



Centred on 625904 318513

MIN 78

Site Ref No.	MIN 78	Parish	DITCHINGHAM
Location of site	Land off Norwich Road, Ditchingham	Submitted by	David L Walker Chartered Surveyors on behalf of Lafarge Aggregates Ltd
Proposed use/s	Mineral extraction (sand and gravel); aggregate processing	Estimated Reserve	1,000,000 tonnes
Allocation / Area of Search	Allocation	Size of site (ha)	25.12
Background Information: - No current mineral or waste planning permission at the site. A previous planning application for the site was withdrawn before determination			
Landscape: - The site is close to the Broads Authority area and adjacent to Ditchingham Park. The cumulative impact on the landscape of the loss of Heater Plantation, the impact on views from property and pedestrians on Fen Lane, the impact of the creation of a new access onto the Norwich Bungay Road and the impact of the soil storage bunds and mound would constitute unacceptable harm to the local landscape			
Ecology: - In its current state, the proposal is not suitable in ecology terms. Heater and Tenpenny plantations would be lost through this scheme. However, if they could be worked around and connected by new woodland through the restoration scheme, the site could be more acceptable			
Highways: - Highway improvements would be needed to B1332, as it is a sub-standard B road and therefore not suitable for large numbers of HGVs. In addition, an improvement scheme at the B1332/A143 roundabout has been identified, but not yet implemented through lack of money; a contribution to this scheme would be needed from MIN 78			
External Consultee Comments			
Broads Authority: - The site is considered to be at a sufficient distance not to impact directly on the landscape fabric or landscape amenity of the Broads Executive area although any potential long distance views may have to be evaluated			
Environment Agency: - Concerns over interruptions to groundwater flows and local drainage flows. We object to this allocation in the absence of any hydrogeologic assessment			
Norfolk Wildlife Trust: - We are concerned about the potential for adverse impacts on the adjacent County Wildlife Site. This allocation should only be allowed if there is shown to be no adverse impact on this site and on condition that the allocation site is restored in line with the Norfolk Ecological Network			
English Heritage: - We have significant concerns about the likely detrimental impact that this proposed minerals site would have on the setting of the Grade I listed Ditchingham Hall and the surrounding Grade II registered historic park & garden. The land to the north of the B1332 from Hedenham to Old Hall Farm is also a conservation area and three other Grade I listed buildings are situated nearby to the east (St Mary's Church), west (Hedenham Hall) and north-west (St Peter's Church)			
South Norfolk District Council: - Noise, dust, light pollution from plant and extra traffic movements from the site will impact adversely on neighbour amenity for a considerable number of years			
Norfolk Geodiversity Partnership: - It would be useful to retain some open faces for scientific study during the operational stages, and ideally after restoration, and have a 'watching brief' during the extraction phase in case features of potential geodiversity interest are uncovered			
Public/parish council comments: - Many concerns raised, including HGV impacts on inappropriate highways, amenity impacts on local residents (noise, dust, light pollution etc) damage to local landscape, severe impacts on local ecology and woodlands (particularly ancient trees), changes to the water table, and harm to the setting of Ditchingham Hall			
Conclusions: - Although there are other grounds for doubt (such as the impact on adjoining wildlife sites), in the light of the serious concerns raised on landscape grounds, and the potential impact on Ditchingham Park and other Grade I listed buildings, this site would clearly be inappropriate to develop. DO NOT ALLOCATE			