkshire (Barnsdale Bar). From the information available, Holme Hall Quarry currently produces the vast majority of aggregates within the sub-region (being in excess of 80%). Moreover, a large proportion of aggregate production in the sub-region is consumed within the South and West Yorkshire sub-regions. These are significant considerations. Other operational quarries produce industrial minerals or other decorative products and thus do not compete with Holme Hall Quarry.

10.23 Two further aggregate quarries are currently inactive (Harrycroft and Cadeby). Reserves across these two sites are understood/estimated to be in the order of 12 to 13 million tonnes. Moreover, neither quarry could, if re-opened, replace the capacity of Holme Hall Quarry and even if both quarries re-opened, the joint capacity would still be less than 50% of Holme Hall Quarry. Looking at Google Earth imagery, it would seem that the processing plant at Cadeby Quarry has been removed, meaning that new investment would be needed at that site.

10.24 Should production cease at Holme Hall Quarry, there would be a significant deficit in aggregate supply from within the sub-region. This could not be met by current operational or dormant quarries and so the sub-region (and adjoining areas) would be reliant on imports from other areas, such as Derbyshire to ensure continuity of supply. With a significant proportion of aggregates from Holme Hall Quarry supplied to the South Yorkshire and West Yorkshire markets, importing aggregates from farther afield cannot be considered sustainable due to the increased distances travelled. Notably, this would increase the carbon emissions associated with aggregate supply and so run contrary to the aims of the NPPF (paragraph 8). This is best demonstrated by the supply of aggregates from Holme Hall Quarry to the Tarmac and Marshall's operations, whereby the material is supplied without the need to travel on public highways using dump trucks. Should Holme Hall close, then this material would need to be imported by HGVs travelling substantial distances from quarries in Derbyshire; for each dump truck, 1.5 to 2 HGVs would be required to transport the equivalent amount.

10.25 A solution to counter imports would be to open a new 'green field' quarry; however, extensions to existing operations are considered more preferable to opening new sites, as the environmental issues are typically more readily understood and measures already imposed to ameliorate the effects. Moreover, extensions can make use of existing infrastructure, thereby reducing the need for substantial investment in new plant etc. (and thus reducing carbon emissions associated with the manufacture and erection of new plant and machinery). Notwithstanding this, no sites have been allocated in the adopted Local Plan for new limestone

resources and so, in policy terms, a green field site is no better than extending Holme Hall Quarry.

10.26 If not developed as a logical extension to Holme Hall Quarry, it is unlikely that the resource would be developed at some point in the future as a standalone operation. It is theoretically possible that the area to the east of Rakes Lane could be developed, but the area is too small to allow for the development of a processing plant. As such, it could only be worked as a low output operation using mobile plant. This would not be as efficient as developing the area as an extension and would not yield the same reserves. As such, it would not present itself as an attractive development option. There is therefore a high risk that the reserves would be sterilised.

10.27 Supply of aggregates aside, the closure of Holme Hall Quarry would also be detrimental to the local economy, as it would result in the loss of a long-standing local employer and, consequently, the loss of employment for the local skilled workforce who operate the site and the loss of demand for locally sourced goods and services. Moreover, importing aggregates from farther afield would inevitably be more expensive to the local construction sector, thereby reducing or delaying their financial capacity to invest further in the local economy.

10.28 Holme Hall Quarry is such a productive site because it is the only Upper Permian Dolomitic Limestone quarry in South Yorkshire region which has limestone reserves of a consistently high enough quality to produce significant quantities of aggregates to industry specifications; for example, Type 1 sub base and concrete aggregate products.

10.29 There is clearly a need for the product and even though the site is not allocated in the Local Plan, it falls in line with national policy requirements NPPF paragraphs 209 to ensure that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs, para 211 where great weight should be given to the benefits of mineral extraction, including to the economy) and 213 where Minerals planning authorities should plan for a steady and adequate supply of aggregates. The loss of supply from Holme Hall Quarry would result in a significant impact to the continuity of supply and productive capacity within the sub-region. There is no evidence to suggest that other quarries with reserves accounted for in the landbank will be able to make up the loss of supply. The proposed extension would release an additional 19 million tonnes of aggregate and test results from the boreholes within this area indicate that the quality is consistent and would be able to produce a continuation of product supply.

Sustainability

10.30 The NPPF (2023) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

10.31 There are three strands to sustainability and these are social, environmental and economic. Paragraph 10 of the NPPF states in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Vibration

10.32 In order to produce rock fragmentation and break up the rock mass in the quarry face, it is necessary to use controlled explosive charges. In common with the existing permitted operations and indeed the vast majority of all other stone quarries, the nature of the rock means that no other form of mechanical breaking would be practical.

10.33 In general terms, stone deposits are worked by drilling a row or rows of boreholes (often referred to as shot holes) into the rockhead above, and behind, the working quarry face using an air flushed drill rig with dust suppression equipment. Predetermined quantities of explosive are placed into each hole and the spaces between the charges and the top sections of the holes are 'stemmed', usually with 10mm aggregate. Each charge is connected to the next in line and fired sequentially by the use of millisecond delay detonators. This delayed sequence, together with the amount of explosive charge and the shot hole spacing is employed to reduce both noise and ground vibration caused by the explosion in accordance with good environmental practice. The detonation of explosive charges in a borehole generates stress waves causing localised distortion and cracking of the rock mass. Outside of this immediate vicinity permanent deformation does not occur. Instead, the rapidly decaying stress waves cause the ground to exhibit elastic properties whereby rock particles are returned to their original position.

10.34 All blasting operations would follow recognised best practice and would be designed by an appropriately qualified person. Blasting only occurs within set times of the day and holes are only charged within a few hours of use. The proposed northern extension would not alter the current blasting practices. The frequency of blasting operations that would be undertaken would still be around two per week.

10.35 The main form of mitigation for the effects of blast induced vibration is the imposition of suitable vibration limits in planning conditions. Condition 35 on the approved ROMP consent provides a limit of 6mm/s at the 95% confidence level, with no individual blast exceeding a limit of 12mm/s. These limits are fully in line with modern guidance and best practice and will be carried over under any new consent for this quarry extension.

10.36 An assessment of predicted blast-induced vibration levels has been made to nearby vibration-sensitive receptors. The predictions are based on 41 blast induced vibration events which were measured at various locations around the existing site. Using the measured data, a blast regression line has been plotted and a maximum instantaneous charge weight of 12.75kg has been derived at 275m, which is the approximate distance the closest blasting operations approach to the nearest vibration sensitive receptor, namely Woodacres. The assessment has shown that the criterion of 6.0mm/s at 95% confidence can be achieved by suitable blast design using the suggested instantaneous charge weights.

10.37 Blasting at Holme Hall Quarry has been subject to extensive design optimisation and has been improved significantly since this application was submitted in 2021. Breedon has made a major investment in technology and software to optimise blasting design to minimise potential impacts. Breedon has taken practical steps to reduce the amount of explosive used in each blast by reducing the size and area of each blast and the diameter of drilled boreholes, increasing the spacing between

drilled holes and adopting a technique called ‘double-decking’ where explosive at the top and bottom is separated by an aggregate layer. These changes have been employed to keep impacts to a minimum, not because blasts were close to exceeding the permitted limits.

10.38 British Standard 6472:2008 ‘Guide to evaluation of human exposure to vibration in buildings Part 2: Blast-induced vibration’ gives guidance on human exposure to blast-induced vibration in buildings and is primarily applicable to blasting operations associated with mineral extraction. The document states that for up to 3 blasts per day in daytime hours at residential properties, a satisfactory magnitude is 6.0-10.0 mm/s.

10.39 BS 7385-2: 1993 *‘Evaluation and Measurement for Vibration in Buildings: Guide to Damage Levels from Groundborne Vibration’* gives guidance on the levels of vibration above which building structures could be damaged. This sets out that magnitudes of ground vibrations that are considered to be able to cause structural damage to residential buildings are above 15 mm/s – research has indicated that at this level, damage would be limited to increasing the size of an existing crack in plaster.

10.40 The Environmental Statement considers this in more detail and highlights that no damage has occurred in any of the published data at vibration levels of less than 12.7mm/s. Cracks develop in residential properties for a variety of reasons, such as fatigue and ageing of wall coverings, drying out of plaster finishes, swelling/shrinkage of wood and differential foundation settlement particularly after times of prolonged dry weather.

10.41 The nearest residential property from the working face at Holme Hall is Newlands Farm at approximately 300 metres, whereas Old Edlington is around 1km. Breedon is carrying out monitoring at Newlands Farm and this is recording less than 2mm/s. Vibration dissipates with distance, so surrounding settlements like Edlington, Braithwell, Stainton and Wadworth at 1km+ distance will register extremely low readings - on several occasions in Old Edlington the monitoring equipment which is set to record above 0.5mm/s, did not pick up any vibration readings at all.

10.42 For context, a person will become aware of blast-induced vibration at levels of around 1.5mm/s although under some circumstances this can be as low as 0.5mm/s. Typical day-to-day activities result in vibration within a property, such as walking on a wooden floor (2.3mm-s) and closing a door (2.8 mm-s), which are higher than the vibration levels from blasting at Holme Hall.

10.43 External consultants, Blast Log, have undertaken independent monitoring of vibration at Holme Hall. In addition, the measurements have been employed in scaled distance regression analysis for data quality. In basic, scaled distance regression is essential a model built on several historic measurements, that enables the prediction of vibration magnitude at different distances related to the maximum explosive charge initiated in the blast. The 2022 survey undertaken by Blast Log recorded vibration levels of 0.41 mm/s in Old Edlington. The level predicted by the scaled distance regression model was 0.49mm/s, thus impacts were consistent with previous similar operations, below the level of human perception and well within the limits set by planning conditions.

10.44 When blasting is carried out, energy is also transmitted from the site in the form of airborne pressure. This is also attenuated by distance and topography and is

considered in detail within the submitted Environmental Statement. Notably, according to BS 6472-2:2008 there is no known evidence of structural damage occurring in the UK as a result of air overpressure levels from blasting associated with mineral extraction. The highest levels normally measured in the United Kingdom are generally less than 1% of the levels known to cause structural damage.

10.45 In certain weather conditions, the influence of air overpressure will be enhanced and can be perceptible to humans. The most recent 2022 survey undertaken by Blast Log measured air overpressure at a level of 106 dB(lin) in Old Edlington. Putting this into context, air overpressure levels of 120 dB(lin) are equivalent to the pressure generated by a constant wind velocity of 5m/s (Beaufort force 3, gentle breeze). 106 dB (lin) would be potentially perceptible, but is much lower than the level that would produce rattling of windows.

10.46 Therefore, vibration generated by blasting events is not considered to be a limiting factor in continued blasting within the proposed northern extension area of the quarry.

ENVIRONMENTAL SUSTAINABILITY

Landscape and visual impact

10.47 A Landscape and Visual Impact Assessment (LVIA) has been carried out as part of the submitted Environmental Statement. The LVIA has assessed the potential landscape and visual implications of the proposed extension to Holme Hall Quarry. This includes a baseline study of the existing site and its surroundings, a study of the landscape and visual characteristics of the proposed development and an assessment of the residual landscape and visual effects likely to be generated after mitigation has been considered and their significance.

10.48 The application site does not form part of any national valued landscape designation, such as a National Park or Area of Outstanding Natural Beauty (AONB), although the edge of an Area of Special Landscape Value (local landscape designation) is approximately 500m to the west.

10.49 The landscape strategy for the proposal focuses primarily on avoiding the ancient woodland areas to the east and north of the site, retention of Rakes Lane (and avoiding the currently permitted diversion), the formation of screening bunds and the management and infill planting of existing hedgerows around the site boundaries. Phased and final restoration would also follow on as soon as practical on an area-by-area basis, to reinstate a more diverse, wooded agricultural landscape pattern, with wetlands. The proposed restoration scheme follows the principles, landscape elements, features and overall character set out in the approved scheme.

10.50 Doncaster Council's Landscape Character Assessment and Capacity Study (2006/2007) describes the site as located within C1 "*Stainton to Edlington Limestone Plateau*" landscape character area, which extends for approximately 2km around the site. This character area is described in the publication as having a moderate landscape capacity for mineral working. At a local level, the proposed development would alter the current classification of the northern part of the application site from "*Gently Rolling Agricultural Land with Farmsteads*" to "*Active Mineral Workings*". This would extend the existing classification of the south-

eastern corner of the site. However, part of the agricultural land within the southern and western parts of the site is already due to change, as it is worked in accordance with the approved scheme for mineral working. Following progressive and final restoration, it is anticipated that the local classification would become "*Gently Rolling and Low-Level Agricultural Land, Woodland and Wetland*". Again, this would occur over much of the site in the absence of the proposed development, in accordance with the approved working and restoration scheme. The potential effect relating to overall landscape character within the "*Stainton to Edlington Limestone Plateau*" character area would be no more than minor and adverse during operational phases, becoming beneficial after final restoration.

10.51 Visibility of the site from local residential receptors and changes to views and visual amenity would be limited. The inhabitants of the nearest properties at Woodacres to the north, or Newland's Farm to the south-west would have barely noticeable changes (negligible and neutral). Similarly, users of the local road network connecting villages and settlements (such as Rakes Lane through the centre of the site, Wood Lane and M18 to the north and B6094 to the south and west) and recreational visitors to the study area (such as visitors to Wadworth Wood along the public bridleway to the east and the footpath leading from Woodacres to Edlington Wood to the north) would have varying degrees of generally limited change. The greatest effects are concentrated to a restricted number of close-in views along the roads near to the site boundaries, but which are mitigated by the existing vegetation and bunds and the proposal for comprehensive infilling of hedgerows.

10.52 Additional hedgerow planting would reduce the effects of the proposed northern extension. This comprises sections of new hedgerow along Long Gate (B6094) along with the gapping up of existing hedges around the site. This planting work would be undertaken during the first season following the grant of planning permission, with the hedgerow species being the same as proposed for the restoration scheme. The inclusion of advance infill hedgerow planting as part of the mitigation strategy is in keeping with a key characteristic of the area of "*Mature roadside hedges restrict views*" and several of the key characteristics would be reinstated, enhanced or extended during restoration, such as "*occasional springs, ponds and also streams in localised dips in the landform" and "many small blocks trees and wooded strips along roads*".

10.53 To assist in screening the proposed operations, landscaped screen mounds and bunds would be created along the boundary of the proposed northern extension. This mound would be constructed from soils and/or overburden stripped from the footprint of the proposed northern extension, with soils spread over the surface. Overall, there are no significant landscape and visual effects predicted as a result of the proposed development.

<u>Ecology</u>

10.54 An extended Phase 1 vegetation and habitat survey of the application site has found that most of the land is under agricultural use with arable and improved grassland. Other semi-natural features are hedgerows, many of which include one or more tall mature trees. There are small areas of plantation, small areas of scrub and the site is bounded to the north east, south east and south by woodlands. These woodlands are all designated as Local Wildlife Sites, some of which are ancient semi-natural and the others, Planted Ancient Woodland Sites (PAWS). There are two small ponds; one ephemeral and one ornamental and several buildings forming Peter Wood Farm.

10.55 Due to the inherent low nature conservation value of most of the land to be lost or affected by working of the proposed extension, effects are limited largely to a small number of protected/notable species and restricted to a small number of habitats, principally the loss of hedgerows, small areas of semi-improved calcareous grassland and a very small pocket of woodland. For species, the most significant is roosting bats in several of the farm buildings. The findings of the surveys and the nature of the impacts from working of the quarry has however meant that such effects are limited and temporary and there is the potential for long term overall beneficial effects as a result of the habitats to be created on restoration.

10.56 As bats and their roosts are afforded strict protection, measures are required to avoid harm to bats and compensate for the loss of the roosts. Mitigation has been proposed to provide alternative roosts through provision of several rocket bat boxes and conventional boxes to be in areas where bats from the farm building roosts currently seem to commute to forage. To avoid harm to bats, a licence would be required from Natural England to demolish the buildings under the supervision of a licenced bat ecologist. Measures have been provided to minimise any effect on foraging bats through new hedgerow and woodland planting, which would also provide for foraging and nesting birds and in the longer-term, agricultural restoration for ground nesting birds and particularly skylark.

10.57 Effects on other species are assessed to be either Minor or Negligible and simple embedded mitigation measures have been included in a proposed Construction Environmental Management Plan (CEMP) to avoid deliberate harm to badgers, reptiles and hedgehog. The potential for dust impacts on the surrounding ecological sites is considered to be not significant.

10.58 The proposed restoration involves provision of several habitats, which are to be established once the quarrying activities are complete. This includes creating 27.78 hectares of habitat comprising woodland, agriculture hedgerows, deep water, reedbeds and grasslands. The plans include conversation of Rakes Lane into a bridleway with circular footpaths into an open access site with information boards on nature conservation. Additionally, part of the site will be returned to agricultural use.

10.59 A Biodiversity Net Gain Assessment has been submitted with the application. Based on available evidence, all habitats were assessed to be in poor to moderate condition. The baseline value of the habitats was calculated as 75.21 Habitat units and 5.54 hedgerow units. Habitats retained on-site include lowland calcareous grassland, temporary lakes, ponds and pools and cereal crops. The value of the habitats retained is 5.5 habitat units. The Post-restoration biodiversity value for on-site habitats (created and retained) was calculated as 106.42 habitat units. Based on the current proposals and outlined assumptions, the working and restoration of the proposed extension is predicted to result in an overall net gain of approximately 41.5% of habitat units and approximately 13.5% of hedgerow units. These values exceed the 10% net gain target for habitat and hedgerow units as required by Policy 29 of the Local Plan.

10.60 Overall, in the longer term following final restoration, it is concluded that there is the potential for an overall significant beneficial effect on biodiversity, as the type and range of habitats to be created would provide for and attract a wider range of species than presently use the site. The application therefore accords and exceeds policies 29 and 30 of the Local Plan.

Trees and Landscaping

10.61 The potential for significant effects on Edlington Wood SSSI has been considered as part of the Environmental Statement. Based on a distance of over 300m, the M18 motorway lying between the proposed extension and the SSSI and the nature of the woodland (dry calcareous), there was no potential for working of the proposed extension to have a significant effect on the features for which the SSSI is designated. It was concluded that there was a negligible risk and thus a negligible effect. However, a CEMP would be submitted and would include measures to further reduce the risk of the potential for any significant effects on Edlington Wood SSSI and the woodlands adjacent to the proposed extension.

10.62 In general, other than the south-west corner of Peter Wood, there is at least 15m stand-off from the woodlands bounding the proposed extension and these stand-offs are very similar to those from the west side of Four Acre Holt (ancient woodland and Local Wildlife Site), against which current permitted extraction is taking place and other woodlands where quarrying has been completed. Most of these are also ancient woodlands and/or Local Wildlife Sites. The buffer between the extraction boundary and the south-west end of Peter Wood, which is the only location where there is less than 15m between the woodland and the extraction boundary will be increased to at least 15m. Around the rest of the perimeter, the stand-off is more than 15m to avoid any physical impact on the woodlands. Along the west side of Four Acre Holt where extraction is currently taking place, no adverse effects are evident along the edge of the wood. The application therefore accords with Policy 32 of the Local Plan.

Cultural Heritage

10.63 This application has archaeological implications. Previous phases of archaeological investigation at Holme Hall Quarry have recorded two Iron Age/Romano-British settlement enclosures of regional importance. These enclosures fit into a wider prehistoric/ Romano-British landscape comprising trackways and field systems, elements of which have also been recorded. Scatters of flint, other prehistoric features, medieval boundaries and post-medieval features such as lime kilns attest to the long and varied activity on site over many millennia. The fieldwork undertaken so far has identified a low archaeological potential, although it is to be expected that remains associated with Iron Age/Romano-British settlements and field systems identified in the wider area might be present.

10.64 A comprehensive scheme of archaeological assessment and evaluation for the proposed northern extension area was discussed and agreed with South Yorkshire Archaeological Service (SYAS) prior to the application being submitted. This included a desk-based assessment, a geophysical survey, fieldwalking, trial trenching and an historic building appraisal of Peter Wood Farm. The work has enabled a thorough understanding of the archaeological potential of the proposed site to be gained.

10.65 Further archaeological features were identified within the proposed application area, but the density and complexity of those features is perhaps not of the same magnitude as those previously recorded. However, the extensive groundworks associated with the scheme would cause substantial harm to those archaeological features and finds present. As such, a scheme of archaeological mitigation is required and SYAS recommend that this be secured by a condition. Mitigation will

include a scaleable watching brief on soil stripping activities enabling an appropriate response for the recording of any archaeological remains identified.

10.66 There would be moderate adverse effects upon the historic built environment due to the demolition of Peter Wood Farm, which contains a number of 19th century vernacular farm buildings with modest illustrative historical value including the farmhouse itself, a barn and three stable blocks. Further recording of the buildings at Peter Wood Farm is to be secured by a condition.

10.67 Overall, there would also be a slight to moderate adverse impact upon the historic landscape due to the removal of a number of historically important hedgerows and part of a historic landscape which has been assorted out of what was formerly ancient woodland. These impacts would be temporary and medium term (around 10 years duration) and would reduce to slight adverse once the restoration is completed. Thenceforth, the landscape character would resort to wooded agricultural land with new hedgerows and woodland blocks, alongside engineered horizontal and vertical benches , softened by planting. This would be a newly created 21st century landscape, but would be integrated within the historic landscape character of the wider area.

10.68 A representation from a local resident has been made asserting that this is the crash site of a Lancaster bomber. A metal detector survey was therefore carried out. 26 iron objects were recovered and plotted during the course of the survey, all of which were interpreted as either farming detritus aside from a single probable 19th century furniture fitting. None of the artefacts were considered to be associated with an aircraft and no probable crash site was identified. Evidence gathered suggests that the crash site is actually located near York. The application therefore accords with Policy 39 of the Local Plan.

Impact upon Highway Safety and traffic

10.69 A chapter of the submitted Environmental Statement considers the effect of traffic on the local highway network in terms of capacity, safety and loss of amenity arising from the transportation of aggregates from the quarry via the approved access points. The quarry is accessed via a private road that bypasses the village of Stainton to its north-west. There is also a network of surfaced and haul routes within the quarry to facilitate transport to and from the different operators.

10.70 Heavy goods vehicle (HGV) movements for the quarry will remain at those already permitted. The permitted maximum traffic movements are 400 HGV movements in and out per day. The existing routes used by quarry traffic have been designed to reduce the flow of quarry traffic through the local residential areas. These include:

i) internal haul routes between Cockhill East and Batty Holt North;
ii) internal haul routes between the two operators and around the quarry in general;
iii) a designated hard surfaced route north of Stainton Lane to the quarry entrance;
iv) a designated haul route between Maltby Colliery and the Colliery Waste tip in the south of Holme Hall.

10.71 The application site is located with good links to the principal road network. As an established mineral operation, highways/site infrastructure is already in place including site access points onto the public highway, an internal access road running between the site access and the processing plant and internal secondary haul roads running between face and plant/overburden disposal areas. The site

location is considered well situated to support the movement of HGVs associated with the proposed development.

10.72 A total of 8 road traffic incidents were recorded as occurring within the study area and specified time frame, 4 of which resulted in injuries categorised as ‘slight’ and 4 of which resulted in injuries categorised as ‘serious’; no incident resulted in fatality. Following a thorough review of the data provided by South Yorkshire Local Transport Plan Partnership including a detailed examination of each incident on an individual basis, it has been concluded that no incident occurring within the identified study area for the period 1st January 2015 to 15th July 2020 may be attributed to a highway deficiency of any kind and that all recorded incidents are attributable to driver error. Eight incidents over a duration of 66 months constitutes a markedly low incident rate; this in itself is not suggestive of the presence of a highways deficiency within the area. As such, it is considered that no highway deficiency exists within relevant proximity of the application site access junctions or surrounding highway infrastructure that may now or in the future pose a detrimental effect upon highway safety in the vicinity.

10.73 The level of vehicular trips generated by the operational phases of the proposed development can be accommodated on the local and wider highway network. Mitigation measures are proposed to further minimise the level of impact that may be caused by operational traffic generated by the application proposals including the provision of a Traffic Management Plan. A planning condition will also secure the routing of vehicles to ensure that no vehicles access or egress the site via Raw lane and prohibit the use of the section of Rakes Lane between Cockhill Lane and B6094 Long Gate (see figure 6).

Flood Risk, Foul and Surface water drainage

10.74 The proposed extension area is located entirely within Flood Zone 1 and the risk of fluvial flooding to and from the development during operations and after restoration is ‘low’. The risk of flooding to the proposed extension area from other sources of flooding (surface water, groundwater and sewage/water mains) is ‘very low’.

10.75 There are no watercourses in the immediate vicinity of the application site due to the free-draining nature of the limestone bedrock. The closest watercourse, Salter Sike, a tributary of St Catherine’s Well Stream, lies 2 km to the northeast and does not have a hydraulic connection to the Cadeby Formation. The geology comprises easterly dipping Permian limestones and marls resting on mudstones of the Carboniferous Coal Measures. The Permian Cadeby Limestone, which would be worked in the application site, is classed as a ‘Principal Aquifer’.

10.76 Groundwater monitoring indicates a regional groundwater gradient to the east. There are no surface discharges from the Cadeby Formation to the east of the application site and it is thought that groundwater flow eventually recharges the Sherwood Sandstone aquifer, approximately 5.5 km to the east. To the south, the easterly groundwater flow has been modified by dewatering in the existing Holme Hall Quarry. Water removed from the quarry voids is pumped southwards to eventually be discharged into Ruddle Dike via the consented discharge points. There are no public water supply abstractions in the vicinity of the application site and the area does not lie within a source protection zone. Apart from licensed abstractions within the existing quarry held by Breedon, the nearest abstraction licence is 2 km to the north.

10.77 The proposed quarry extension would lead to the modification of inputs to the quarry water balance; the lateral increase in area would create a larger rainfall catchment whilst deeper sub-water table working would generate a greater volume of groundwater ingress. The current water management system would therefore have to be modified to manage these greater volumes of water. An additional, supplementary location to discharge water in the vicinity of the application area was sought, but despite intensive investigation, it was concluded that a suitable receptor does not exist. Therefore, future water management would be achieved by essentially utilising the current arrangements, modified suitably to provide temporary water storage within the curtilage of the site boundary. The eastern part of the proposed extension will proceed to levels below the water table and dewatering will be required. A proportion of incident rainfall is anticipated to infiltrate freely from the western quarry void. Excess water will be managed by the water management system in the existing quarry. The existing system involves staged pumping between a series of sumps and balancing ponds before discharge of excess water is made under licence to Ruddle Dike.

10.78 Restoration will not involve imported materials. The post-restoration landform will comprise a mixture of grasslands, woodlands and lakes. Rainfall will drain directly to the former quarry void and there will be no discharge from the site. Some water will infiltrate to the underlying limestone and the waterbodies will exist in perpetuity. The post-restoration landform is considered to possess adequate capacity to accommodate the anticipated volume of water ingress.

Noise

10.79 Noise has been considered as part of the submitted Environmental Statement. The noise assessment was based on survey data presented in the 2016 ROMP and a 2020 baseline sound survey undertaken over midweek and weekend periods at a location considered representative of the nearest noise-sensitive receptors to the north (not included in the 2016 ROMP).

10.80 Noise predictions for the quarry operations are based on the worst-case scenario where all plant is working simultaneously at their closest approach to each receptor and at the highest position in the quarry. The assessment has shown that if all operations were to operate simultaneously, at each receptor assessed, the cumulative noise level would be below the limit of 55dB LAeq,1hour, (except at Woodacre where the exceedance would be just 0.3dB(A)) and, when operating during the night, processing plant operations would be below the limit of 42dB LAeq,1hour. However, in practice, not all operations would be undertaken concurrently in the same general area of the workings. Therefore, the predicted noise levels are likely to be lower than those shown. With the adoption of best practice, it is considered that the existing limit would not be breached and so no change or additional mitigation is being proposed. It is therefore considered that the operational noise being generated by the site would have an overall ‘Negligible’ impact with a level of effect of ‘Negligible’ during all time periods in conjunction with the relevant guidance. It is therefore considered that noise impacts associated with the operation of the northern extension will not be significant.

10.81 Under condition 7 of the current ROMP permission, a noise monitoring scheme has been agreed with the local planning authority. This scheme will be expanded to include monitoring at Woodacre to demonstrate compliance with the noise limit. It is proposed that operations would continue to follow the approved operating hours of 7am to 6pm Monday to Friday and 7am to 1pm on Saturday and blasting to only

take place between 9am and 4pm during the ‘development phase’ of the extraction phases and between 10am and 2pm Monday to Friday and 10am to 1pm thereafter. It is therefore concluded that noise should not pose a material constraint for the development of the proposed northern extension. The application therefore accords with Policy 54 of the Local Plan.

Air quality

10.82 Chapter 6 of the Environmental Statement assesses the potential for the proposed development to impact upon air quality in the vicinity of the application site. The assessment considers any potential significant environmental effects that the proposed development would have on the baseline environment; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual impacts after these mitigation measures have been employed.

10.83 The potential impacts of the development have been assessed in terms of potential emissions of particulates (dust). Two assessments have been undertaken; the first to assess the fine fraction (dust with a particle size of less than ten micrometres) for which Air Quality Standards exist, and the second to assess the coarse fraction dust which is typically associated with amenity issues.

10.84 The assessment of fine dust particles with a diameter of less than 10 micrometre (known as PM10) and 2.5 micrometre (known as PM2.5) was completed following appropriate guidance considering background particulate matter levels and distance to receptors. Background levels are well below the limit. The proposed development of the northern extension is not considered to lead to a significant increase in either PM10 or PM2.5 emissions which would lead to an exceedance of the Air Quality Objective.

10.85 A qualitative assessment of deposited dust was undertaken which identified the potential additional sources of dust onsite. The risk of dust impact at residential receptors was assessed as acceptable or insignificant considering the distance to onsite operations and frequency of exposure.

10.86 With the implementation of mitigation measures undertaken onsite in accordance with best practice, and as required by the current planning conditions, the residual impact is considered to be acceptable or insignificant. All potential dust impacts from the proposed development are considered to be reversible i.e. the risk of impact will cease on completion of the extraction and restoration activities at the site, with no significant impacts on local air quality on the completion of the development.

10.87 Overall, it is therefore considered that the potential impacts from dust and particulate matter arising from the development of the northern extension area do not present a material constraint to the development proposals. The application therefore accords with Policy 54 of the Local Plan.

Agricultural Land

10.88 A soil resources and agricultural land quality survey has been undertaken. The survey has shown soils developed in two main types of parent materials: Dolostone and reddish mudstone. The soils on the limestone are loamy and free-draining, while those on the mudstone are heavy-textured and poorly-draining.

10.89 A detailed soil resource and agricultural quality survey was carried out in September 2020. There is land of grade 2, sub-grade 3a and sub-grade 3b on the site. 32 per cent of the site (8.5 hectares) is made up of grade 2 land, 17 per cent (4.40 hectares) is made up of subgrade 3a land and 51 per cent (13.7 hectares) is subgrade 3b land (see figure 7).

10.90 Policy 60 of the Local Plan states that proposals on non-allocated sites that involve the significant loss of the best and most versatile agricultural land (grades 1, 2 and 3a) will only be supported where there are no other suitable alternative locations on lower quality agricultural land (or non-agricultural land) available, or the land can be reinstated back to its previous state (where possible).

10.91 In terms of minerals, they can only be worked where they are found and so it is not always possible to direct the search to areas of lower quality agricultural land. Adherence to soil stripping and restoration recommendations by protecting soil resources (as controlled by planning conditions) would potentially enable land to be returned to its current agricultural quality. The concept restoration plan shows that there will be some agricultural land to replace the 12.9 hectares of grade 2 and sub-grade 3a land, but not to the same level. Although there will therefore be a loss of the best and most versatile agricultural land contrary to Policy 60 of the Local Plan, there will be a large uplift in Biodiversity as a result of the proposed restoration for the site. The overall restoration strategy creates a balance between productive agricultural land and habitats for nature conservation which reflect the local landscape character.

ECONOMIC SUSTAINABILITY

10.92 Quarry operations at the Holme Hall site currently supports a workforce of 36 employees. In addition, there are 3 employees in support roles also employed at the site. However, the overall number of jobs that are attributable to quarrying and related activities at the site amounts to 101 jobs at a UK level. Of these, 56 jobs are supported through procurement and suppliers (including contracting jobs found on-site). There is also an estimated 6 jobs supported off-site through downstream multiplier effects, including those supported by the spending of wages by the site's workforce. Of the national total of 101 jobs, an estimated 81 jobs (80%) are located in South Yorkshire.

11.0 PLANNING BALANCE & CONCLUSION

11.1 The site lies within the Green Belt as allocated in the Doncaster Local Plan. NPPF paragraph 150 states that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it and these include mineral extraction. It is considered that the proposed extension to the quarry site would not conflict with the five purposes of the Green Belt. The temporary nature of the proposal, the limited use of plant and machinery, the limited visual impact of the works and the low-level restoration means that the proposal would not impact on the openness of the Green Belt and can therefore be considered appropriate development, for which no very special circumstances need to be demonstrated.

11.2 The applicant has demonstrated that there is a need for the material and is therefore in accordance with guidance in the NPPF. The proposal will bring about economic benefits by supporting businesses that rely on the use of this materials and also through the continuation and creation of jobs.

11.3 The report has demonstrated that all issues such as vibration, noise, air quality have been assessed under the submitted Environmental Statement and have been shown to cause no significant impact. The proposal is contrary to Policy 60 of the Local Plan in that there will be a deficit of the best and most versatile agricultural land, but this is offset somewhat by the significant increase in biodiversity as a result of the proposed restoration works.

11.4 The loss of some best and most versatile agricultural land weighs against the proposal. However, the need for the material, the significant uplift in biodiversity and the economic benefits of the scheme outweigh this. On balance, the benefits of the scheme outweigh the loss of agricultural land.

12.0 RECOMMENDATION

12.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence

1. The development hereby permitted shall cease on 11th June 2035 with all restoration having been completed.
   REASON
   To ensure that the development is carried out in an appropriate timescale.

2. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
   Drawing number HH 2/1 dated Oct 2020 (Site location plan)
   Drawing number HH 2/3 dated Jan 2021 (Site plan)
   Drawing number H004_2020_004 Rev C dated 08.1.21 (Concept Restoration Plan)
   Drawing number H004 2020 007 dated October 2020 (Restoration sections)
   Drawing number HH 3/1 dated Oct 2020 (Directional Working Plan)
   Drawing number 2021_05_H14_001 dated May 2021 (Standoff to ancient woodland)
   REASON
   To ensure that the development is carried out in accordance with the application as approved.

3. With the exception of site derived mineral wastes (i.e. overburden and interburden), no importation and deposition of waste material shall take place at the site.
   REASON
   For the avoidance of doubt and for the protection of local amenity and to ensure that water resources are protected.

4. From the commencement of development to its completion, a copy of this planning permission, including all plans and documents hereby approved and any plans and documents subsequently approved in accordance with this permission, shall be kept on site at all times.

REASON
To ensure that the site operators are aware of the details of the planning permission.

5. No vehicles loaded with mineral aggregates or soils shall leave the site entrance to join the public highway unless they have been securely sheeted.
   REASON
   To minimise the impact of dust and mud on the roads.

6. In the event that the landowner confirms in writing to the Mineral Planning Authority of the permanent cessation of the development hereby permitted on the site, then within eighteen months of such notification an amended scheme of restoration shall be submitted for the written approval of the Mineral Planning Authority.
   The aforesaid scheme shall include, but not be limited to:
   i) details of final restoration levels
   ii) surface treatment
   iii) drainage
   iv) landscape
   v) at least five years aftercare
   vi) the timing of restoration.
   Once approved the scheme shall be fully completed in accordance with the approved details, including timescale.
   REASON
   In the interest of the proper restoration of the site.

7. The Mineral Planning Authority shall be notified within 7 calendar days of the commencement of the development hereby permitted.
   REASON
   To establish a date of commencement for the development and to assist in the effective monitoring of the site.

8. Quarry working, movement of inert restoration material, secondary aggregate recycling and restoration works shall take place in the hours of 7.00 am to 6.00 pm on Monday to Friday and 7.00 am to 1.00 pm on Saturday (excluding Bank Holidays) and not at all on Sundays or Bank Holidays.
   REASON
   In the interest of residential amenity.

9. The number of Heavy Goods Vehicles (including those resulting from works in other parts of the quarry) leaving the site and gaining access directly onto the public highway shall not exceed a total of 400 per working day averaged out over a 12 months period.
   REASON
   In the interests of highway safety.

10. Prior to the commencement of any soil stripping, a Traffic Management Plan shall be submitted to the Mineral Authority for approval. The development shall thereafter be carried out in accordance with the approved Traffic Management Plan.
    REASON
    In the interests of highway safety.

11. Vehicular site access shall only be via the existing access routes; these being Stainton Lane, Hirst Lane and B6094 Long Gate. Access to Cockhill East and

Cockhill West will be by using the haul route between Batty Holt North and Cockhill East that passes under the B6094.
REASON
In the interests of highway safety.

12. The operator shall ensure that no vehicle used to carry out material shall enter the public highway unless its wheels and chassis are clean. The operator shall at regular intervals monitor the condition of the site entrance and public highway in the vicinity of the entrance for dust and dirt.
REASON
In the interests of highway safety.

13. The operator shall maintain records of all HGVs and collection vehicles entering the site and these records shall be made available for inspection by the Mineral Planning Authority within four working days of a verbal or written request.
REASON
In the interests of highway safety.

14. No excavation of limestone shall be carried out within 50m of the following National Highways assets:

    i) 3157 Raikes Lane (two-span simply-supported RC beam and slab overbridge)
    ii) 23749 Motorway Signal 7621A (steel cantilever MS3)
    iii) 23750 Motorway Signal 7622B (steel cantilever MS3)
    iv) 23751 Portal Gantry 7624A (steel truss)

    until ground investigations have been undertaken in accordance with Section 7 of the SLR Report. The results of the ground investigations shall be reported in accordance with CD 622 'Managing Geotechnical risk' and certified by National Highways in accordance with CD 62. Prior to any workings within 50m of these assets, the applicant shall provide to National Highways a signed Geotechnical Certificate for National Highways counter signature in accordance with CD 622 Managing Geotechnical risk.
    REASON
    In the interests of highway safety.

15. Part A (pre-commencement)

    No soils shall be stripped from the site, or any demolition and groundworks carried out, until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Mineral Planning Authority. The WSI shall include:

    i) The programme and method of site investigation and recording.
    ii) The requirement to seek preservation in situ of identified features of importance.
    iii) The programme for post-investigation assessment.
    iv) The provision to be made for analysis and reporting.
    v) The provision to be made for publication and dissemination of the results.
    vi) The provision to be made for deposition of the archive created.
    vii) Nomination of a competent person/persons or organisation to undertake the works.

viii) The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)
Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Mineral Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.
REASON:
To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

16. All soil handling operations shall be carried out in accordance with:
a) The methodology detailed within the Planning Statement (January 2021), notably Sections 3.13 along with Appendix 2/2, and
b) Defra's Good Practice Guide for Handling Soils, Sheets 1-4 (handling soil using 360° excavators and dumptrucks) and sheet 15 where low ground pressure bulldozers are to be used during topsoil replacement.
REASON
To protect the condition of the soil and in the interests of the agricultural resource.

17. Within 3 months of the formation of storage bunds the operator shall submit a plan to be approved in writing by or on behalf of the MPA showing the location, contours and volumes of the bunds, and identifying the soil types and units contained therein.
REASON
To protect the condition of the soil and in the interests of the agricultural resource.

18. The stripping and movement of topsoil and subsoil shall only be carried out when the materials to be moved are in a dry and friable condition and the ground upon which they are to be placed is in a similarly dry condition.
REASON
To protect the condition of the soil and in the interests of the agricultural resource.

19. At least seven days' notice in writing shall be given to the Mineral Planning Authority prior to the commencement of topsoil stripping in any phase or part phase of the development.
REASON
To protect the condition of the soil and in the interests of the agricultural resource.

20. No soils shall be stripped from the site until such time as a Water Management System has been submitted to, and approved in writing by, the mineral planning authority. The scheme shall be implemented as approved.
REASON
To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and Position Statement N6 (Water and development planning) of the 'The Environment Agency's approach to groundwater protection.'

21. Noise monitoring shall be carried out in accordance with a scheme submitted for the approval of the Mineral Planning Authority. The scheme will be submitted for approval within 6 months of the date of this planning permission.

REASON:
In the interest of residential amenity.

22. The 'A' weighted continuous free-field noise level attributable to the operations throughout the site measured at or projected to any noise sensitive properties identified in the submitted Environmental Statement shall not exceed:
i) 70dB(A) in any one hour period, as measured at the noise sensitive properties identified in the noise receptor plan Figure 11.1 during exceptionally noisy operations such as the construction and removal of soil baffle mounds, and
ii) 55dB(A) in any one hour period, as measured at the noise sensitive properties identified in the submitted Environmental Statement, during all other site operations.
REASON:
In the interest of residential amenity.

23. In the event of complaints attributable to the operations undertaken at the site relating to noise, monitoring shall be carried out by the operator to identify the source. The Mineral Planning Authority shall be given seven days written notice in advance of any monitoring exercise required. The results will be reported within 7 working days to the Mineral Planning Authority and measures proposed to mitigate the noise to acceptable limits. Any mitigation measures shall thereafter be carried out in accordance with an agreed timescale.
REASON:
In the interest of residential amenity.

24. Efficient silencers for engines shall be fitted to and used and maintained on all vehicles, plant and machinery used on the site. All equipment will be maintained in accordance with the manufacturer's requirements and specification so as to minimise any adverse noise impact as a result of their operation.
REASON:
In the interest of residential amenity.

25. Dust mitigation measures as detailed in Table 6.5 of the accompanying Environmental Statement dated January 2021, shall be carried out for the duration of the development.
REASON:
In the interest of residential amenity.

26. In the event of complaints attributable to the operations undertaken at the permission site relating to dust, monitoring shall be carried out by the operator to identify the source. The Mineral Planning Authority shall be given seven days written notice in advance of any monitoring exercise. The results will be reported within 7 working days and measures proposed to mitigate the dust deposition to acceptable limits. Any mitigation measures shall thereafter be carried out in accordance with an agreed timescale.
REASON:
In the interest of residential amenity.

27. Except in emergencies, blasting shall only take place between the hours of 9.00 am to 4.00 pm during the 'development phase' of the extraction phases and only between the hours of 10.00 am to 2.00 pm Monday to Friday and 10.00am to 1.00pm thereafter, excluding Bank Holidays.
REASON
In the interest of residential amenity.

28. The blast design shall be such that ground vibration levels arising from the blasting shall not exceed a peak particle velocity of 6mms-1 in any mutually perpendicular plane, calculated with a 95% confidence limit and no individual blast shall exceed a peak particle velocity of 12mm s-1 as measured at any vibration sensitive properties.
REASON
In the interests of residential amenity.

29. The operator shall carry out blast monitoring at times and intervals to be approved in writing by the Mineral Planning Authority. The details of all blasts will be recorded and the results of the monitoring carried out made available to the Mineral Planning Authority upon request.
REASON
In the interests of residential amenity.

30. Blasting mitigation measures as set out in paragraph 8.75 of the Vibration chapter in the submitted Environmental Statement dated January 2021 shall be carried out for the duration of the development.
REASON
In the interests of residential amenity.

31. All areas restored to amenity woodland, wetland, nature conservation grassland and agricultural use shall undergo aftercare management for a five year period in accordance with a detailed aftercare scheme submitted for the approval of the Mineral Planning Authority, 12 months prior to cessation of mineral extraction. This aftercare period shall commence on the date that restoration is completed, the date of which shall be notified to the Mineral Planning Authority.
REASON
In the interest of the proper restoration of the site.

32. During the period of aftercare, prior to the 30th April every calendar year, the mineral operator shall submit a detailed annual programme to the Mineral Planning Authority. The programme shall include:
(a) Proposals for managing the land in accordance with the rules of good husbandry, including planting, cultivation, seeding, fertilising, draining, watering or otherwise treating the land for the forthcoming twelve months;
(b) A record of aftercare operations carried out on the land during the previous twelve months.
REASON
In the interest of the proper restoration of the site.

33. All topsoil and subsoil storage mounds and any overburden mounds, which will remain undisturbed for a period of 6 months, shall be seeded with a grass mix, which shall first be approved in writing by the Mineral Planning Authority, to prevent surface wind entrainment.
REASON
To protect the soil resource until it is required for restoration purposes.

34. The development hereby granted shall not be begun until details of the surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Mineral Planning Authority. These works shall be carried out concurrently with the development and the drainage

system shall be operating to the satisfaction of the Mineral Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Mineral Local Planning Authority before any works begin.

35. Upon completion of limestone extraction and processing, all plant and machinery, buildings, hardstandings and haul roads shall be removed from the site within 6 months unless they are to be retained as part of the approved restoration details.
REASON
In the interest of the proper restoration of the site.

36. All areas of the site shall be restored in accordance with the Concept restoration plan (Drawing number H004_2020_004 Rev C dated 08.1.21) and the details included within the accompanying Environmental Statement dated January 2021 and in accordance with a detailed restoration scheme submitted for the approval of the Mineral Planning Authority, within 12 months of commencement of soil stripping and shall include:
i) The creation, restoration and enhancement of semi-natural habitats
ii) The restoration of agricultural land.
iii) The creation of woodland areas.
iv) Management of woodland buffer zones including enhancement measures.
v) Tree, hedgerow shrub and wildflower planting specifications.
REASON
In the interest of the proper restoration of the site.

37. The routing of Heavy Goods Vehicles from the site shall be in accordance with Figure 13-15 in the submitted Environmental Statement. Details of methods for ensuring that drivers adhere to this route shall be submitted to and approved in writing by the local planning authority before any materials are taken off site.
REASON
To ensure that the development is carried out in accordance with the submitted details and for the avoidance of doubt.

38. Prior to the stripping of soils, a Construction Environmental Management Plan shall be submitted to the mineral planning authority for approval and then implemented in accordance with the approved details. Measures to include:

i) Identify potentially damaging construction activities in relation to wildlife and habitats.
ii) A method statement for the protection of amphibians reptiles and other terrestrial fauna that may be encountered on site: to include destructive searches, watching briefs and translocation areas.
iii) Identification of areas where protective fencing and protective barriers may be installed to protect wildlife and sensitive ecological features.
iv) Making safe all workings to protect nocturnal fauna from entrapment.
v) Measures to protect the Local Wildlife Sites Cockhill Plantation, Wet Holt LWS and Wadworth Wood (South) LWS.
REASON:
To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29.

39. Prior to the cessation of the permitted activities, a Biodiversity Net Gain Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Mineral Planning Authority for approval in writing. The Management Plan shall be based on the proposals set out in an updated Biodiversity Net Gain assessment using the original site habitat baseline and ensure that a minimum of 10% net gain is achieved. The plan shall include:

i) The baseline biodiversity assessment against which an uplift in biodiversity unit value will be monitored.
ii) The project's biodiversity unit targets.
iii) A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for a minimum of 30 years from completion of restoration works.
iv) The details of when target condition will be achieved and how it shall be maintained.
v) A detailed monitoring plan that will be used to inform any potential changes to the ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports.
vi) Monitoring reports will be provided to the Mineral Planning Authority by the end of years 1,2,5,10,20, and 30 of the monitoring period.
vii) The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the biodiversity net gain delivery.
viii) Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management.
Once approved the Management and Monitoring Plan shall be implemented in full and any subsequent changes to management as a result of findings from the monitoring agreed in writing with the Mineral Planning Authority.
REASON
To ensure the habitat creation on site and subsequent management measures are sufficient to deliver a net gain in biodiversity as required by Local Plan policy 30B and the NPPF paragraph 174d.

40. Prior to the commencement of permitted activities, a scheme of monitoring the impacts of dust deposition in the adjacent woodlands Cockhill Plantation and Four Acre Holt shall be submitted to the mineral planning authority. The monitoring scheme shall include the following:
i) The use of survey methods for the estimation of dust on trees and woodland ground flora as detailed in Section 2 of the report : PBECOLOGY Survey for Signs of Effects of Quarry Dust on Woodland August 2021 (amended March 2022)
ii) The establishment of baseline conditions prior to commencement of permitted activities.
iii) The woodland will be surveyed in years 1,3 and 5 following the commencement of permitted activities and results of surveys submitted to the MPA for review.
REASON
To ensure the ecological interests of the site and adjacent habitats are maintained in accordance with Local Plan policy 29.

INFORMATIVE
Throughout the period of working, restoration and aftercare, the operator shall take all reasonable steps to ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the

disposal of all water entering, arising on or leaving the site during the permitted operations.

INFORMATIVE
Prior to the commencement of development, and throughout the period of working, restoration and aftercare, it shall be the responsibility of the developer to make enquiries and, in consultation with the MPA, take appropriate steps to prevent the spread of any soil-borne plant or animal diseases.

INFORMATIVE
Please provide hydraulic calculations to show that the balancing pond is sufficiently sized. Please ensure you have read the SY interim guidance for SuDS and the guidance for developers producing drainage strategies, to ensure you have supplied sufficient drainage information for the planning application. The documents can be found on the website: https://www.doncaster.gov.uk/services/planning/development-and-floodrisk. Please also review Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems (March 2015)

INFORMATIVE
The applicant should provide the Local Planning Authority with evidence that a licence has been issued by Natural England (or another relevant licencing authority) pursuant of Regulation 53 of the Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead.

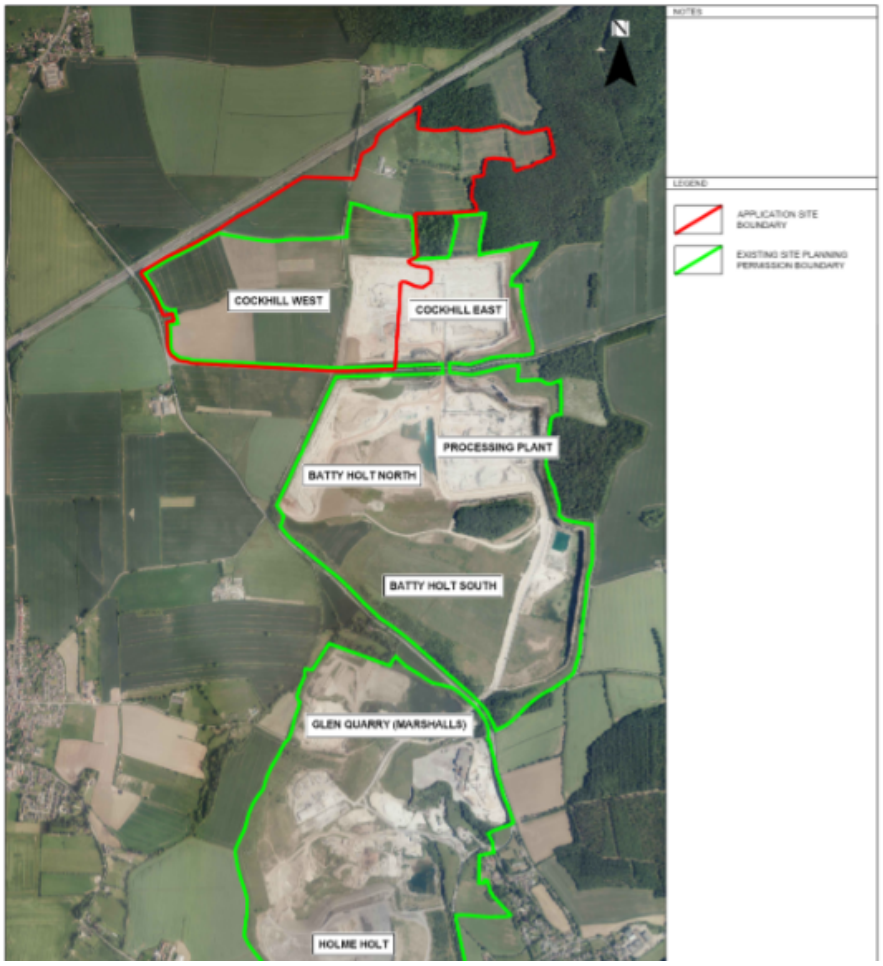


Fig 1: Aerial photo showing how the application site includes the 'Cockhill West' and part of 'Cockhill East' areas, which already benefit from consent for mineral extraction under the ROMP consent in 2018.

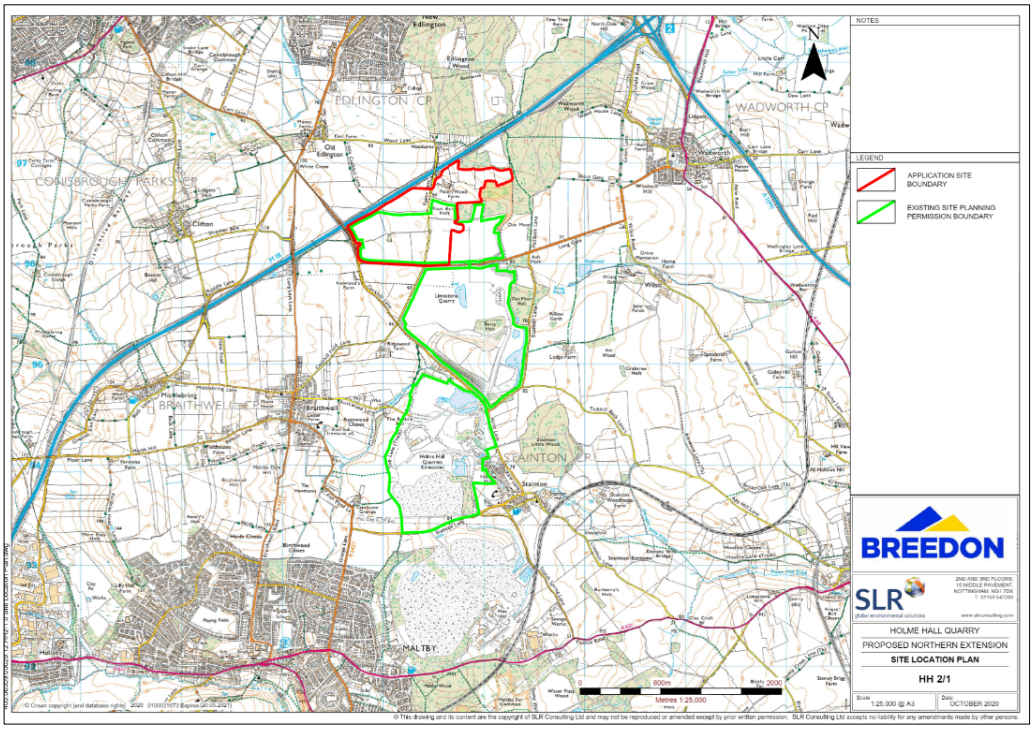


Fig 2: Map showing extent of application site.

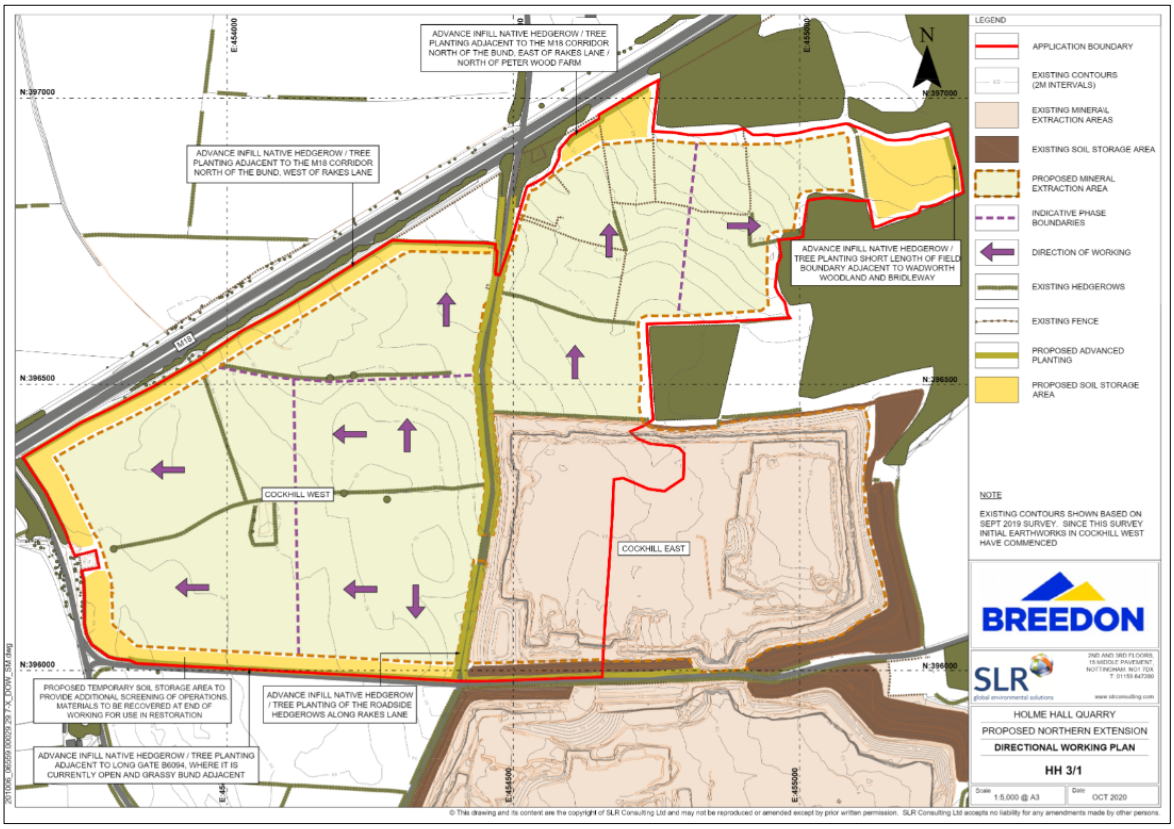


Fig 3: Plan showing proposed direction of working

Fig 4: Proposed Restoration Plan.

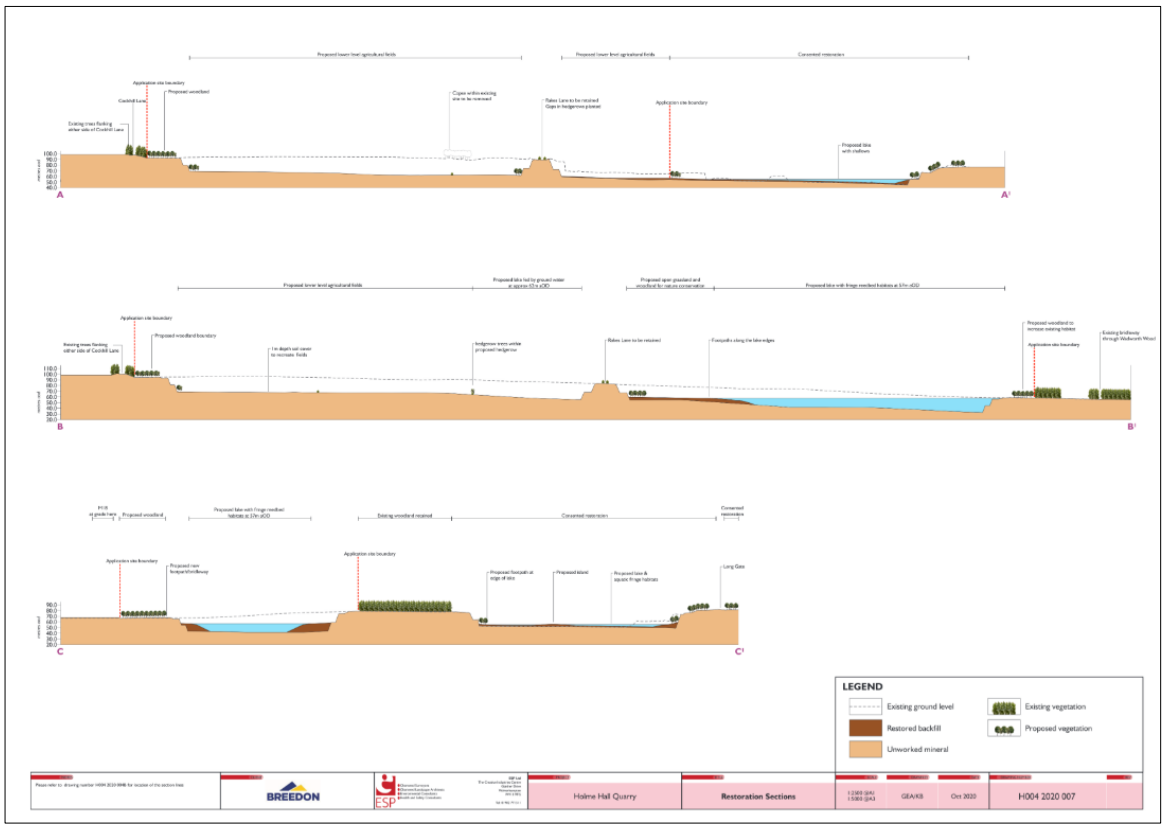


Fig 5. Proposed restored site levels.

Figure 13-15
HGV Routeing Distribution

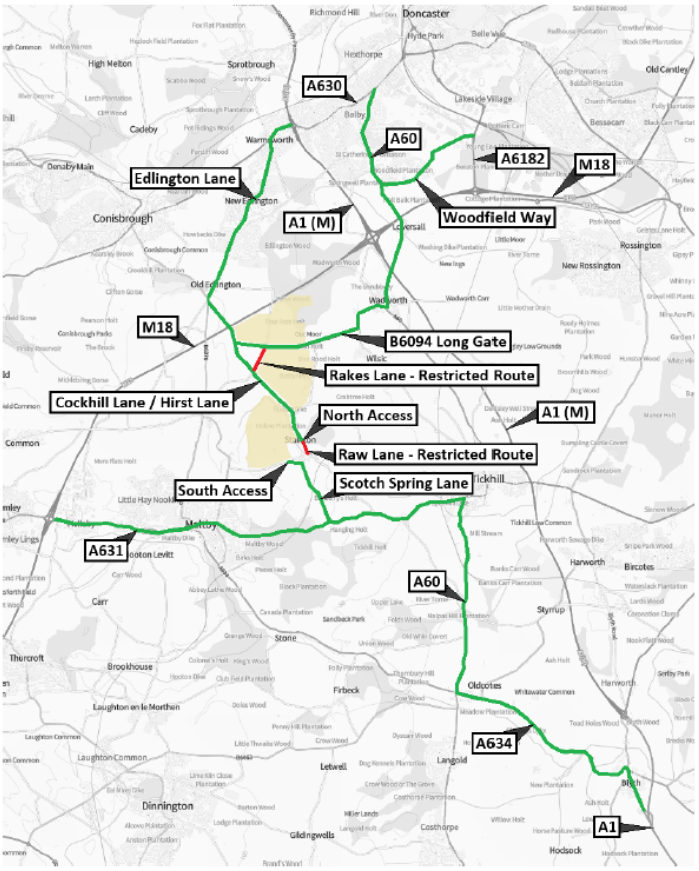


Fig 6. Restricted HGV Route.

Fig 7. Agricultural Land Classification.