

Beetley and Gressenhall Parish Council's Meeting March 2021

Proposed mineral development on Land off Rawhall Lane

Longwater Gravel

The Longwater Gravel Company Ltd was established in 1952. The Company have a distribution and administration centre located at Costessey, Norwich. They also operate three sand and gravel operations within Norfolk – Coxford Abbey Quarry, Horstead Quarry and Wymondham Quarry.

Heatons – Planning, Environment and Design

Established in 1999, Heatons are a planning, environment, and design consultancy. Within our offices in the East Midlands, West Midlands and the North East, we have a team of experienced planners, landscape architects and ecologists to offer a range of expertise for all development. A core sector of our work is that related to minerals developments.

Introduction

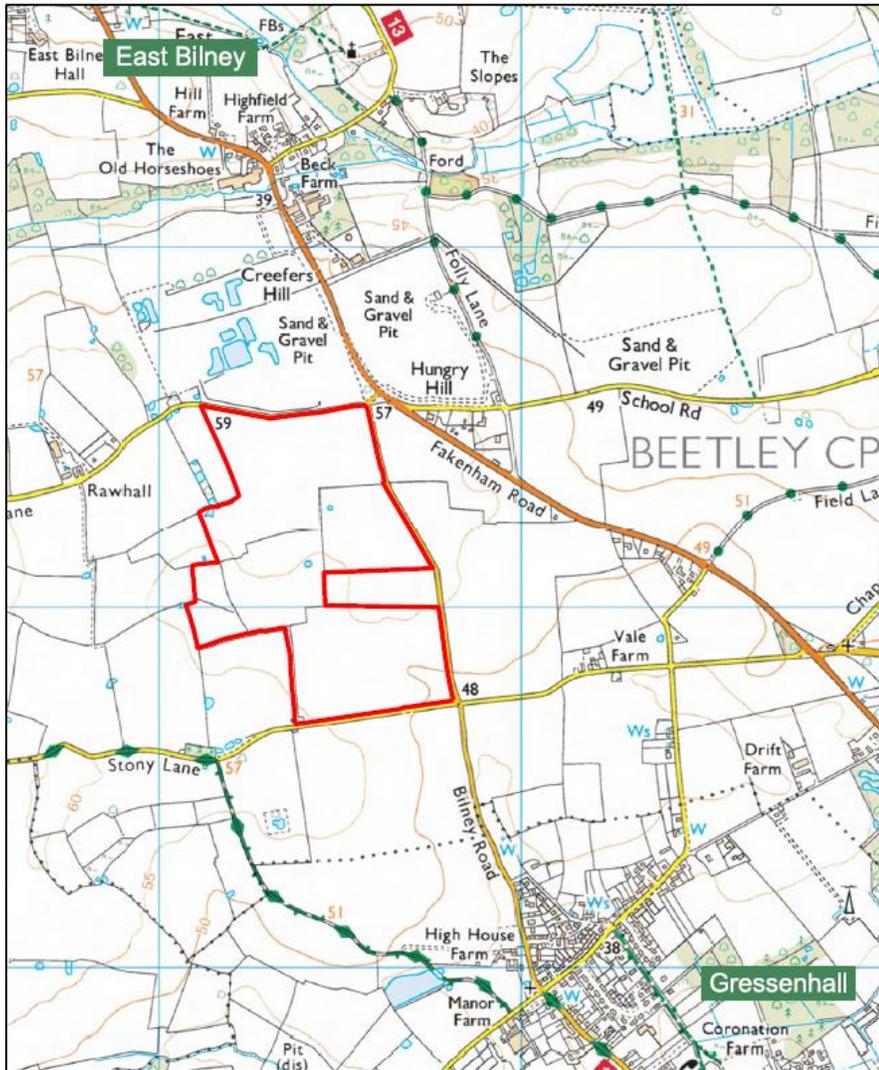
This presentation has been prepared by Heatons on behalf of Longwater Gravel. It provides a very brief summary of key information relating to a future Planning Application for mineral development on land off Rawhall Lane to the north west of Beetley and Gressenhall and south of East Bilney for the consideration of both Parish Council's.



Aerial view of site (Google Earth 2020)

Longwater Gravel

Producers of Quality Aggregates



Site Location Plan

The Site

The proposed site comprises c. 42.5 hectares of greenfield land south of Rawhall lane. The land is currently in agricultural use segregated into seven field areas interspersed with hedgerows and trees. A Location Plan illustrating the extent of the site is shown.



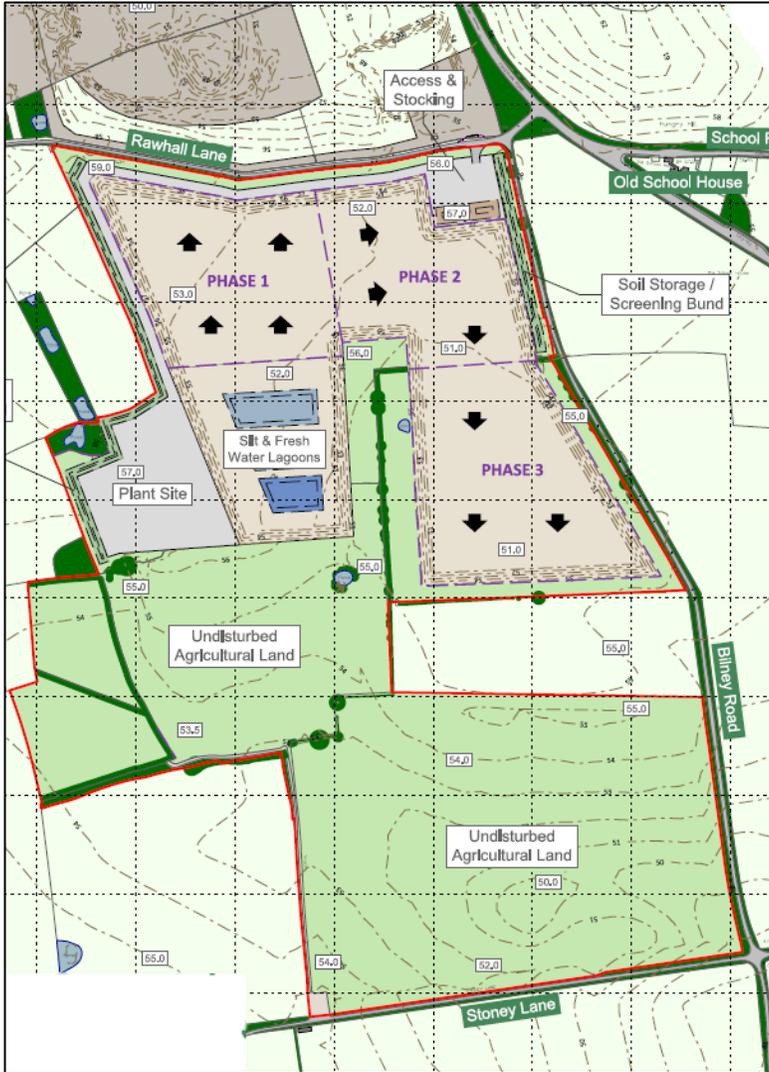
View along southern boundary



View along western boundary

Longwater Gravel

Producers of Quality Aggregates



Indicative Phases 1 to 3



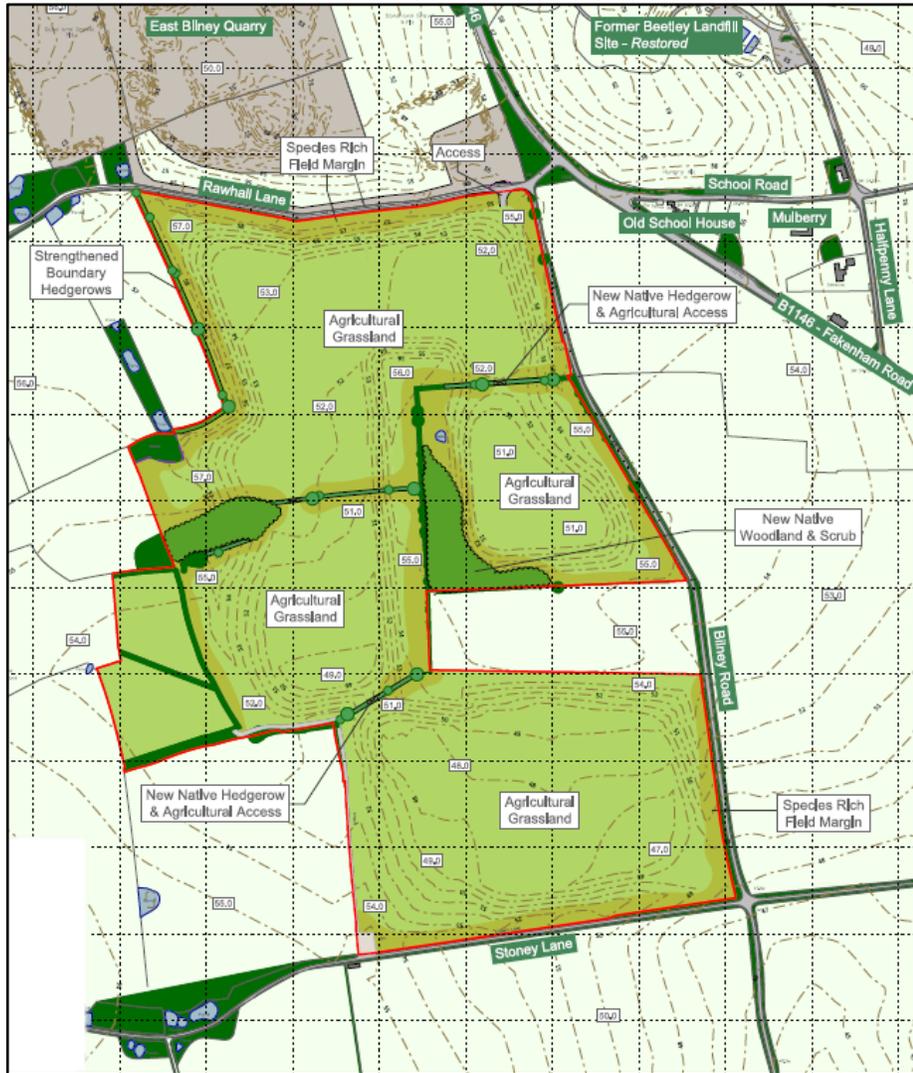
Indicative Phases 3 to 6

Proposed Mineral Operations Overview

Ground investigations have been carried out and borehole data indicates an estimated 1.85 million tonnes of workable sand and gravel resource is present within the site. It is proposed to work the quarry at a rate of circa 70-110,000 tonnes per annum. Extraction would be carried out in a phased manner from north to south in a series of 6 phases. Working and restoration is progressive to minimise open extraction areas.

Timescales

The proposed rate of extraction (70-110,000 tpa), results in 17-20 years of extraction. Longwater Gravel would require 2 years to complete final restoration of the site.



Concept Restoration Plan

Restoration

Restoration is proposed to low level agriculture to reflect existing and adjoining land uses. The mineral void will be recontoured using in situ mineral waste and retained soils to create the final landform. Restoration will include reinstatement of the boundary hedgerow to its former massing and quality, enhanced tree planting and improved site drainage. A Concept Restoration Plan is shown.

Aftercare and Management

Following completion of the restoration, the area will be subject to extended aftercare agreements between the operator and the Planning Authority.

The objective is to restore the land back to full agricultural production.



Existing Situation

Access and HGV movements

An access point is proposed off Rawhall Lane and would be positioned in the far north east of the site. This would be the sole access/egress point for all vehicles associated with the mineral operations, providing direct access to the B1146 (a designated lorry route). The site is expected to generate a maximum of 14 HGV arrivals per day (29 two-way movements per day), which equates to 2-3 two-way movements per hour.

Operating Hours

The proposed working hours are based upon standard working hours and reflect those in operation at East Bilney Quarry to the north:

- 0700 – 1800 Mondays to Fridays
- 0700 – 1300 Saturdays
- No working on Sundays or public holidays

Employment

The quarry will provide employment for at least six full time employees (3 on site and 3 drivers).



Proposed site access point (Open Street Map 2020)

Planning Application

The Planning Application documents are currently being prepared with technical assessment work being carried out on site to support the Environmental Statement. We are intending to have a scheme ready for submission in May 2021, in order to allow time for pre-application consultation and any iterations as a result of consultation and assessment to be included within the scheme design.



Historic Map from 1797

Archaeological Solutions Ltd
Fig. 4 Faden's map, 1797
Not to scale
Beetley Quarry, Norfolk (P8423)

Environmental Assessment

In summary the Environmental Assessment work being carried out includes:

- **Landscape and Visual Impact;**
- **Ecology and Nature Conservation;**
- **Noise;**
- **Air Quality and Dust;**
- **Archaeology and Cultural Heritage;**
- **Traffic and Transportation;**
- **Impact on the Water Environment;**
- **Soil Resources**