

OXFORDSHIRE COUNTY COUNCIL

County Planning Authority

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE)(ENGLAND)  
ORDER 2010

To: Lafarge Aggregates Ltd  
Mineral Resources  
Panshanger Park  
Hertford  
SG14 2NA

CONDITIONAL PLANNING PERMISSION

Extension to Caversham sand and gravel quarry with restoration to agriculture and flood plain habitats using suitable imported inert restoration material and construction of a new access off the A4155

at Caversham Quarry, Sonning Eye, Reading, RG4 6TX

The OXFORDSHIRE COUNTY COUNCIL as County Planning Authority hereby GRANT PLANNING PERMISSION for this development SUBJECT TO the conditions set out in the attached Schedule 1.

The reasons for the imposition of the conditions are as set out in the attached Schedule 1.

The relevant Development Plan policies are set out in the attached Schedule 2.

The reasons for approval are set out in the attached Schedule 3.

Dated: 20 August 2014



Planning Regulation Service Manager  
On behalf of the Director for Environment & Economy

**YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF**

## Notes

### IMPORTANT

- This permission does not convey or imply any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.
- The submitted environmental information was taken into consideration in making this decision.
- Application for approval under the Building Regulations must be made to the Council for the district in which the land is situated.
- Except in the case of small domestic development, the Chief Fire Officer, Sterling Road, Kidlington, Oxford, OX5 2DU, Telephone: Kidlington 4211, should be consulted before work is commenced. This may save expensive alterations at a later stage.
- In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of the County planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, however if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the County Planning Authority's decision on your application then you must do so within either 28 days of the date of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier. Appeals must be made on a form, which you can get from the Planning Inspectorate at Temple Quay House, 2, The Square, Temple Quay, Bristol. BS1 6PN Helpline: 0117 3726372 Website: [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals)
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## **Purchase Notices**

- If either the County planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## Schedule 1 - Conditions

1. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The approved plans and particulars comprise:
  - Planning Application Form dated 17th November 2011,
  - Supporting Planning Statement prepared by David L Walker Ltd dated October 2011,
  - Supplementary Statement prepared by David Walker dated August 2012
  - Second Supplementary Statement prepared by David Walker dated December 2012
  - Hydrogeological Impact Assessment and Flood Risk Assessment for Proposed Extraction of Sand and Gravel (Golders Associates Report 08514250032.501/A.6, June 2013 (including appendices)
  - Restoration Plan - Drawing No: C1/PL10/04 dated August 2011
  - Indicative Cross Sections Through Lake and Reed Fringe Margins - Drawing No: C1/PL10/05 dated April 2011
  - Working Proposals - Drawing No: C1/PL10/03B dated August 2011
  - Drawing no. SNG/013/E Site plan of existing processing & batching plants
  - Initial Works and Phase 1 Extraction Figure 7c dated August 2011
  - Phase 3 Extraction Figure 8c dated August 2011
  - Phase 6 Extraction Figure 9c dated August 2011
  - Phase 9 Extraction Figure 10c dated August 2011
  - Phase 12 Extraction Figure 11c dated August 2011
  - Ecological Impact Assessment prepared by FPCR dated October 2011
  - Noise Assessment prepared by Sharp Redmore, dated November 2010
  - Transport Assessment prepared by David Tucker Associates, dated September 2011
  - Letter dated 14th February 2012 reference KA/AW/1934/10 from Kevin Argent to Victoria Fletcher
  - Road Safety Audit Stage 1 reference 10259
  - 'Target soil profiles for restoration of agricultural land at Sonning Eye' document prepared by Land Research Associates dated 19th March 2012
  - 'Design Statement and Restoration Concept' contained within Section 3 of the Environmental Statement dated October 2011
  - Dust Management Plan (contained in paragraphs 2.6.2 – 2.6.4 of Environmental Statement)
  - Letter dated 25th April 2012 from Land Research Associates to Olivia Euesden
  - Scheme of soils handling, management and replacement (Section 2.4 of the Environmental Statement)
  - Phase C Extension to Caversham Quarry Otter Report, FPCR, March 2013
  - Geophysical Survey Plots of Initial 1 ha Magneometer Survey January 2010

Reason: To ensure that the development is carried out as proposed.

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In accordance with Section 91 to 95 of the Town and County Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. Extraction of minerals shall cease by 31<sup>st</sup> December 2027, deposit of waste shall cease by 31<sup>st</sup> December 2029 and all buildings, plant and machinery to which this permission relates shall be removed and restoration shall be completed by 31<sup>st</sup> December 2029.

Reason: To ensure that appropriate restoration takes place within a reasonable timescale (MWLP PE13)

4. Notwithstanding the provisions of parts 19 and 21 of schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without planning permission from the Mineral Planning Authority.

Reason: To protect the amenities of the area. (MWLP PE18)

5. No operations, including HGVs entering and leaving the site, other than water pumping or environmental monitoring, shall be carried out at the site except between the following times:-

7.00 to 18.00 Mondays to Fridays  
and  
7.00 to 13.00 Saturdays.

No operations shall take place on Sundays, Public or Bank Holidays.

Reason: To protect the amenities of local residents of Spring Lane and Sonning Eye. (OMWLP PE18)

6. Details of the location, height, design, sensors, and luminance of external lighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties, highways, wildlife corridors and pollution of the sky), shall be submitted to and approved in writing by the Mineral Planning Authority before any external lighting is used on site. Any scheme that is approved shall be implemented for the duration of the development and no development shall take place other than in accordance with the approved scheme.

Reason: To minimise the nuisance and disturbances to neighbours and the surrounding area and in the interests of highway safety. (OMWLP PE18)

7. No development shall commence in phase 1 until a detailed working scheme for phases 1 to 4 has been submitted to the Minerals Planning Authority and approved in writing. No development shall take place other than in complete accordance with the approved detailed working scheme, which shall be in accordance with approved plan C1/PL10/03B. The phases shall be worked sequentially in numbered order as shown on approved plan C1/PL10/03B and progressively restored as working takes place. The submitted working scheme shall, for each phase, include details of:
- (a) precise boundary of the excavation area
  - (b) direction of working
  - (c) plant, machinery and vehicles to be used
  - (d) depth of excavation
  - (e) separate stripping of topsoil, subsoil and overburden and how and where such materials are to be stored
  - (f) fencing, gates and other means of enclosure
  - (g) location of haul roads
  - (h) location of conveyor and power supply
  - (i) location of dewatering pumps and power supply
  - (j) location, height, shape, width, materials, seeding and maintenance of bunds.
  - (k) timing of the restoration of preceding phases in relation to extraction of current phase

Reason: To ensure that the site is worked in a manner which does not cause loss of amenity or damage to the environment (OMWLP PE18)

8. No development shall commence in phase 5 until a detailed working scheme for phases 5 to 8 has been submitted to the Minerals Planning Authority and approved in writing. No development shall take place other than in complete accordance with the approved detailed working scheme, which shall be in accordance with approved plan C1/PL10/03B. The phases shall be worked sequentially in numbered order as shown on approved plan C1/PL10/03B and progressively restored as working takes place. The submitted working scheme shall, for each phase, include details of:
- (a) precise boundary of the excavation area
  - (b) direction of working
  - (c) plant, machinery and vehicles to be used
  - (d) depth of excavation
  - (e) separate stripping of topsoil, subsoil and overburden and how and where such materials are to be stored
  - (f) fencing, gates and other means of enclosure
  - (g) location of haul roads
  - (h) location of conveyor and power supply

- (i) location of dewatering pumps and power supply
- (j) location, height, shape, width, materials, seeding and maintenance of bunds.
- (k) timing of the restoration of preceding phases in relation to extraction of current phase

Reason: To ensure that the site is worked in a manner which does not cause loss of amenity or damage to the environment (OMWLP PE18)

9. No development shall commence in phase 9 until a detailed working scheme for phases 9 to 12 has been submitted to the Minerals Planning Authority and approved in writing. No development shall take place other than in complete accordance with the approved detailed working scheme, which shall be in accordance with approved plan C1/PL10/03B. The phases shall be worked sequentially in numbered order as shown on approved plan C1/PL10/03B and progressively restored as working takes place. The submitted working scheme shall, for each phase, include details of:

- (a) precise boundary of the excavation area
- (b) direction of working
- (c) plant, machinery and vehicles to be used
- (d) depth of excavation
- (e) separate stripping of topsoil, subsoil and overburden and how and where such materials are to be stored
- (f) fencing, gates and other means of enclosure
- (g) location of haul roads
- (h) location of conveyor and power supply
- (i) location of dewatering pumps and power supply
- (j) location, height, shape, width, materials, seeding and maintenance of bunds.
- (k) timing of the restoration of preceding phases in relation to extraction of current phase

Reason: To ensure that the site is worked in a manner which does not cause loss of amenity or damage to the environment (OMWLP PE18)

10. A copy of this permission and the approved plans showing the method and direction of working, infill and restoration shall be displayed in the operator's site office at all times during the life of the site. Any subsequent approved amendments shall also be displayed.

Reason: To ensure that the development is carried out as approved. (OMWLP PE18)

11. No development shall commence until full details of the conveyor crossing over Spring Lane and the public right of way have been submitted to the

Minerals Planning Authority and approved in writing. The approved details shall be fully implemented.

Reason: In the interests of highway safety and the safety and convenience of users of the right of way (SOLP T1, OMWLP PE11)

12. A local liaison meeting shall take place for this site in accordance with details which have been submitted to the Minerals Planning Authority and approved in writing, prior to the commencement of development.

Reason: To ensure that any impacts on local amenity are effectively addressed (OMWLP PE18)

13. No extraction of mineral shall take place in any phase until advance planting has been implemented to screen the development from the public right of way on the western edge of the development area, in accordance with approved plan Figure 9c 'Phase C Extraction' dated August 2011. .

Reason: In the interests of the convenience of users of the right of way (OMWLP PE11)

#### **Access and vehicles**

14. No waste or inert restoration materials shall be imported to the site until plans showing details and vision splays of the new access to the site from the A4155 and details of junction warning signage have been submitted to the Minerals Planning Authority, approved in writing and the new access has been constructed in complete accordance with those approved plans. No waste or inert restoration materials shall be imported to the site other than through the new access from the A4155.

Reason: In the interests of highway safety (SOLP T1)

15. There shall be no export of mineral from the site, other than from the plant site access onto the B478 marked as 'proposed northern access' shown on approved plan C1/PL10/03B

Reason: In the interests of highway safety (SOLP T1)

16. No loaded vehicles shall leave the site unsheeted except those only carrying stone in excess of 500 mm.

Reason: In the interests of highway safety to reduce the effect of dust. (MWLP PE18)

17. No mud or debris shall be deposited on the public highway.

Reason: In the interests of highway safety. (SOLP T1)



18. No development shall commence until details have been submitted to the Minerals Planning Authority and approved in writing showing details of the signage to advise HGV drivers of the permitted routes. Signs shall be erected in full accordance with the approved details prior to the exportation of mineral and retained and maintained for the duration of the development.

Reason: To ensure that the correct lorry routes are used and to avoid HGVs in local villages. (OMWLP PE18)

19. Following the completion of the import of inert waste or inert restoration materials to the site, no vehicle shall use the access onto the A4155, other than for maintenance and estate access.

Reason: In the interests of highway safety (NPPF)

### **Restoration and Aftercare**

20. Restoration of the site shall take place in complete accordance with approved Restoration Plan C1/PL10/04, the approved 'Design Statement and Restoration Concept' contained within Section 3 of the Environmental Statement and Section 5 including Table 5 of the approved Ecological Impact assessment dated October 2011.

Reason: To ensure that the site is reclaimed in an orderly manner to a condition capable of beneficial afteruse and in the interests of the amenity of local residents. (MWLP PE13)

21. No works of site clearance or development shall take place unless or until a detailed restoration scheme has been submitted to and approved in writing by Oxfordshire County Council. This should cover:

- Design details of the proposed ponds and wetland features, designed to ensure maximum ecological benefit through the inclusion of significant areas of shallow water habitat in the margins, avoidance of steep banks and the inclusion of a varied plan form to maximise the ecologically valuable edge habitat
- Detailed design details of ecological enhancements to the Berry Brook and the other retained channels
- Details of any new habitat created on site and species mitigation, compensation and enhancements

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site (NPPF)

22. An aftercare scheme and programme for each of the phases (as shown on approved plan C1/PL10/03B 'Working Proposals'), which starts in each

phase as restoration is complete in that phase and lasts for 5 years in each phase, shall be submitted for the approval of the Minerals Planning Authority at least one year before aftercare is due to start in phase 1. The scheme shall include the monitoring and management details of hedgerows, ditches, open water, reedbed and swamp, reed/water interface, neutral and marshy grassland, pools, woodland and wet woodland habitats and bats, otters, reptiles, water vole, invertebrates, amphibians, badgers and breeding and overwintering birds. It shall include details of agricultural drainage and an agricultural management strategy for the areas to be restored to agriculture. No further working in any subsequent phase to be commenced shall take place until a scheme and programme are approved in writing. The scheme and programme shall be carried out in complete accordance with the approved details, subject to the requirements of condition 21 below.

Reason: To ensure that the restored site establishes to provide a successful afteruse (OMWLP PE13, NPPF)

23. Prior to the completion of restoration of Phase 1 and in every subsequent year during the aftercare period for the relevant phase, the mineral operator shall provide the Minerals Planning Authority and the landowner/occupier with a detailed annual scheme and programme for the written approval of the Minerals Planning Authority including:

- (a) Proposals for managing the land for the forthcoming 12 months, incorporating any proposed modifications to the scheme and programme as a result of the findings in (b) below;
- (b) A record of after-care operations carried out on the land during the previous 12 months.

No further working in any subsequent phase to be commenced shall take place until a scheme and programme of management and aftercare of the land are approved in writing by the Minerals Planning Authority. The scheme and programme shall be carried out in complete accordance with the approved details.

Reason: To ensure that the restored site establishes to provide a successful afteruse (NPPF)

### **Protected Species**

24. If any phase of works does not commence within one year of the date of consent or of the latest updated otter surveys approved in writing by the Minerals Planning Authority, then no works of site clearance, demolition or construction shall take place in line with the recommendations of para. 5.8 of Phase C Extension to Caversham Quarry Otter Report (FPCR, March 2013) unless or until an updated survey for otters (to include details of population present, potential impacts and how impacts will be avoided and mitigated, compensation and enhancement measures) has been submitted

to and approved in writing by the Mineral Planning Authority. Any works must be carried out in accordance with the approved scheme.

Reason: to ensure the protection of species as surveys are valid for 12 months (OMWLP PE14, NPPF)

25. If works in any phase shown on approved plan C1/PL10/03B 'Working Proposals' do not commence within two years of the date of consent, or of the latest updated surveys approved in writing by the Minerals Planning Authority, then no works of site clearance, demolition or construction shall take place unless or until an updated survey for protected species (apart from bats, otter and badger where updated surveys are subject to separate conditions) for that phase of working (to include details of species and population present, potential impacts and how impacts will be avoided and mitigated, compensation and enhancement measures) has been submitted to and approved in writing by the Mineral Planning Authority. Any works must be carried out in accordance with the approved scheme.

Reason: to ensure the protection of species (OMWLP PE14, NPPF)

26. If works in any phase do not commence within one year of the date of consent, or of the latest updated surveys approved in writing by the Minerals Planning Authority, then no works of site clearance, demolition or construction shall take place unless or until an updated survey for bats for that phase of working (to include details of species and population present, potential impacts and how impacts will be avoided and mitigated, compensation and enhancement measures) has been submitted to and approved in writing by the Mineral Planning Authority. Any works must be carried out in accordance with the approved scheme.

Reason: to ensure the protection of species (NPPF paragraph 109 and 118, SODC Core Strategy policy CSB1)

27. Prior to clearance of any area or phase an updated badger survey shall be carried out (as recommended in 5.28 of the EclA, October 2011). No works shall be carried out before the badger survey report and recommendations (to include details of species and population present, potential impacts and how impacts will be avoided and mitigated, compensation and enhancement measures) has been submitted to and approved in writing by the Mineral Planning Authority. Any works must be carried out in accordance with the approved scheme.

Reason: to ensure the protection of species (NPPF paragraph 109 and 118, SODC Core Strategy policy CSB1)

28. No works of site clearance or development shall take place unless or until a scheme of mitigation for reptiles and amphibians has been submitted to and approved in writing by Oxfordshire County Council. Any works must be carried out in accordance with the approved scheme.

Reason: to ensure the protection of flora and fauna and to ensure that the development does not result in the loss of biodiversity in accordance with OMWLP policy PE14, NPPF paragraphs 109 and 118 and SODC Core Strategy policy CSB1.

29. A suitably graded means of egress within the working area shall be provided at all times to prevent harm to otters

Reason: to ensure the protection of otters (OMWLP policy PE14, NPPF)

30. All deep excavations should be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of large mammals being inadvertently killed and injured within the active quarry after dark

Reason: to ensure the protection of badgers and otters (OMWLP policy PE14, NPPF)

31. No works of site clearance, demolition or development shall take commence until a programme for monitoring of otters on the site has been submitted to and approved in writing by the Mineral Planning Authority. Any monitoring programme that is approved must be fully implemented. If a negative impact on otters is recorded then proposals for further mitigation of impact on otters must be submitted by the applicant to and approved in writing by the Mineral Planning Authority and this mitigation must be fully implemented.

Reason: to ensure that the site is managed appropriately in accordance with (OMWLP PE13, NPPF)

### **Ecological Mitigation and Enhancement**

32. No development shall take place until a Habitat Management Group has been established in accordance with details to be submitted to and approved in writing by the Minerals Planning Authority. The details shall include terms of reference and frequency of meetings of the Group. The Group shall be an advisory group to oversee the progress and management of the restoration. The Group should include invitees from a range of wildlife interest stakeholders (including Natural England, RSPB,

Wildlife Trust, Environment Agency), the landowner and Minerals Planning Authority. The Group shall meet in accordance with the approved details.

Reason: to ensure the effective management of restored areas during the restoration and aftercare periods (OMWLP PE13, NPPF)

33. No works shall be carried out other than in accordance with the recommendations for mitigation and enhancement for both habitats and species contained in Section 5 (including Table 5) of the approved Ecological Impact Assessment (FPCR, October 2011)

Reason: to ensure the protection of flora and fauna and to ensure that the development does not result in the loss of biodiversity (OMWLP PE14, NPPF)

34. No works shall be carried out other than in accordance with the approved mitigation and enhancement scheme for otters (Paragraphs 5.7 and 5.8 of the approved document Phase C Extension to Caversham Quarry Otter Report, FPCR, March 2013) which include daylight working, buffer zone, minimal disturbance around the Berry Brook and further surveys prior to commencement of development and prior to each phase of extraction.

Reason: to ensure the protection of flora and fauna and to ensure that the development does not result in the loss of biodiversity (OMWLP PE14, NPPF)

35. No development shall take place until a scheme for the provision and management of buffer zones on both banks alongside the Berry Brook and the watercourse that runs to the south of and parallel to the Berry Brook has been submitted to and agreed in writing by the Minerals Planning Authority. These buffer zones shall measure a minimum of 16 metres wide on both banks of the Berry Brook and a minimum of 10 metres wide on both banks of the watercourse that runs to the south of and parallel to the Berry Brook. No development shall take place other than in complete accordance with the approved scheme.

The buffer zones shall be measured from the bank top for the whole extent of the site. Bank top is defined as the point at which the bank meets normal land levels. The buffers zones shall be fenced off and kept free from any activities associated with the development.

The scheme shall include:

- plans showing the extent and layout of the buffer zones, as detailed above
- details of any proposed planting scheme which should use locally native species of UK genetic provenance
- details demonstrating how the buffer zones will be protected during development and kept free of any activities associated with the development

- details of how the buffer zones will be managed and maintained over the longer term
- details of any proposed footpaths and fencing

Reasons: To protect the ecological value of the watercourse and its corridor habitat.

### **Landscape and habitat management plan**

36. No works of site clearance or development shall take place until a landscape and habitat management plan for managing the site during the operational phase has been submitted to and approved in writing by the Minerals Planning Authority. Any plan that is approved must be fully implemented for the duration of the operations.

Reason: to ensure that the site is restored and managed appropriately and to ensure that the development does not result in the loss of biodiversity (OMWLP PE13 and PE14, NPPF)

### **Trees and Hedgerows**

37. Existing trees, shrubs and hedgerows as shown on approved plan C1/PL10/03B shall be maintained to retain biodiversity and provide some visual screening between the works and the various receptors identified and shall not be felled, lopped, topped or removed in areas outside the current or succeeding phase of development. Any such vegetation removed without consent, dying, being severely damaged or seriously diseased shall be replaced with trees or bushes of the same size and species, in the planting season immediately following such occurrences. Any plants which die at any time during the development and aftercare period, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: to improve the appearance of the site in the interests of visual amenity, to screen the workings, to assist in absorbing the site back into the local landscape, to ensure that the site is restored and managed appropriately and that the development does not result in a loss in biodiversity (OMWLP10, NPPF)

38. No works of site clearance, demolition or development shall take place in each phase, including vegetation clearance until a scheme for the protection of retained vegetation, waterbodies and watercourses has been submitted to and approved in writing by the Mineral Planning Authority (to include fencing around the perimeter of the retained vegetation as shown on approved plan [C1/PL10/03B] and prevention of disturbance to soil levels within 1.5 times the canopy/ root spread of the trees and hedgerows

or in line with the root protection areas under the British Standard 'Trees in relation to Construction – Recommendation' (B.S. 5837 2005), whichever is the greater. The fencing shall be erected, retained and maintained throughout the period that the land is being worked for minerals extraction and until all plant, equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in the area protected and the ground levels within these areas shall not be altered. Upon completion of restoration the fencing shall be removed off site. No work shall take place other than in accordance with the approved scheme.

Reason: To ensure that flora is protected from the effects of development (OMWLP policy PE10)

39. No works of site clearance or development shall take place unless or until a landscaping planting scheme has been submitted to and approved in writing by the Minerals Planning Authority. This shall be in accordance with the proposals set out on approved plan 'Figure 9C Phase 6 Extraction' showing the location of advance planting at the site. This should cover species mix (species should be locally native species of UK genetic provenance) plant size, planting position/layout, planting spacing, methods of establishment and protection for both new and existing planting, timing of the establishment (e.g. advance/operational/restoration). Any scheme shall be implemented in the planting season immediately following approval, in advance of work where needed to mitigate landscape impacts.

Reason: to ensure that the site is restored and managed appropriately and to ensure the development results in no loss of biodiversity (OMWLP policy PE14, NPPF)

### **Weed Control**

40. No works of site clearance or development shall commence until a weed control scheme (to ensure the site, in particular all topsoil, soil making material and overburden mounds shall be kept free from agricultural weeds such as thistle, dock, Japanese knotweed and ragwort) has been submitted to and approved in writing by the Minerals Planning Authority. Any scheme that is approved shall be implemented in full for the duration of the development. No development, including restoration, shall take place except in accordance with the scheme of weed control.

Reason: to ensure that a high quality restoration can be achieved and that the development does not spread weeds into surrounding agricultural land (OMWLP policy PE13)

### **Noise**

41. Noise levels arising from routine operations shall not at any time exceed the noise limits below (as set out in section 4.3 of the approved Noise Assessment):

- Nearest dwellings on Spring Lane: 50 dB LAeq,1hr,free-field
- Nearest dwellings at Lakeside Cottages: 55 dB LAeq,1hr,free-field
- Public House garden area for patrons: 55 dB LAeq,1hr,free-field
- Edge of Sonning Eye Village: 52 dB LAeq,1hr,free-field

Reason: To protect the amenities of local residents. (OMWLP PE18)

42. The noise levels arising from the temporary operations of soil stripping, bund formation and restoration shall not exceed 70 dB (LAeq) (1 hour free field) measured at the closest dwelling. Such temporary works shall not take place for more than eight weeks in any twelve month period. At least 48 hours prior notice of such works shall be given to residents of dwellings within 350 metres of the works before those works begin.

Reason: To protect the amenities of local residents. (OMWLP PE18)

43. No development shall commence until a Noise Assessment of the processing plant in line with BS:4142 (1997) methodology has been submitted to the Minerals Planning Authority and approved in writing. The LAeq,1hr noise level from the processing plant and the background (LA90,T) sound level shall be measured at a location representative of the south-west elevation of Dunsden Lodge. (An appropriate location would be on the lake edge immediately west of the garden). The assessment shall include noise mitigation measures to reduce the LAeq,1hr,free-field noise level of the plant to a value not more than 5 dB above the LA90,1hr background sound level, subject to a ceiling of 50 dB LAeq,1hr,free-field. Noise arising from the processing plant shall not exceed these limits and no development shall take place other than in full accordance with the approved assessed and the mitigation measures contained within.

Reason: To ensure that the processing activities do not cause a disturbance to residents (OMWLP PE18)

44. No development shall commence until a scheme of noise monitoring has been submitted to the Minerals Planning Authority and approved in writing. This scheme shall assess the noise levels at the beginning and during phases 10i, 10ii and 12ii and include the following elements:

- i) All assessments shall be attended measurements, carried out by a competent person at least an associate member of the institute of acoustics or equivalent recognised professional body. This shall record the LAeq,T noise levels monitored at each of the monitoring locations used



in the approved noise assessment. The LAeq,T measurements shall be sufficient to indicate the LAeq,1hr,free-field site-attributable noise levels.

ii) A programme of regular attended monitoring, at least four times per phase, shall be carried out to assess the overall impact of noise from the above phases to ensure the noise limits are being met.

iii) Monitoring during normal working hours when the main items of plant and machinery are in operation and additional monitoring where night time pumping is to be carried out.

iv) Details of the measurement equipment proposed and the methodology to be provided for each assessment.

v) The logging of weather conditions prevailing during monitoring, such as approximate wind speed, its direction and cloud cover.

vi) The reporting of the monitoring results to the Minerals Planning Authority within 14 days of the survey being carried out.

vii) Where monitored levels are shown to exceed or are likely to exceed the limits already put in place, there shall be details of mitigation submitted and implemented to ensure the noise levels comply with the limits set in condition 39. There shall be a follow up assessment to ensure that the steps implemented have been effective to comply with the limits.

Reason: To enable the effects of the development to be adequately monitored during the course of the operations. (OMWLP PE18)

45. The noise emitted at any time from the site shall not contain any discrete continuous note, i.e. whine, hiss, screech, hum etc or distinct impulses i.e. bangs, clicks, clatters or thumps (that are repeated as part of normal operations) distinguishable at the locations identified in condition 39 above.

Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community (OMWLP PE18)

46. All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or machinery; they shall be installed and retained in use.

Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community (OMWLP PE18)

## **Dust**

47. No development shall take place except in accordance with the dust suppression measures specified in the approved Dust Management Plan (paragraphs 2.6.2 – 2.6.4 of Environmental Statement.)

Reason: To protect the amenities of local dwellings from the effects of any dust arising from the development. (MWLP PE18)

## **Archaeology**

48. No development shall commence until Archaeological Written Scheme of Investigation relating to the application site area has been submitted to and approved in writing by the Mineral Planning Authority. This shall be prepared by a professional archaeological organisation acceptable to the Mineral Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF

49. A staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in complete accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Mineral Planning Authority within two years of the completion of investigations.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF

50. No development shall commence until a scheme detailing how groundwater levels will be monitored and maintained in the area adjacent to the Bronze Age barrow cemetery shown on approved plan 'Geophysical Survey Plots of Initial 1 ha Magneometer Survey January 2010' in order to ensure that water levels are maintained to prevent damage of the archaeological deposits, has been submitted to the Minerals Planning Authority and approved in writing. The scheme and the mitigation measures to be put in place should the hydrology of this area be affected. Any scheme which is approved shall be implemented in full.

Reason: To prevent dewatering of the Bronze Age barrow cemetery and deterioration of archaeological deposits. (NPPF)

## Drainage and Flooding

51. The development permitted by this planning permission shall only be carried out in full accordance with the approved Hydrogeological Impact Assessment and Flood Risk Assessment for Proposed Extraction of Sand and Gravel (Golders Associates Report 08514250032.501/A.6, June 2013) and the following mitigation measures detailed within the FRA:
- screening and storage bunds shall not exceed 80 metres in length and 15 metres in width. A minimum of 20 metres gap shall be retained between bunds (section 7.2.7).
  - the conveyor shall be raised on steel trusses to elevate it above the 1% annual probability flood level. On crossing the Eye Marsh Ditch this level shall include an allowance for climate change and 600mm freeboard. Abutments for the channel crossing shall be set back a minimum of 1 metre from top of bank (sections 7.2.10 and 7.2.11).
  - access roads shall be set at existing levels within any areas of Flood Zone 2 or 3 (section 7.2.12)
  - surface water discharge from the processing area shall be reduced to greenfield runoff rates prior to discharge to the silt lagoon (section 7.2.22).
  - the site shall be restored to levels at or below existing ground levels (section 7.2.3).
  - level for level flood plain storage compensation shall be provided for the volume of floodplain obstructed by the processing plant. (annex C section 5)

Reason: To prevent an increase in flooding elsewhere by ensuring the adequate flow and storage of water across the proposed quarry site (OMWLP PE7)

52. No development shall take place until a surface water drainage scheme for the processing area and access roads has been submitted to and approved by the Minerals Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before operation of the site commences. The scheme shall also include details of the proposed lined attenuation pond and drainage system to limit surface water run-off from the processing area to Greenfield runoff rates prior to discharge to the existing silt lagoon.

Reason: To ensure no increase in flood risk elsewhere as a result of an increase in surface water run-off from the site (OMWLP PE7)

53. No development shall commence until a scheme has been submitted to the Minerals Planning Authority and approved in writing demonstrating that there would be no surface water drainage to the highway. No development shall take place other than in complete accordance with the approved scheme.

Reason: In the interests of highway safety (NPPF)

54. Prior to commencement of each phase of restoration (as shown on approved plan C1/PL10/03B 'Working Proposals', a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Minerals Planning Authority. Any approved scheme shall be implemented in full.

The scheme shall include:

- Demonstration that SUDs have been considered for the each phase of the site and its restoration and the SUDs hierarchy has been clearly followed, with justification for the methods chosen.
- Demonstration of the conveyance of water across the site.
- Demonstration that the proposed drainage strategy is able to cope with up to the 1 in 100 year plus suitable allowance for climate change storm event.
- Details of the maintenance and general management of the proposed drainage strategy.
- Where infiltration is proposed, demonstration that this method will be feasible.

Reason: To prevent the increased risk of flooding to the site (OMWLP PE7)

55. No development shall commence until a scheme to manage the pumped discharge of surface water and ground water from the working area has been submitted to, and approved in writing by, the Minerals Planning Authority.

The scheme shall include details of:

- proposed discharge locations
- a method for monitoring and recording discharge rates
- a method and threshold level to cease pumping prior to the onset of flooding on any receiving watercourse

The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements detailed in the scheme.

Reason: To prevent flooding by ensuring the satisfactory management of discharge from the site (OMWLP PE7)

56. No phase of the development hereby permitted shall be commenced until such time as a scheme for the location and size of any proposed bunds associated with that phase of the development and in accordance with Section 4 and Drawings 6 and 7 of the approved Flood Risk Assessment 'Flood Risk Assessment for Proposed Extraction of Sand and Gravel, Caversham Quarry, Area C' (Golders Associate report number 08514250032.500/A.6, June 2013) has been submitted to, and approved in writing by, the Minerals Planning Authority.  
The scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements detailed in the scheme

Reason: To minimise the disruption to the storage and flow of water in the floodplain and any associated increase in flood risk (OMWLP PE7)

57. There shall be no raising of ground levels above those shown on the pre-development topographic survey submitted under condition 56 during the development or restoration or through the construction of access roads.

Reason: To ensure that there is no increase in flood risk (OMWLP PE7)

58. No development shall commence until a detailed topographic survey of the site has been submitted to the Minerals Planning Authority and approved in writing.

Reason: To allow compliance checking that no raising of ground levels occurs that could result in an increase in flood risk elsewhere (OMWLP PE7)

59. The Minerals Planning Authority shall be informed in writing of the date of the final restoration of the site, within 14 days of that date.

Reason: For monitoring purposes (OMWLP PE18)

60. Within 1 month of the final restoration of the site a detailed topographic survey of the site shall be submitted to and approved in writing by the Minerals Planning Authority.

Reason: To ensure the restored site is at or below predevelopment levels and will therefore not increase flood risk elsewhere (OMWLP PE7)

61. No water from the settling lagoon shall be discharged to the Berry Brook or other surface water drain, unless the discharge point is upstream of any of the phases being actively dewatered.

Reason: To protect flows in the Berry Brook and other water dependant features and mitigate dewatering impacts on these receptors. (OMWLP PE7)

62. No development shall take place until a Groundwater Level Monitoring plan, including a timetable of monitoring and submission of reports to the Minerals Planning Authority, has been submitted to and approved in writing by the Minerals Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency actions arising from the monitoring, shall be submitted to and approved in writing by the Minerals Planning Authority on an annual basis. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports.

Reason: To ensure dewatering mitigation is efficient (OMWLP PE4)

63. No development shall commence until a Flood Management Plan including details of safe access and escape routes has been submitted to the Minerals Planning Authority and approved in writing. Any plan which is approved shall be fully implemented.

Reason: To ensure that development is appropriately flood resilient and resistant and that any residual risk can be safely managed, including by emergency planning (NPPF paragraph 103)

## **Soils**

64. No development shall take place other than complete accordance with the approved scheme of soils handling, management and replacement (Section 2.4 of the Environmental Statement) and the details contained within the approved letter dated 25th April 2012 from Land Research Associates to Olivia Euesden. In particular:

- An Annual Soils Management Audit Report shall be submitted to the Minerals Planning Authority within 3 months of the completion of soils handling in any calendar year containing the following details:
  - the area stripped of topsoil and subsoil;
  - the location of each soil storage mound;
  - the quantity and nature of material within the mounds together with details of the type of plant used to strip/store those materials;
  - those areas from which it is proposed to strip soils in the following year; and
  - details of the forthcoming year's soil replacement programme.
- No machinery shall travel across unstripped and reinstated materials whilst stripping and replacing soils, plant and vehicles shall run only on the lowest available soil horizon

- Soils shall only be handled when they are in a dry and friable condition

Reason: To ensure that the soil resource is protected to allow a high quality restoration including high quality agricultural land (NPPF)

65. Soil working using the 'Peninsular' method shall only take place under the supervision of a competent soils specialist.

Reason: To ensure that the soil resource is protected to allow a high quality restoration including high quality agricultural land (NPPF)

66. No soil handling shall take place during November to March (inclusive)

Reason: To prevent damage to soils and to ensure a high quality restoration including high quality agricultural land can be achieved (NPPF)

67. No part of the site shall be excavated or traversed by heavy vehicles or machinery (except for the purpose of stripping that part or stacking topsoil on that part), built upon, or used for the stacking of subsoil, soil forming material or overburden, or as a machinery dump or plant yard, or for the construction of a road, until all available topsoil and subsoil has been stripped from that part of the site.

Reason: To prevent damage to soils and to ensure a high quality restoration including high quality agricultural land can be achieved (NPPF)

68. No bunds shall be formed for the storage of agricultural soils other than in accordance with the following criteria:

- a) Topsoils, subsoils and subsoil substitutes should be stored separately.
- b) Where continuous bunds are used dissimilar soils should be separated by a third material, previously agreed in writing with the MPA.
- c) Topsoil bunds should not exceed 3 m in height and subsoil (or subsoil substitute) bunds should not exceed 5 m in height.
- d) Materials should be stored like upon like, so that topsoil should be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.

Reason: To prevent damage to soils and to ensure a high quality restoration including high quality agricultural land can be achieved (NPPF)

69. Topsoil shall not be placed to a depth greater than 40cm from the surface

Reason: To avoid wasting the valuable topsoil resource (NPPF)

70. The phases restored to agriculture must contain even slopes (no flatter than 1 in 50) to avoid surface ponding of water.

Reason: To prevent damage to soils and to ensure a high quality restoration including high quality agricultural land can be achieved (NPPF)

71. Boundaries between restored phases and unworked land must merge appropriately to facilitate drainage and allow efficient use of agricultural machinery

Reason: To prevent damage to soils and to ensure a high quality restoration including high quality agricultural land can be achieved (NPPF)

72. No topsoil shall be exported from the site

Reason: To ensure that soils are available for the satisfactory restoration of the site (OMWLP PE13)

### **Deposit of Waste**

73. Nothing other than inert waste and inert restoration materials shall be deposited at the site.

Reason: To prevent pollution and landfilling of recyclable wastes. (OMWLP PE18)

74. There shall be no recycling of waste on the site and no inert waste or inert restoration materials shall be taken off-site.

Reason: To ensure the development and restoration is carried out as proposed and there is not an unacceptable increase in vehicle movements (OMWLP PE18)

### **Informatives**

In accordance with paragraphs 186 and 187 of the NPPF Oxfordshire County Council take a positive and proactive approach to decision making focused on solutions and fostering the delivery of sustainable development. We work with applicants in a positive and proactive manner by;

- offering a pre-application advice service
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

### **PROTECTED SPECIES**

If any protected species (e.g. bats, badgers, dormice, otters, water voles, reptiles, amphibians, breeding birds) are found at any point, all work should cease immediately. Killing, injuring or disturbing any of these species could constitute a criminal offence.



Before any further work takes place a suitably qualified ecological consultant should be consulted for advice on how to proceed. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

#### **BREEDING BIRDS**

All bird nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, no removal of trees, scrub, hedgerows, grassland should take place between 1st March and 31st August inclusive to prevent committing an offence under the Wildlife & Countryside Act 1981 (as amended).

#### **BADGERS**

All deep excavations should be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of badgers being inadvertently killed and injured within the active quarry after dark. This is to ensure the protection of badgers and avoid committing a criminal offence under the Badger Act 1992.

#### **DATA SHARING**

You are advised that the biodiversity information/ecological assessment provided as part of this application should be made available to Thames Valley Environmental Records Centre. This will assist in a key principle of the National Planning Policy Framework that planning policies and decisions should be based on up-to date information about the natural environment and other characteristics of the area by building up the data base of up-to-date ecological information and this will help in future decision making. Ideally data should be provided in ESRI shape file format.

#### **Advice to the applicant**

Under the terms of the Water Resources Act 1991, and the Thames Region Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Berry Brook and Eye Marsh Ditch, designated as 'main rivers'.

As part of any application for watercourse crossings the Environment Agency would wish to see the use of a box culvert or clear span bridge to ensure the maintenance of natural beds and banks along the watercourse. All temporary access crossings should be removed as part of the site restoration.

The dewatering activities on site may have an impact upon local wells and water supplies. These activities are exempt from control, in accordance with Section 29 of the Water Resources Act 1991, but could lead to problems for and representations by, current water users. Please note that the current licensing exemption on dewatering is likely to be removed in April 2014 after which dewatering activities will be brought into regulation by the Environment Agency.

## **Schedule 2 - Relevant Development Plan Policies**

The saved policies of the OMWLP:

SD1 – Landbanks for sharp sand and gravel to accord with current government advice.

W7 – Seeks to control the release and location of landfill sites in such a way as to ensure that satisfactory restoration is progressively achieved with the least possible harm to the environment.

PE2 – Permission for mineral extraction outside areas identified will not be permitted unless demand cannot be met from those identified areas.

PE3 – Appropriate buffer zones to be safeguarded to protect against unacceptable losses of residential or natural amenity.

PE4 – Proposals for mineral extraction and waste disposal will not be permitted if they would have a harmful effect on groundwater.

PE5 – Minerals and waste development should not harm the immediate setting of the River Thames.

PE7 – Mineral and waste development should not harm groundwater levels, water quality or increase the risk of flooding.

PE8 - Archaeological evaluation and mitigation.

PE11 – The rights of way network should be maintained and improvements encouraged.

PE13 – Mineral sites should be restored appropriately and within a reasonable timeframe.

PE14 – Sites of nature conservation importance should not be damaged.

PE18 – Use of planning conditions and planning obligations to regulate and control development.

PB1- Design and siting of mineral processing plants to minimise environmental disturbance.

• The saved policies of the SOLP:

C3 – Maintenance of distinctive quality of the River Thames.

EP2 – Proposals will not be permitted which would have an adverse effect in terms of noise and vibration.

EP6 – Surface water management.

EP7 – Development which would have an adverse impact on groundwater resources will not be permitted.

CON7 – Development affecting a conservation area

• The adopted SOCS:

CSEN1 – Protection of landscape character.

• NPPF – Sections including on facilitating the sustainable use of minerals, meeting the challenge of climate change, flooding and coastal change, conserving and enhancing the natural environment.

• NPPF Technical Guidance.

### **Schedule 3 - Reasons for Approval**

The development is generally in accordance with development plan policy and other material considerations, including the policies set out in the NPPF on a range of issues including transport, protection of amenity, restoration, landscape and archaeology. The development would contribute towards the need to meet and maintain an aggregates mineral landbank of at least 7 years. The development would not increase flood risk and would improve the situation due to increased flood storage capacity.