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Norfolk County Council
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[REDACTED]

24 July 2023

Dear Sir/Madam

Change of use of land from open air storage (plant, materials and aggregates in connection with the operations of Newall Plant Ltd) to aggregate and soil recovery facility (part retrospective).

Land adjacent to the Barn, Heron Farm, Bunwell Road, Besthorpe, Attleborough, Norfolk, NR17 2LN

Reference FUL/2023/0019

I am writing in response to the neighbour representation letter which was posted onto the Norfolk County Council planning site on 11 July 2023.

Given the number of comments made it is considered necessary to dully respond and to add some granular clarity to the issues raised.

The applicant Newall Plant Limited operates the Heron Farm site to the highest standards and within the planning and environmental regimes which have been previously permitted. The site is an important local employer, with over 30 people relying on income from this business to support their families.

The County Council, District Council and Environment Agency have all considered various applications at the site in the past and concluded that the site is deemed to be acceptable for various storage and development purposes. The application which has been submitted is a result of the collaboration between Newall Plant Limited, the County and District Councils. It follows the District Council permission which granted the retention of the site's screening bunds (3PL/2022/0333/F).

The complaint letter raises two main objection subjects; noise and dust. The comments are a repeat of the objections made in the past and contain assertions with no accompanying site diaries or quantitative reports to back up statements made.

The submitted noise report details the measures already operational to mitigate noise impacts. Furthermore, the location of the complaint is considered to be a significant distance from the operational site. The complaint letter also makes multiple claims about the impact of noise, presumably based on existing permitted operations.

The consultant noise expert is quoted within the representation. Liaison with the noise consultant has resulted in him disagreeing with the comments and conclusions made. The noise report submitted to the County Council is a professional document with correct statements and robust conclusions. It concludes through the implementation of the noise mitigation strategy, any noise from the site would be at an acceptable level when measured at each of the nearest noise sensitive properties.

Key to this application, is the now permitted landscaped bunds granted by the District Council and the existing and proposed planting. Both screen the site and mitigate its impact, over time they will lessen any perceived impact.

The submitted dust report details extensive management processes and mitigation in place to satisfactorily control any dust from the site. Similarly the comments which have been made are about existing permitted operations, not about the proposed application. Consideration should be given to the proposed application due for determination.

Turning to vehicles and the use of local roads to access the site. Given the site has permission to store plant, materials and aggregates, vehicles are already permitted to travel to and from the site. The site rules require vehicles to travel away from the site along Bunwell Road, Station Road to the A11 and left into the site only. This is to minimise disruption within the village but also to ensure the vehicles travel along the most suitable roads. An HGV Management Plan could be provided to detail this. It is expected, based on the small highway impact and risk from this application, the Highway Authority would lodge a similar 'no objection' to this scheme (the same as the last County application), subject to appropriate conditions being adhered to.

In conclusion, the proposed application seeks to regularise the operations at Heron Farm and in simple terms enable more materials to be recycled reducing the need for primary aggregates and soils to be won from virgin sites. This is one of the key aims of the National Planning Policy Framework which this application should be considered against. The application site is located a considerable distance from any neighbouring residents which reduces the impact from the site operations. A number of detailed environmental reports including noise, dust, landscape, ecological and tree assessments have been submitted with this application. These have all concluded the proposed operations can operate within prescribed limits and proposed regimes. It is hoped the County Council can see what a positive contribution this site has on the County's recycling and waste targets.

If any of the points in this letter require further clarification please let me know.

Yours sincerely



Phillip Taylor
Agent