

## **Norfolk Minerals and Waste Local Plan**

Minerals Site Specific Allocations  
Development Plan Document (DPD) –  
Single Issue Silica Sand Review

### **Proposed Additional (Minor) Modifications**

February 2017



Mod ref	Policy/ paragraph	Change to be made	Reason for change	Modification affects Sustainability Appraisal?
1	AOS D – Area of Search Characteristics	Amend the forth bullet point in the area of search characteristics to state: “The AOS is in forestry use and is classified as non-agricultural and grade 4.”	To correct the agricultural land classification from grade 3 to grade 4.	<p>Yes. The modification improves the sustainability of the area of search. The assessment of the effect on soil quality for objective SA10 should be amended as follows:</p> <p>Comment: The AoS is largely in forestry use and is classified as non-agricultural and grade 4 agricultural land.</p> <p>Assessment of extraction phase: No impacts on BMV agricultural soils. (score: 0)</p> <p>Assessment of post-extraction: No impacts on BMV agricultural soils. (score: 0)</p> <p>Conclusion: Delete the sentence “There is the potential for a permanent loss of grade 3a agricultural land, depending on where mineral extraction is located within the area of search.”</p>
2	AOS E – insert new paragraph before existing paragraph E.16	Insert a new paragraph as follows: “There are public water mains within the boundary of AOS E. Anglian Water would require the standard protected easement widths for the water mains and for any requests for alteration or removal to be conducted in accordance with the Water Industry Act 1991.”	As requested by Anglian Water Services Ltd in their representation.	No

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3	AOS F – insert new paragraph before existing paragraph F.9	Insert a new paragraph as follows: “There is a public water main within the boundary of AOS F. Anglian Water would require the standard protected easement widths for the water main and for any requests for alteration or removal to be conducted in accordance with the Water Industry Act 1991.”	As requested by Anglian Water Services Ltd in their representation.	No
4	Para S.7	Add the following text to the end of existing para S.7: “A project level Habitats Regulations Assessment would need to be carried out as part of the determination of any future planning application for silica sand extraction within specific site SIL01.”	As requested by Natural England	No
5	Para 2.7 of the Minerals SSA DPD	No new silica sand planning permissions were granted in <del>2010, 2011 or 2012</del> <u>from 2010 to 2016</u> and therefore the landbank of reserves has reduced accordingly (the latest confirmed landbank figure is <del>4.9</del> <u>2.62</u> million tonnes) as at 31 December <del>2012</del> <u>2016</u> ). Therefore, the quantity of additional silica sand resource needed over the plan period is <del>5.6</del> <u>4.88</u> million tonnes. <del>However, due to the Habitats Regulations Assessment findings, it has been possible to allocate only one silica sand site (MIN 40), totalling 3 million tonnes.</del> <u>The two allocated silica sand sites are estimated to contain 4.2 million tonnes of silica sand.</u> All other silica sand sites put forward <u>during the Minerals Site Specific Allocations process</u> are concluded to have either likely significant effects or an uncertain impact on Roydon Common SSSI (part of Roydon Common and Dersingham Bog SAC) and in line with the precautionary principal they cannot be allocated. This leaves a shortfall of <del>2.6</del> <u>0.68</u> million tonnes in the quantity of silica sand allocated. However, this	Update to reflect the outcome of the Single Issue Silica Sand Review of the Minerals SSA DPD and to use the most recently available silica sand data	No

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		<p>shortfall in allocated resources would only occur towards the end of the Plan period (about <del>2023/4</del> <u>2025</u>).</p> <p><u>To address this shortfall five areas of search for silica sand extraction have been allocated, covering 1,032 hectares of land, within which planning permission may be granted, particularly if there is a potential shortfall in supply. Planning applications for the extraction of silica sand are therefore directed to the allocated specific sites and Areas of Search and would be determined in accordance with the relevant specific site or Areas of Search Policy and the relevant policies of the Local Plan.</u></p> <p>Delete the remaining four paragraphs in 2.7: from “To address this shortfall a single issue review...” to “... is being considered, planned or determined.”</p>		

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6	Area of Search characteristics for AOS D (last bullet point) and Para D.1	<ul style="list-style-type: none"> <li>It is considered <del>likely</del> <b>may</b> transfer mineral to the processing plant by road, although <del>there is</del> the potential <b>of</b> <del>that</del> other transportation options such as a conveyor, <del>or</del> pipeline <b>or off-highway haul-route</b> <del>may</del> <b>should</b> be considered <b>in any future application</b>.</li> </ul> <p><b>D.1</b> <b><u>A transport method which used some form of off-highway route, either to the strategic road network, or directly to the existing processing plant site would be preferable for this area of search. If an off-highway route is not possible, the preferred highway route access would be onto the A47 to the north along Common Road, which is a designated HGV route in the Norfolk route hierarchy. While it is considered that a suitable access could be formed along Common Road, this should be as far north as possible. Highway improvements, including suitable localised widening to form passing places, are likely to be required.</u></b> It is considered that junction improvements to the A47 are likely to be required, although Highways England consider that the areas of search are unlikely to affect the safety and operation of the strategic road network.</p>	To encourage the use of off-highway transportation of minerals if possible and note the potential requirement for highway improvements.	No