

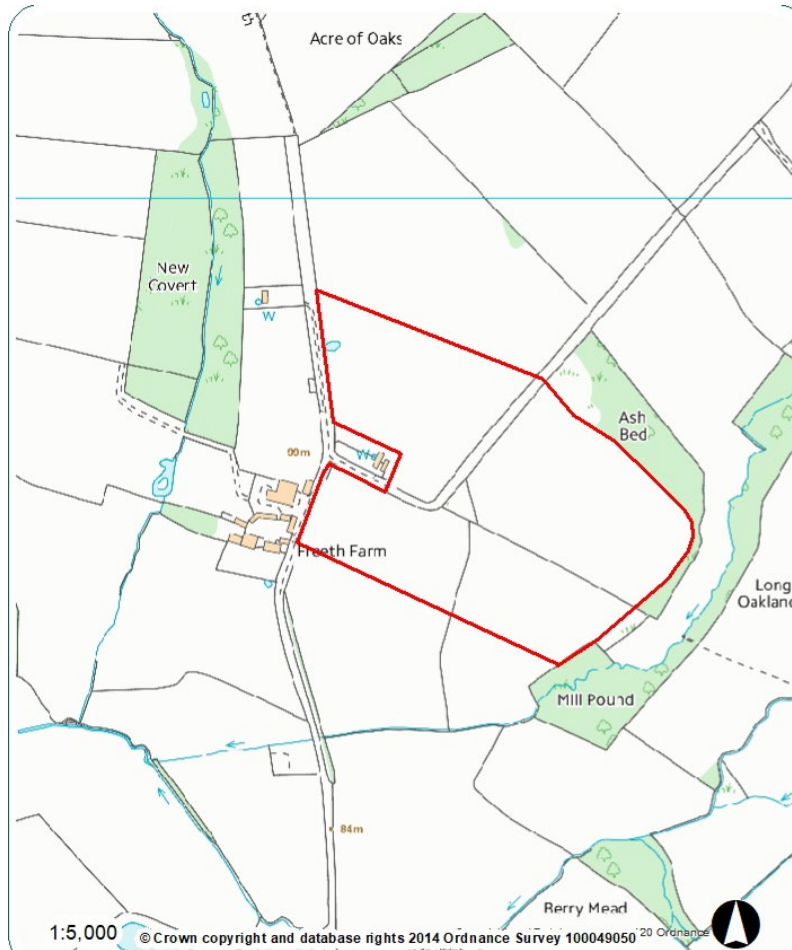
Strategic Planning Committee

2nd December 2020

6a) 16/05464/WCM Freeth Farm Quarry, Compton Bassett, Calne, Wiltshire

Review of minerals planning conditions - Application for determination of conditions for mineral site

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography

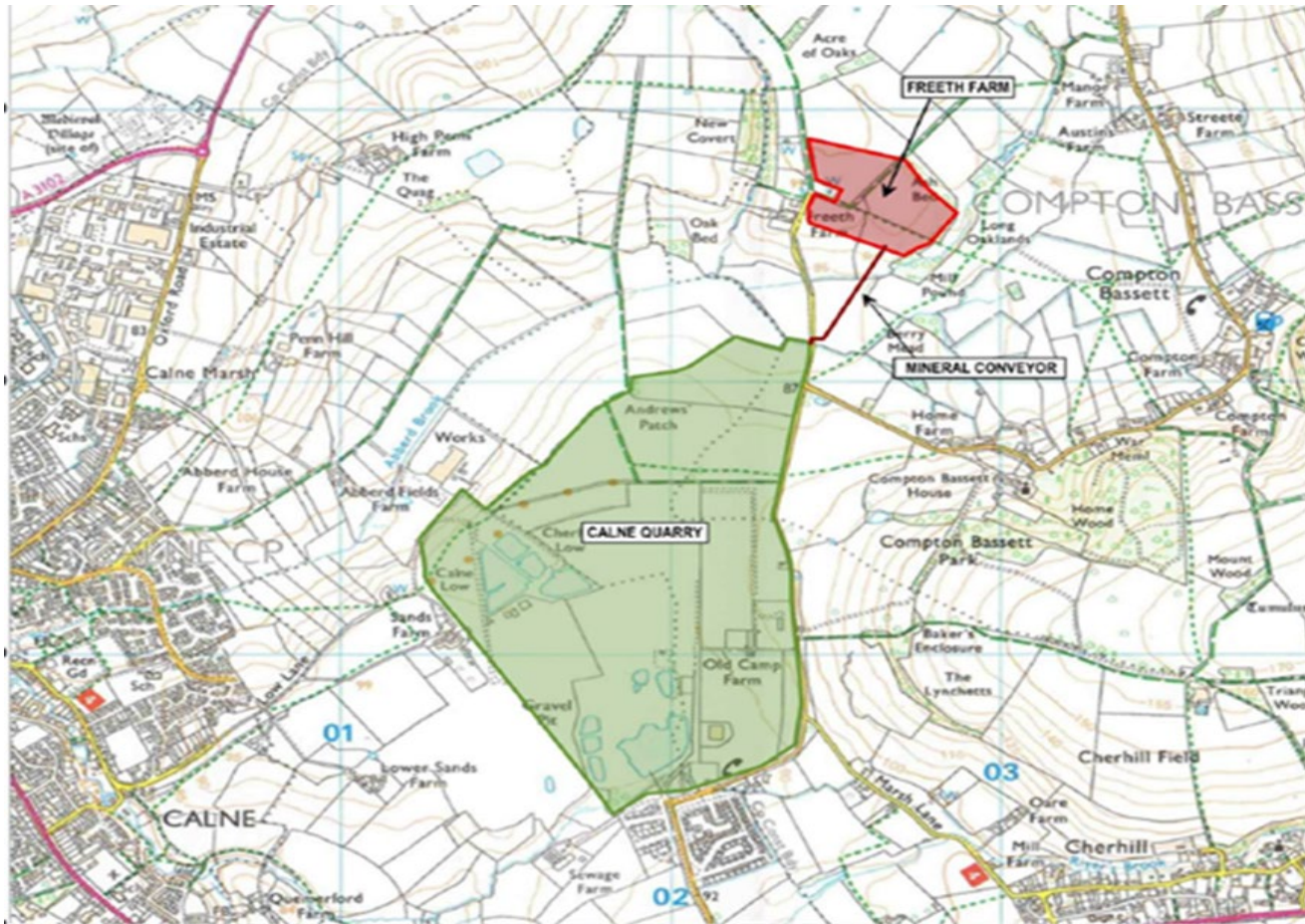
BACKGROUND

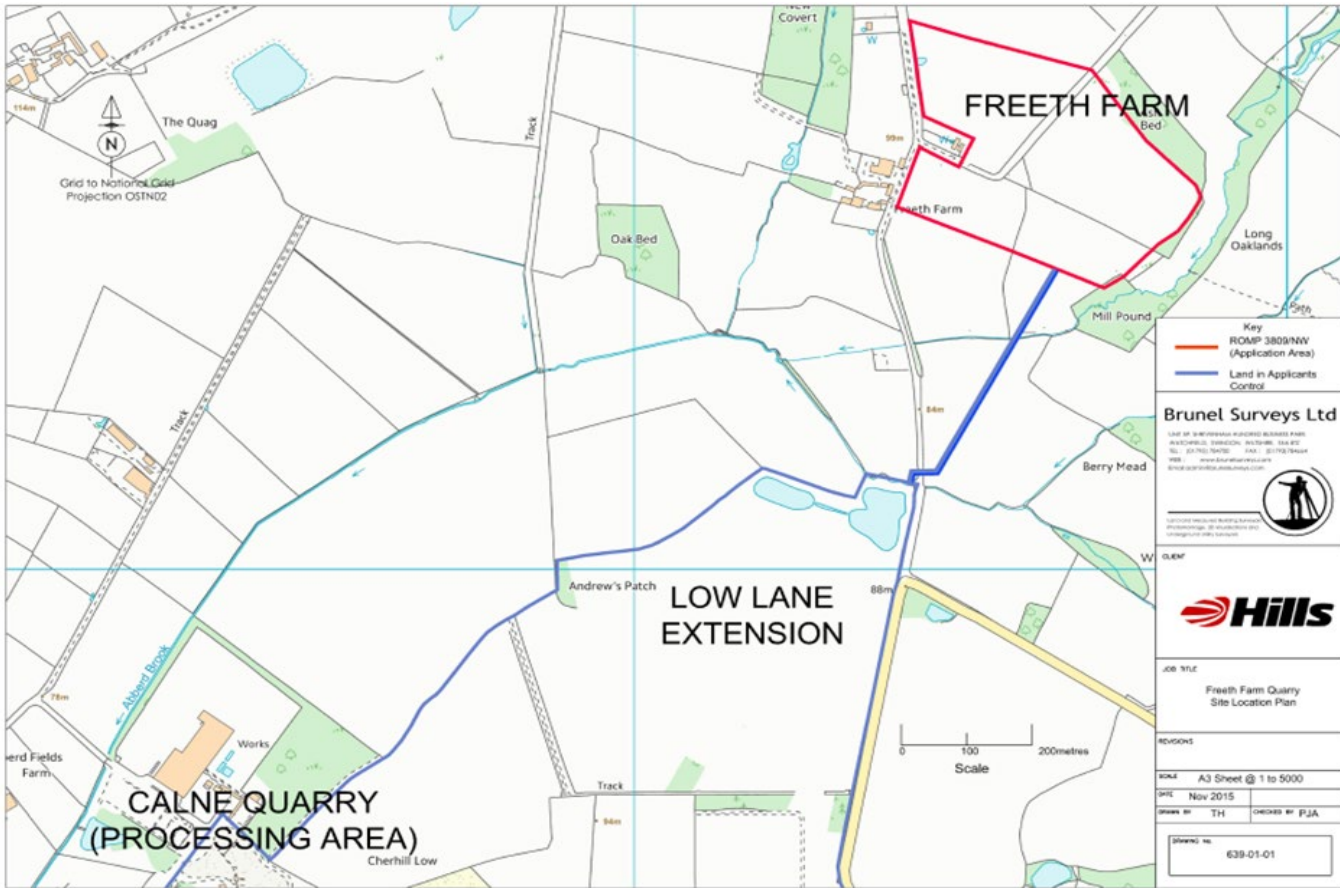
Hills Quarry Products Ltd ('the Applicant') has submitted two applications in respect of the dormant Freeth Farm Quarry mineral site:

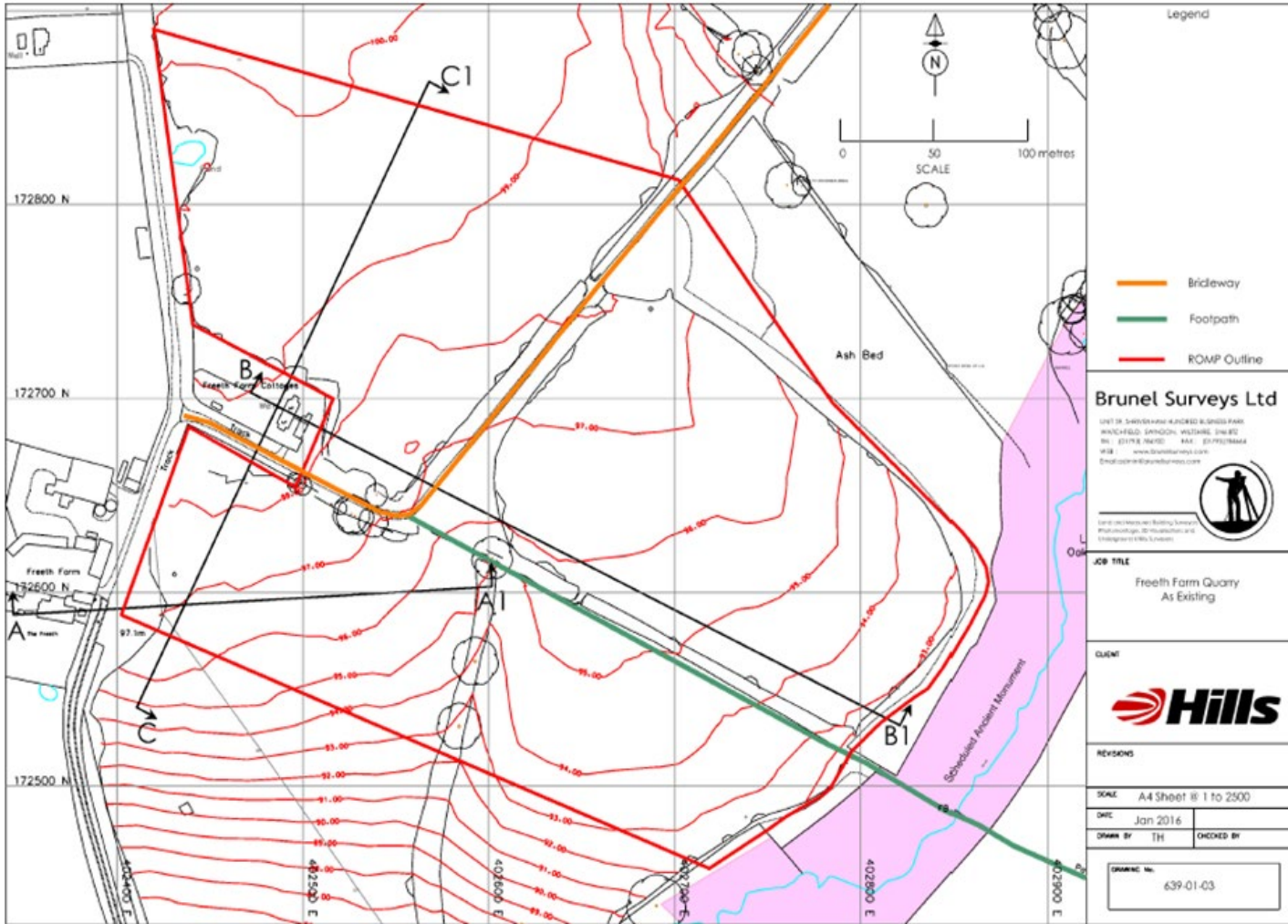
1.Ref No: 16/05464/WCM made under the provisions of Schedule 13 of the Environment Act 1995 for determination of new modern working and restoration conditions for Freeth Farm Quarry ('the ROMP Application'), and

2.Ref No: 16/05708/WCM for planning permission to construct a quarry field conveyor to transport excavated soft sand from Freeth Farm Quarry to the existing Processing Plant at Sands Farm Quarry ('the Conveyor Application').

- Environment Act 1995 application for a review of minerals planning conditions under which the Freeth Farm site would operate
- ‘Dormant’ site – existing 1956 mineral permission, but development cannot lawfully be carried out until new scheme of appropriate minerals conditions have been approved
- Application No. 16/05464/WCM is the Applicant’s submission of a scheme of site operating and restoration conditions.
- Not an application for planning permission – rather are the proposed conditions appropriate and necessary?









Noise Calculation Receiver Locations

- 1 Freeth Farm Cottages
- 2 The Freeth, Freeth Farm
- 3 The Lodge

Proposal

purpose of the application is to determine the new conditions to which the permission for excavation of minerals at Freeth Farm is to be subject

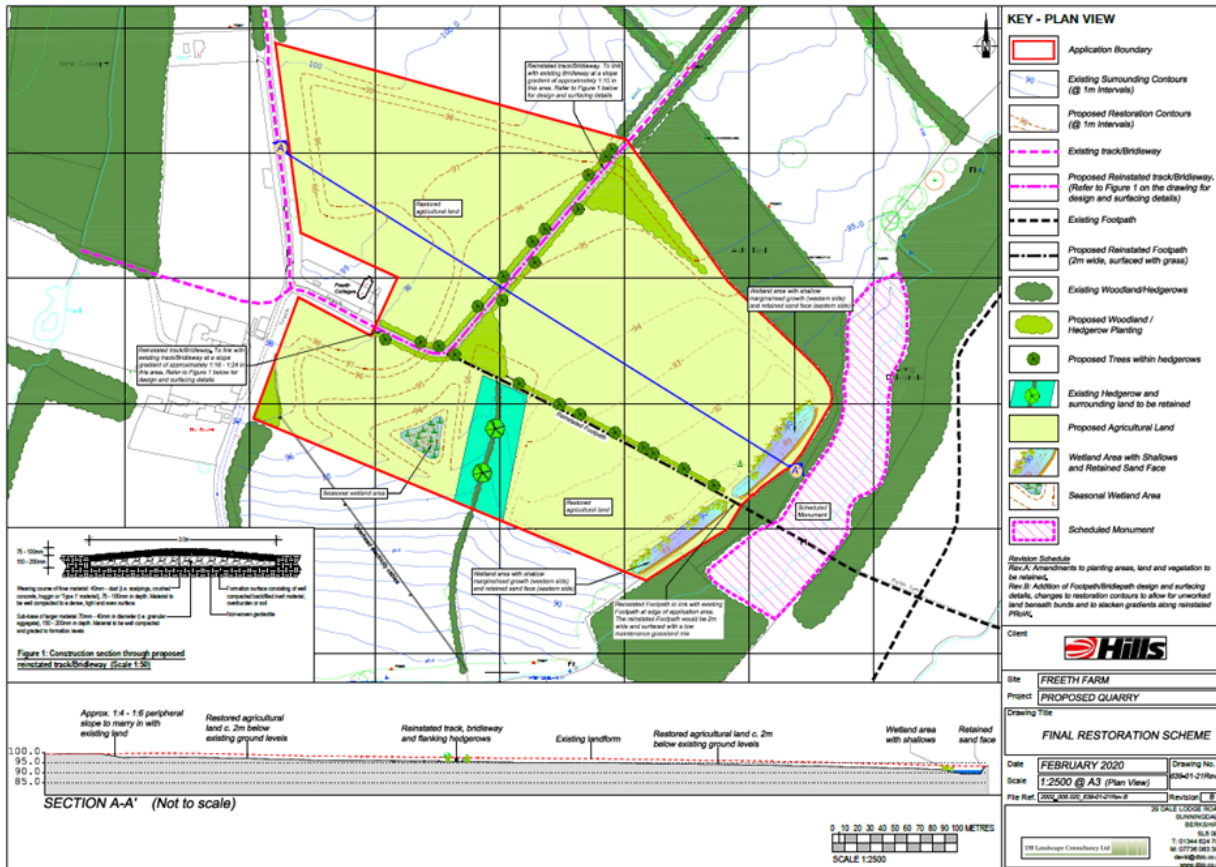
The application is accompanied by an Environmental Statement (ES)

Statement of Community Involvement

a schedule of 37 planning conditions which the Applicant proposes to adopt during the working of Freeth Farm Quarry. The conditions cover a range of matters to govern the applicant's intended methods and programme of working

Proposed Working Programme

- Progressive method of working over 8 phases is proposed
- Mineral to be transported by conveyor (subject to separate planning application) to the existing facilities at the Sands Farm processing area within Calne Quarry.
- Calculated that site will be restored within 7 years from the commencement of mineral extraction.



Planning Considerations

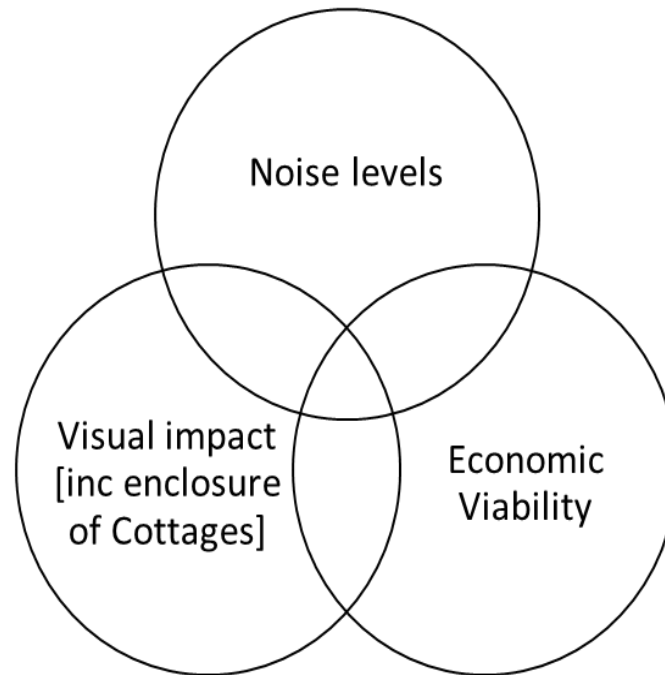
Main consideration

- whether the proposed planning conditions under which the site would operate are appropriate and necessary to address the environmental and amenity aspects of working the site.

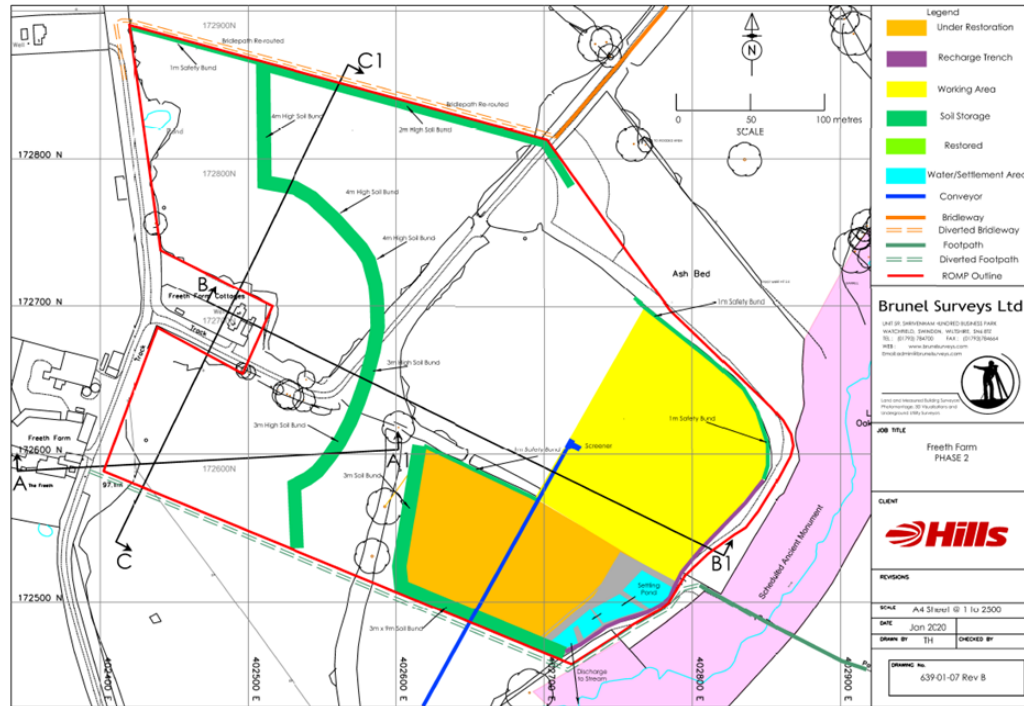
Key issues, as informed by the EIA:

- Working scheme design/buffer zones
- Noise impact
- Dust impact
- Landscape and Visual impact
- Land stability
- Public Rights of Way
- Archaeology & Cultural Heritage
- Water Environment
- Ecology

Working Scheme / buffer zones



Phases 2 – 4



Phase 5



Phase 6



Noise

Noise Impact Assessment:

- Background noise level is 35 dB(A)
- Proposed site noise limits:
 - Routine operations – 47 dB
 - Temporary operations – 70 dB
- Other mitigation measures, inc:
 - Positioning of loading shovel
 - Electric conveyor
 - Electric pumps
 - Reduced working days/hours

Condition/s:

- Noise limits set at 47dB(A) / 70 dB(A)
- +12 dB(A) above background;
 - +2 dB(A) above PPG limit of +10 dB(A)
- 70 dB(A) reflects PPG limit for temp' ops'
- Working scheme (phasing of development so working face provides additional barrier effect),
- Restricted working hours – inc. no weekend working and further restrictions when workings closest to neighbouring properties e.g. shorter working day, mid-day break
- Environmental Noise Scheme

Dust

Dust assessment study:

- potential emissions during the extraction stages assessed to be very low
- potential for dust nuisance when site operations are closest to residential properties, particularly during bund creation

Condition/s

Dust Management Plan, setting out robust operational control measures to implemented

Landscape and Visual Impact

Landscape and Visual Impact Assessment

- Potential Key Effects on Landscape Receptors
- Potential Key Effects on Visual Amenity
- Mitigating Potential Landscape and Visual Effects

Condition/s:

- Working Scheme (screen bunds positioned where they best mitigate views from residential properties and/or Public Rights of Way, phased working and restoration of the quarry to minimise area of disturbed ground)
- Further approval of detail planting scheme and its implementation + No lighting
- Restoration scheme implementation (reinstatement of all agricultural land and hedgerows to their pre-development patterns and grade; 3,000m² of additional new woodland to benefit landscape character and enhance green links).

Land stability

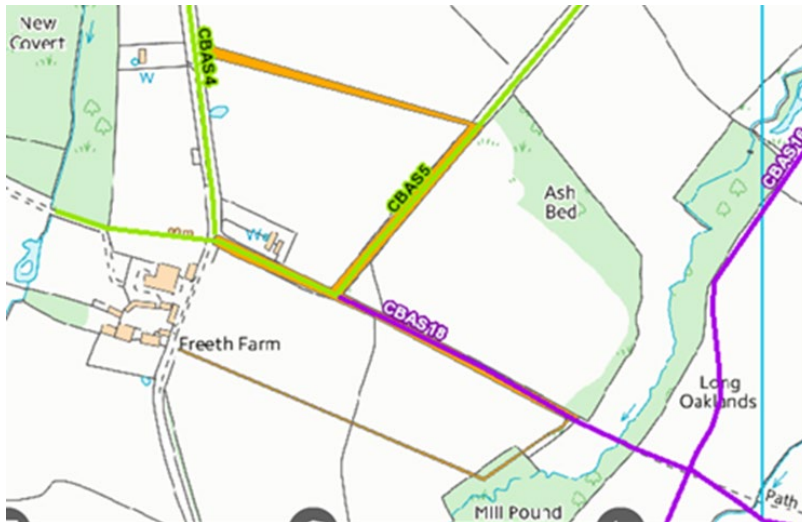
Geotechnical Statement

- Any potential instability is on the quarry side of the screen bund, well within the quarry boundary and so a matter for Quarries Regulations/HSE
- Recommendation for when temporary bunds in place to ensure the slope has the appropriate factor of safety;

Condition/s:

- Approval, prior to Phase 5, of a detailed scheme on measures to be implemented

Public Rights of Way



- CBAS4 (bridleway)
- CBAS5 (bridleway)
- CBAS18 (footpath)

Public Rights of Way

- Temporary diversion, rather than the stopping-up, of the PRowS until mineral extraction and restoration have ceased

Condition/s:

- Working Scheme (phasing of development, inc. diversion of PRowS before commencing extraction phase)
- Further details of reclamation work to include extra detail on PRow reinstatement
- Restoration scheme implementation.

Archaeology & Cultural Heritage

Cultural Heritage Impact Assessment:

- Indirect impact to adjacent Scheduled Monument
- Setting of the Scheduled Monument
- Setting of the Non-Designated Heritage Asset of Freeth Farm
- Direct Impact to Archaeological Interest within the Site

Condition/s:

- ‘Hydrometric Monitoring Scheme’
- Unilateral Undertaking to manage drainage measures in perpetuity.
- Working Scheme (phasing of development, provision of the screen bunds, noise, dust, landscape mitigation) and Restoration scheme.
- Written Scheme of Investigation for preservation ‘by record’/ large-scale archaeological excavation across site.

Water Environment

Hydrology and Hydrogeology assessment:

- extraction from both above and below the watertable.
- Restoration at a lower level; combination of agricultural land, with areas of open water and seasonal wet grassland

Condition/s:

- Working Scheme (design features comprising recharge trench, perimeter drainage and attenuation ponds) and Restoration scheme.
- Ground and surface water monitoring scheme
- Water protection measures
- 5-year aftercare period
- Unilateral Undertaking to manage drainage measures in perpetuity.

Ecology

Ecological Assessment:

- extraction area located within or part of four arable fields; plants are very common and widespread, very few notable wildlife species
- residual loss of ~0.2ha of woodland and 840m of hedgerow (nesting habitat for common bird species and foraging habitat for a few common bat species)

Condition/s:

- Working Scheme (designed to maintain sufficient hedgerow and woodland habitat outside extraction area)
- Ecological Mitigation and Enhancement Strategy
- Restoration Scheme (provision of enhanced/restored habitats post-quarrying)
- Further approval of detailed Landscape Ecological Management Plan (LEMP).

Conclusion:

- control of noise and the protection of visual amenity at the nearest residential properties recognised as key issues
- extensive iterative process with the Applicant, the Mineral Planning Authority and their respective professional consultants to achieve conditions / programme of work which takes into account, as far as is practicable, the potential impacts
- recommended conditions accord with this Council's usual approach to conditions for mineral working as set out in the Development Plan, are in line with Government practice guidance and therefore considered appropriate.

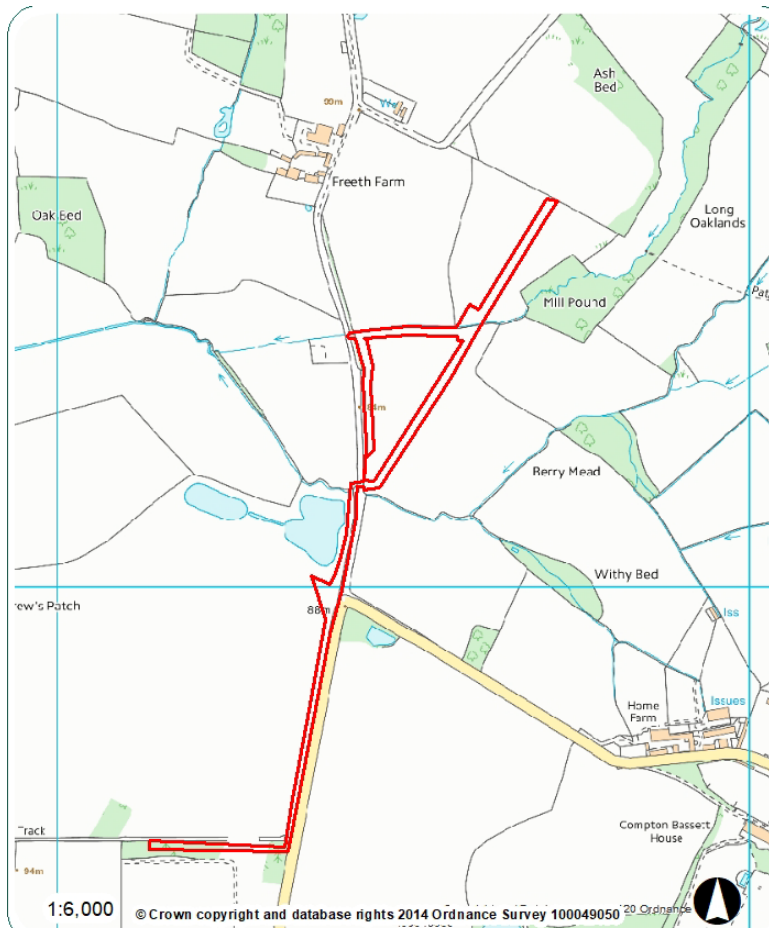
Recommendation

- Having taken into consideration the environmental information, it is recommended that authority be Delegated to the Head of Development Management to approve, subject to the prior completion of a planning obligation to address the requirement for a Scheme of Surface Water Management, the Schedule of appropriate mineral conditions for Freeth Farm Quarry set out from paragraph 176

6b) 16/05708/WCM Freeth Farm and Calne Quarries, Compton Bassett, Calne, Wiltshire

Construction of a quarry field conveyor to transport excavated soft-sand from Freeth Farm Quarry to the existing Processing Plant at Sands Farm

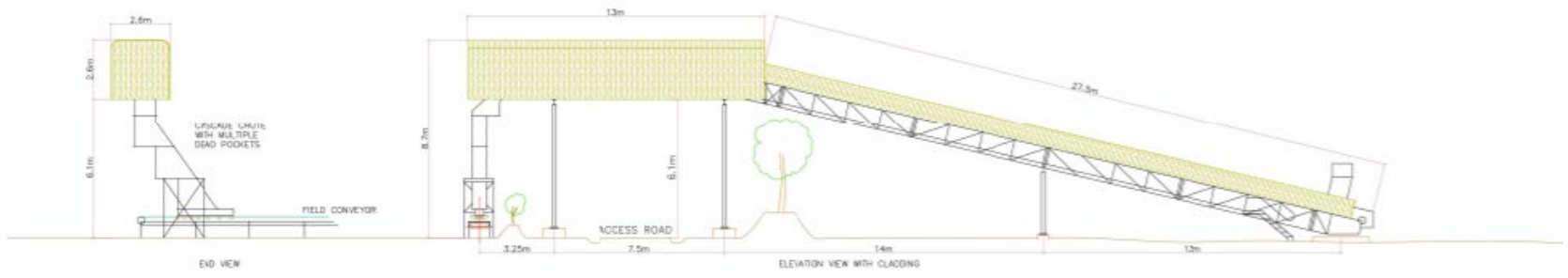
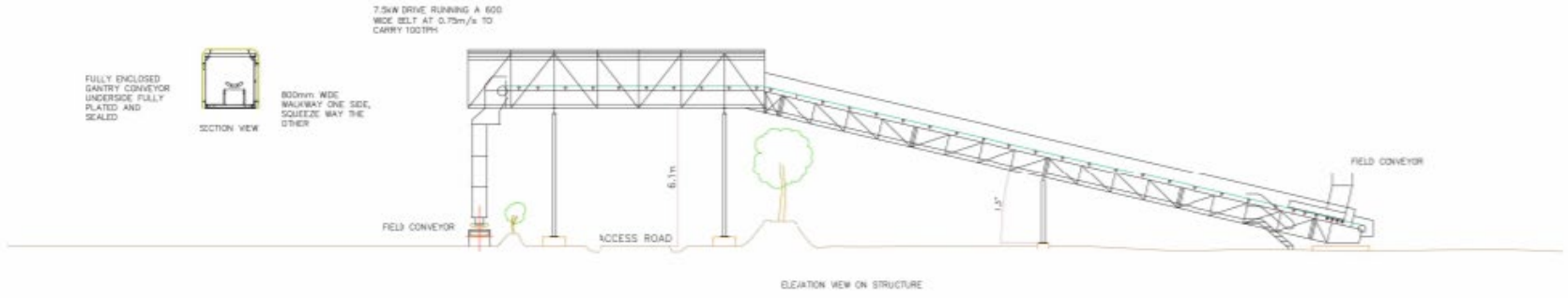
Recommendation: Approve with Conditions



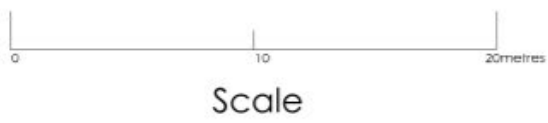
Site Location Plan



Aerial Photography



CAVALIER ROAD,
HEATHFIELD INDUSTRIAL ESTATE,
NEWTON ABBOT, DEVON, TQ12 6TG.
Telephone : (01626) 834310
Fax : (01626) 834681
email : info@centristic.co.uk



<p>Brunel Surveys Ltd</p> <p>UNIT 10, SHEPHERDIAVALE INDUSTRIAL ESTATE, PULZE HEATHFIELD, DEVON, WILSHIRE, SN6 8BT TEL : (01792) 784750 FAX : (01792) 784844 WEB : www.brunelsurveys.com Email: info@brunelsurveys.com</p> <p>2010 and 2011 Building Services Professionalism, 30 Years of Excellence and Innovation at 100% Service</p>	<p>CLIENT</p> <p></p>	<p>JOB TITLE</p> <p>Freeth Farm Quarry Conveyor Bridge Elevations and Sections</p> <p>Based on Centristic Drawing No Q5522-GA1</p>	<p>REVISIONS</p>	
			<p>SCALE</p> <p>A1 Sheet of 1 to 100</p>	
			<p>DATE</p> <p>Jan 2016</p>	<p>CHECKED BY</p>
			<p>DRAWN BY</p> <p>TH</p>	<p>DRAWING No.</p> <p>639-01-20</p>

6c) 16/00672/OUT Land West of Elizabeth Way, (Land SW of Hilperton Marsh), (HILPERTON GAP), Trowbridge Wiltshire

Proposed development comprising up to 165 new homes with access from the newly constructed relief road, new open space and associated infrastructure (Amended information). (Outline application relating to principle and access).

Recommendation: Approve with Conditions



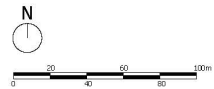
Site Location Plan



Aerial Photography

The scaling of this drawing cannot be assured

 Application Site Boundary



PROJECT
**Land West of Elizabeth Way,
Trowbridge**
DRAWING TITLE
Site Boundary

DATE	SCALE	DRAWN BY	CHECK BY
21/01/16	1:2500@A3	GR/AT	AT/JAH
PROJECT NO	DRAWING NO	REVISION	
24687	9000	-	

**BARTON
WILLMORE**
bartonwillmore.co.uk





Planning | Master Planning & Urban Design
Architecture | Landscape Planning & Design | Project Services
Environmental & Sustainability Assessment | Graphic Design


Offices at: Reading, Luton, Bristol, Cambridge, Cardiff, Edinburgh, Epsom, London, Manchester, Norwich, Southampton



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
D - Amends to illustrative details	24.09.20	GR	AT

-  Site Boundary
-  Proposed Vehicle Access
-  Retained PROW Access
-  Pedestrian & Cycle Access
-  Potential Future Access to Adjacent Land
-  Residential Development
-  Public Open Space
-  Attenuation Features (Indicative)
-  Ped / Cycleway (3m or within shared street)
-  Footpath
-  Formal Play Area: LEAP
-  Formal Play Area: LAP
-  Planted Noise Bund with 1m Acoustic Fence (if acoustic mitigation is required)
-  Grouped 'Key Buildings' to create Key Space



Project
**Land West of Elizabeth Way
 Trowbridge**
 Drawing Title
Illustrative Masterplan

Date 20.03.20	Scale 1:2000@A3	Drawn by GSB	Check by AT
Project No 24687	Drawing No 9302		Revision D

**BARTON
 WILLMORE**

Town Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Infrastructure & Environmental Planning •
 Heritage • Graphic Communication •
 Communications & Engagement • Development Economics

bartonwillmore.co.uk



Offices at Birmingham Bristol Cambridge Cardiff Edinburgh Glasgow Leeds London Manchester Newcastle Reading Southampton



Bund Detail
1:2000 A1

- A - 2m high acoustic bund, 20m wide.
- B - 1m high acoustic fence.
- C - Screening with green infrastructure to soften the appearance on the bunding and fence.
- D - Tree planting along the bund



Existing Western Boundary

The western boundary is, at present, denoted by an overgrown vegetation belt that is predominantly bramble with lengths that have little to no vegetation. The proposals will include the regeneration of this boundary to include native hedgerow planting and infilling to improve the visual amenity, and biodiversity of the boundary to benefit both existing residents to the west and residents of the proposed development.

Species to include:

- Acer campestre
- Corylus avellana
- Crataegus monogyna
- Ilex aquifolium
- Prunus spinosa
- Rosa canina
- Viburnum opulus

KEY

- Site boundary
- Existing trees/vegetation to be retained
- Existing hedgerow to be enhanced and restored
- Existing swales
- Proposed development area
- Proposed Acoustic bund
- see bund detail, for further information
- Proposed play areas
1- LEAP
2- LAP
- Proposed attenuation/wetland area with wetland shrubs and marginal/emergent planting
- Proposed seating area
- Proposed hedgerow
- Proposed shrub planting
- Proposed wildflower meadow/rough grassland
- Proposed open space trees
- Proposed feature trees
- Proposed street trees
- Proposed wetland trees

Notes:

- Subject to detailed design, it is intended to retain all existing Crack willow trees. At the detailed design stage, the (high) water demand of these trees will be considered in the context of the prevalent soil type/potential shrinkage etc. Using calculations laid out in Chapter 4.2 of the NHBC standards, the required distance between the existing Crack Willows and proposed built form with STANDARD foundations would be 30m - this is the zone of influence of the trees. However, NHBC does not preclude all built development within this zone, but details the calculations required to establish the foundation type and depth that would be capable of supporting the applied loads without undue settlement and include suitable heave precautions. At the detailed design stage all necessary calculations would be undertaken by a foundations engineer where built form is proposed within the zone of influence of the trees. In addition, there would be a root protection area (RPA) likely to be considerably smaller than the zone of influence that would be calculated on each individual tree based on trunk diameter, these RPA's would be no dig areas.

- Locations of proposed trees to plot frontages will be carefully considered at the detailed design stage to ensure that zones of influence of trees will not conflict with the proposed built development. Low water demand species would be utilised where possible to reduce the zone of influence. These species will include:
Acer species
Betula pendula
Carpinus betula
Malus species
Prunus cerasifera/sargentii
Sorbus aria
Sorbus aucuparia

- Proposed trees to open space areas will be large sized native trees where possible. These species will include:
Acer platanoides
Alnus glutinosa
Betula pubescens
Carpinus betulus
Ulmus procera
Fagus sylvatica
Quercus robur
Quercus ilex
Salix fragilis
Tilia euclora



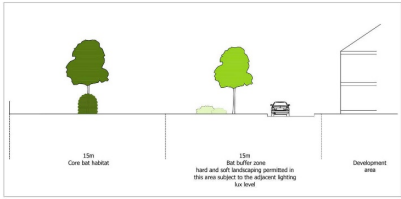
- G: 06/09/2020 WHM Update to LPA comments.
- F: 09/09/2020 LGB Update to ensure consistent tree line along western boundary.
- E: 06/04/2020 LGB Update to reduce shrubs and tree planting along wildlife corridors as per ecology advice.
- D: 02/03/2020 LGB Update to layout SK-04b.
- C: 01/02/2017 LGB Add noise re zones of influence of trees and foundations.
- B: 02/04/2017 LGB Amend attenuation areas to RSK agreed areas.
- A: 11/04/2017 WHM Noise bounds removed from floodplain area.

Revisions:

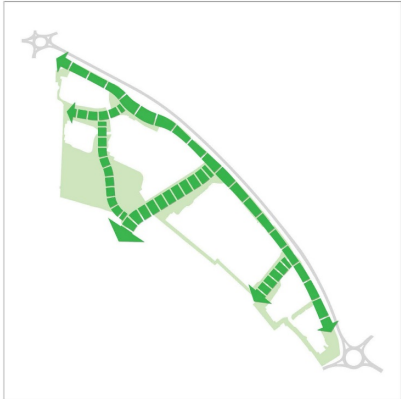
Land west of Elizabeth Way,
Trowbridge, Wiltshire

Fig. 7: Illustrative
Landscape Masterplan

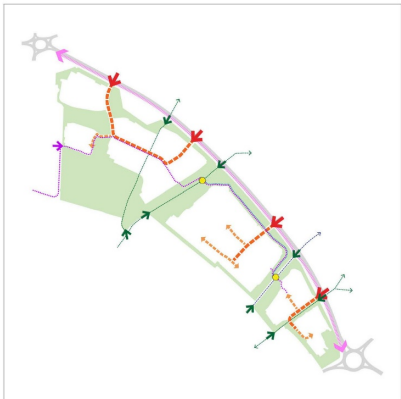
Drawing Ref : Bir.4786_116
Client : Richard Brown
Date : 07/04/2017
Drawn by : LG
Checked by : KM
Scale : 1 : 1000 @ A1



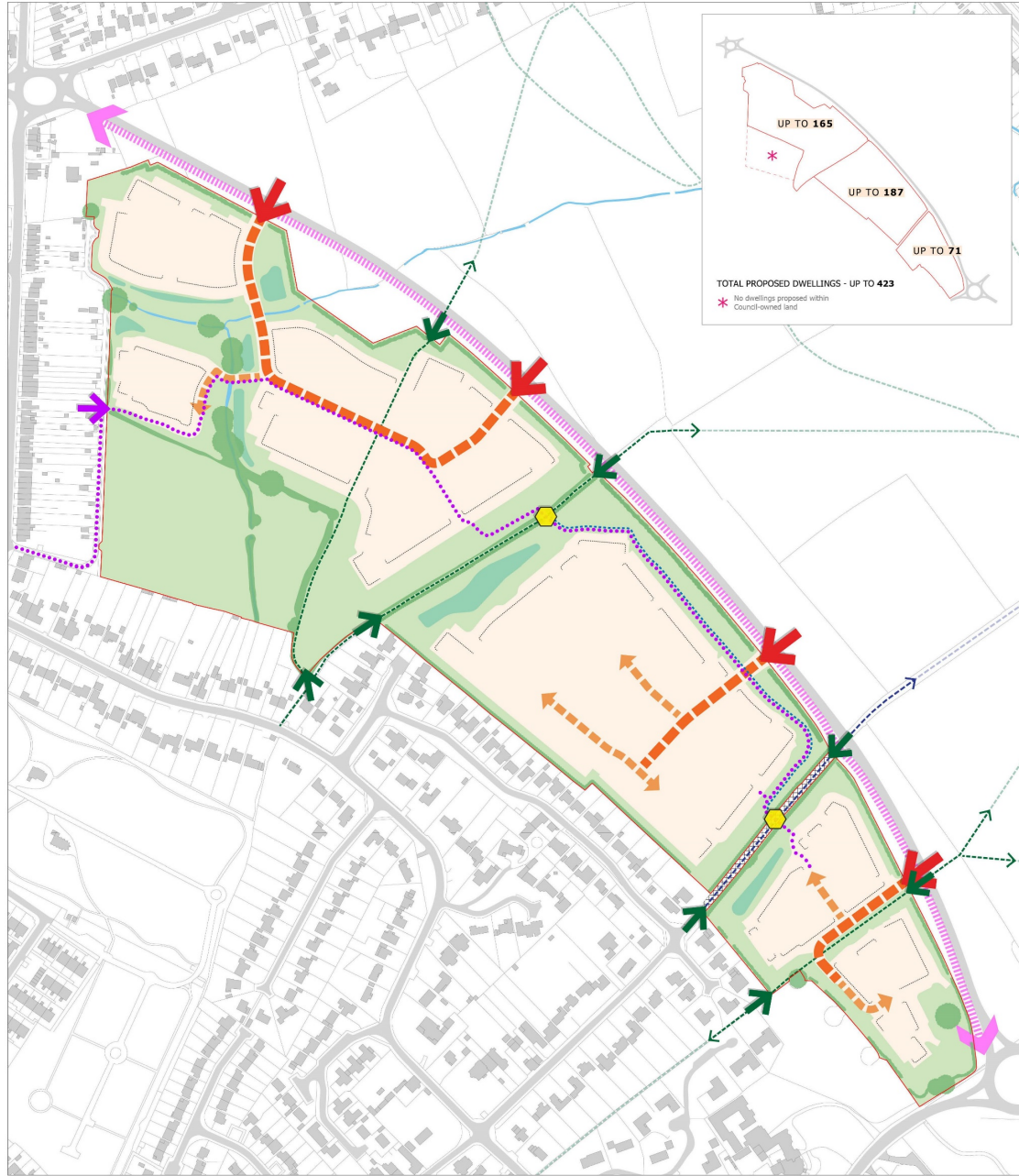
BAT MITIGATION ZONE (Indicative Cross Section)



GREEN LINKS - The concept diagram has been largely influenced by existing landscape assets, including vegetation, the watercourse, and PROW. These are linked together to create a green infrastructure network of public spaces that provide for local amenity, movement, drainage, and wildlife.



MOVEMENT NETWORKS - A network of retained and proposed routes connect the land interests within the allocation area. Four points of vehicular access are shown from Elizabeth Way, which features a strategic cycle route.



The scaling of this drawing cannot be assured

Revision	Date	Dm	Ckd
D - graphic changes	13/10/20	GR	AT

- Allocation Area
- PROW
- Bridleway
- Diverted PROW
- Development Area (including roads)
- Public Open Space
- Watercourse
- Existing Vegetation and Indicative Buffer Planning
- Primary Movement Route
- Secondary Movement Route
- Elizabeth Way Strategic Cycle Route
- Vehicle Access
- Retained Pedestrian Access
- Pedestrian/Cycle Access
- Potential Ped/Cycle Access Between Land Interests
- Potential Cycle Route
- Indicative Drainage Features

Project
Land South West of Elizabeth Way

Drawing Title
Concept Masterplan

Date	Scale	Drawn by	Checked by
12/12/19	1:2500@A2	GSB	AT
Project No.	Drawing No.	Revision	
24687	9300	D	

BARTON WILLMORE

Town Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Infrastructure & Environmental Planning •
Heritage • Graphic Communication •
Communications & Engagement • Development Economics

bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Edinburgh Glasgow Leeds London Manchester Newcastle Reading Southampton

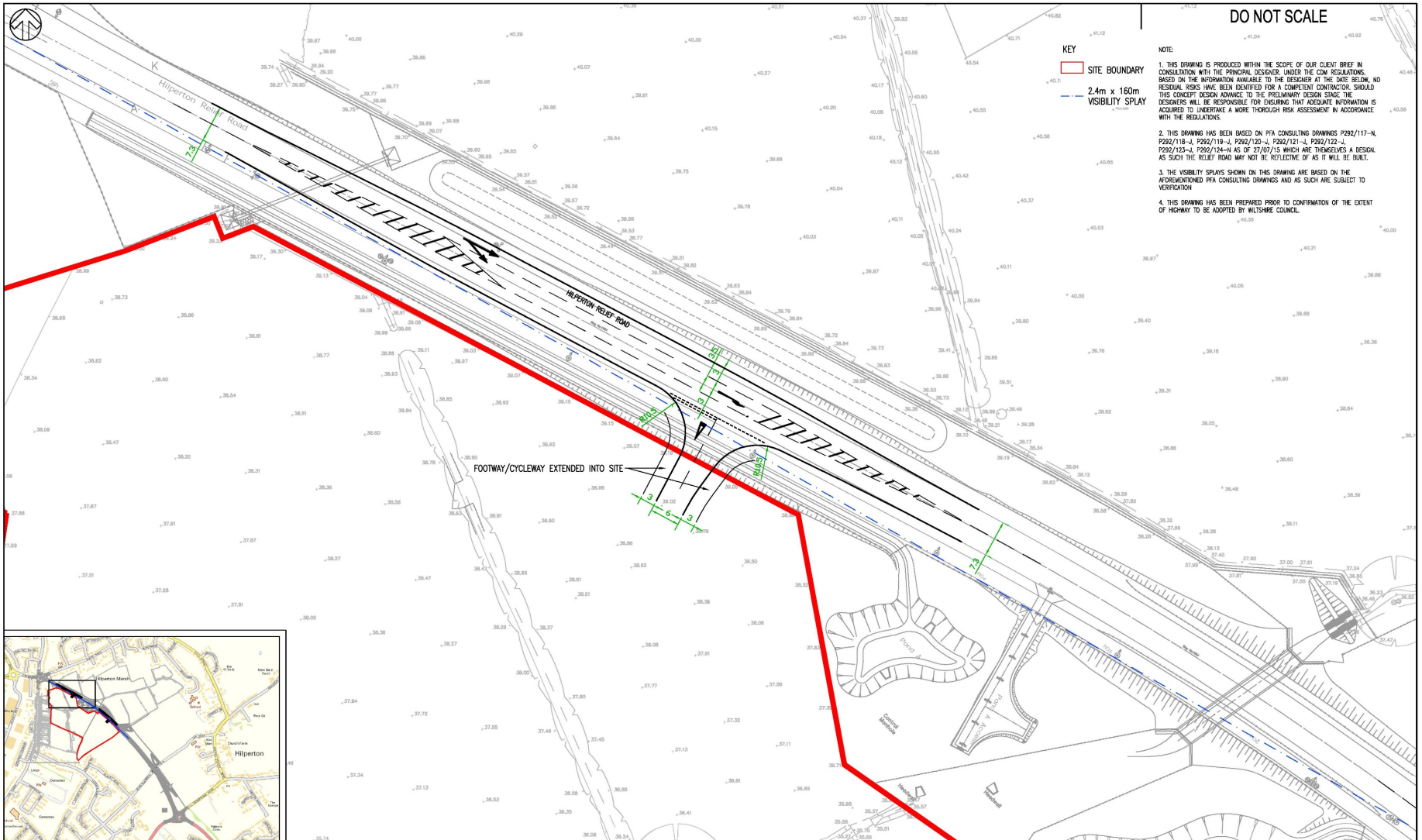
DO NOT SCALE

KEY

- SITE BOUNDARY
- 2.4m x 160m VISIBILITY SPLAY

NOTE:

1. THIS DRAWING IS PRODUCED WITHIN THE SCOPE OF OUR CLIENT BRIEF IN CONSULTATION WITH THE PRINCIPAL DESIGNER UNDER THE CDM REGULATIONS. BASED ON THE INFORMATION AVAILABLE TO THE DESIGNER AT THE DATE BELOW, NO RESIDUAL RISKS HAVE BEEN IDENTIFIED FOR A COMPETENT CONTRACTOR. SHOULD THIS CONCEPT DESIGN ADVANCE TO THE PRELIMINARY DESIGN STAGE THE DESIGNERS WILL BE RESPONSIBLE FOR ENSURING THAT ADEQUATE INFORMATION IS ACQUIRED TO UNDERTAKE A MORE THOROUGH RISK ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS.
2. THIS DRAWING HAS BEEN BASED ON PFA CONSULTING DRAWINGS P292/117-N, P292/118-A, P292/119-A, P292/120-A, P292/121-A, P292/122-A, P292/123-A, P292/124-A AS OF 27/07/15 WHICH ARE THEMSELVES A DESIGN. AS SUCH THE RELIEF ROAD MAY NOT BE REFLECTIVE OF AS IT WILL BE BUILT.
3. THE VISIBILITY SPLAYS SHOWN ON THIS DRAWING ARE BASED ON THE ABOVEMENTIONED PFA CONSULTING DRAWINGS AND AS SUCH ARE SUBJECT TO VERIFICATION.
4. THIS DRAWING HAS BEEN PREPARED PRIOR TO CONFIRMATION OF THE EXTENT OF HIGHWAY TO BE ADOPTED BY WILTSHIRE COUNCIL.



REV	DATE	BY	DESCRIPTION	CHK	APP
C	25/08/15	LEW	SOUTHERN ACCESS REALIGNED	BT	LB
B	14/08/15	LEW	AMENDED FOLLOWING WC COMMENTS	BT	LB
A	06/08/15	LEW	ISSUED	BT	LB

DRAWING STATUS: FOR INFORMATION ONLY

WSP | **PARSONS BRINCKERHOFF**

Mountbatten House, Basing View, Basingstoke, Hampshire RG21 4HJ
 Tel: +44 (0)1256 318800 Fax: +44 (0)1256 318700
 www.wspgroup.com www.pbworld.com

CLIENT:	HGT DEVELOPMENTS LLP
ARCHITECT:	BARTON WILLMORE

PROJECT:	LAND AT HILPERTON, TROWBRIDGE
TITLE:	POTENTIAL SITE ACCESS FROM RELIEF ROAD - NORTHERN ACCESS

SCALE @ A2:	1:500	CHECKED:	BT	APPROVED:	LB
CAD FILE:	11703-SK-001.DWG	DESIGN DRAWN:	LEW	DATE:	August 15
PROJECT No:	70011703	DRAWING No:	11703-SK-001	REV:	C

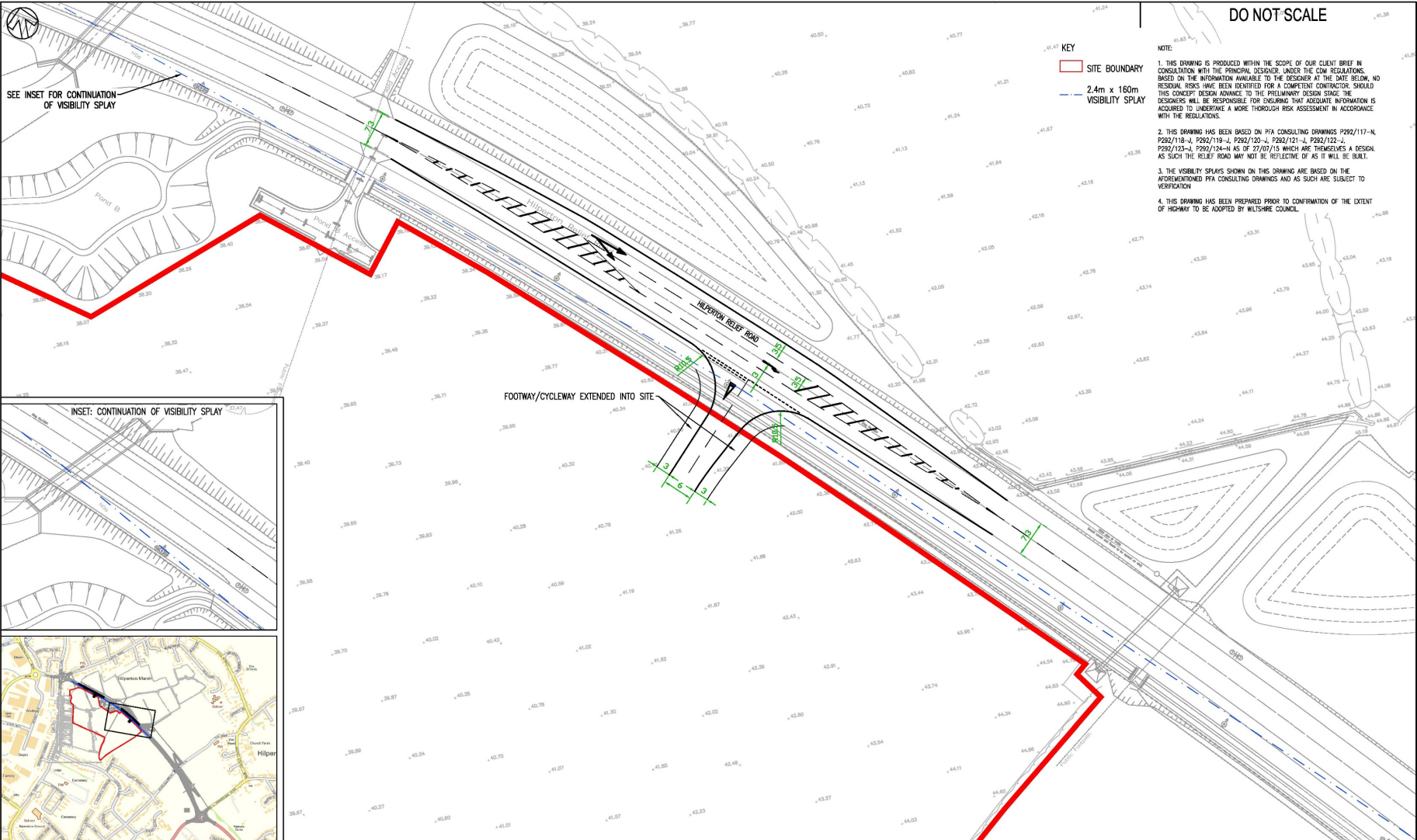
© WSP Group Ltd

E:\1703\1703 - LAND AT HILPERTON, TROWBRIDGE\1703-SK-001.DWG 25/08/2015 14:46:07 Martin, Lewis

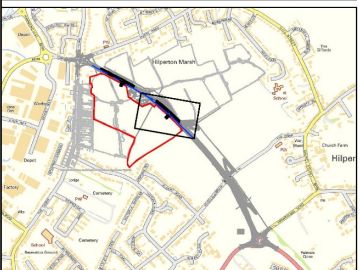
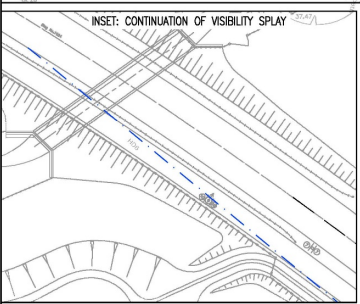
DO NOT SCALE

- KEY
- SITE BOUNDARY
 - 2.4m x 160m VISIBILITY SPY

- NOTE:
1. THIS DRAWING IS PRODUCED WITHIN THE SCOPE OF OUR CLIENT BRIEF IN CONSULTATION WITH THE PRINCIPAL DESIGNER. UNDER THE CDM REGULATIONS, BASED ON THE INFORMATION AVAILABLE TO THE DESIGNER AT THE DATE BELOW, NO RESIDUAL RISKS HAVE BEEN IDENTIFIED FOR A COMPETENT CONTRACTOR. SHOULD THIS CONCEPT DESIGN ADVANCE TO THE PRELIMINARY DESIGN STAGE, THE DESIGNERS WILL BE RESPONSIBLE FOR ENSURING THAT ADEQUATE INFORMATION IS ACQUIRED TO UNDERTAKE A MORE THOROUGH RISK ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS.
 2. THIS DRAWING HAS BEEN BASED ON PFA CONSULTING DRAWINGS P292/117-N, P292/118-J, P292/119-J, P292/120-J, P292/121-J, P292/122-J, P292/123-J, P292/124-N AS OF 27/07/15 WHICH ARE THEMSELVES A DESIGN. AS SUCH THE RELIEF ROAD MAY NOT BE REFLECTIVE OF AS IT WILL BE BUILT.
 3. THE VISIBILITY SPLAYS SHOWN ON THIS DRAWING ARE BASED ON THE ABOVEMENTIONED PFA CONSULTING DRAWINGS AND AS SUCH ARE SUBJECT TO VERIFICATION.
 4. THIS DRAWING HAS BEEN PREPARED PRIOR TO CONFIRMATION OF THE EXTENT OF HIGHWAY TO BE ADOPTED BY WILTSHIRE COUNCIL.



SEE INSET FOR CONTINUATION OF VISIBILITY SPY



REV	DATE	BY	DESCRIPTION	CHK	APP
C	25/08/15	LEW	SOUTHERN ACCESS REALIGNED	BT	LB
B	14/08/15	LEW	AMENDED FOLLOWING WC COMMENTS	BT	LB
A	06/08/15	LEW	ISSUED	BT	LB

DRAWING STATUS: FOR INFORMATION ONLY

Mountbatten House, Basing View, Basingstoke, Hampshire RG21 4HJ
 Tel: +44 (0)1256 318800 Fax: +44 (0)1256 318700
 www.wspgroup.com www.pbworld.com

CLIENT:	HGT DEVELOPMENTS LLP
ARCHITECT:	BARTON WILLMORE

PROJECT:	LAND AT HILPERTON, TROWBRIDGE
TITLE:	POTENTIAL SITE ACCESS FROM RELIEF ROAD - SOUTHERN ACCESS

SCALE @ A2:	1:500	CHECKED:	BT	APPROVED:	LB
CAD FILE:	11703-SK-002.DWG	DESIGN DRAWN:	LEW	DATE:	August 15
PROJECT No:	70011703	DRAWING No:	11703-SK-002	REV:	C

© WSP Group Ltd

E:\1703\11703 - LAND AT HILPERTON, TROWBRIDGE\11703-SK-002.DWG 25/08/2015 14:51:43 Martin, Lewis

View toward the Southern boundary of the site



View toward the Elizabeth Way (East) from the site



View off Wkye Lane looking North West



View from Northern end of Wkye Lane looking West



View from Wyke Lane looking South





View towards the Elizabeth Way looking South East across neighbouring land parcels of the H2.3 allocation.



View towards the Elizabeth Way looking South East across neighbouring land parcels of the H2.3 allocation.



View towards the Elizabeth Way looking North
across the site.



**View towards the Elizabeth Way looking East
across the site.**



View towards the Elizabeth Way looking East
across the site.



**View towards the Elizabeth Way looking
North East across the site.**



Strategic Planning Committee

2nd December 2020