

**LATTON: MINERAL EXTRACTION, INFILLING AND RECLAMATION AT PREFERRED
AREAS 6 AND 1 (PART ONLY) NORTH OF LATTON FOR THE
CO-OPERATIVE GROUP (CWS LTD) AND COTSWOLD AGGREGATES LTD
(Application No. N/06/07015)**

Purpose of Report

1. To consider the above planning application and to recommend that conditional planning permission be granted.

The Site

2. The 40 hectare application site consists of two blocks of land separated by a zone of agricultural land. The blocks of land; part of Area 6 and part of Area 1, are identified in the Adopted Wiltshire and Swindon Minerals Local Plan 2001 as 'preferred areas' for mineral extraction.
3. Area 6 comprises of flat agricultural land immediately east of the Cirencester Road/Ermin Way, formerly the A419. It is bordered to the north by the C69 Down Ampney Road, to the south by a road linking Latton to the Cirencester Road and to the east by a farm track and hedgerow. Latton village lies 200 metres to the south, beyond a Settlement Protection Zone. The western boundary is marked by a tall, mature hedge which provides screening from the road. A number of dwellings close to the boundary of Area 6 have limited views into the site from second storey windows, including cottages on Down Ampney Road to the north and properties on the northern site of Latton.
4. Area 1, as designated in the Minerals Local Plan (MLP), comprises two areas of land; one to the north-east and one to the south-east of Latton. This application considers only the area to the north-east but includes additional land to the north and west which is not included within the preferred area. Area 1 is bordered to the north by a hedgerow alongside the Down Ampney Road. To the east of the site is a public bridleway beyond which is parkland and the village and church of Down Ampney.
5. North Meadow, which is designated as a Site of Special Scientific Interest (SSSI), a National Nature Reserve and candidate Special Area of Conservation (cSAC) lies approximately 1.2 km to the south of Area 6 on the opposite side of the A419. The site is also designated in the North Wiltshire Local Plan 2011 as a Locally Important Archaeological Area.
6. A location plan is attached at **Appendix 1** and a site plan at **Appendix 2**.

Site History

7. There have been no previous planning applications on the site.

Proposal

8. The application proposes the working of 40 hectares of arable land, to a maximum depth of 4.0 metres, producing 550,000 tonnes of sand and gravel. Each block would be worked in two phases, from south to north. Area 1 would be extracted first and upon commencement of extraction in Area 6, restoration would begin in Area 1. Extraction would take place over 2-3 years with a further 3-4 years to complete the progressive restoration.
9. The extraction site would be dewatered prior to the mineral being removed by dump trucks for processing at the existing facility at Latton Quarry, approximately 250 metres to the north. The water from the extraction site would be discharged into the lake behind Westfield Farm on the far side of the old A419. The lake is linked to the groundwater thus the water would recharge the aquifer from which it came.
10. A new access would be constructed onto the old A419 and would be purpose designed so as to prevent any vehicle from entering or leaving the site to the south. This would discourage any traffic travelling through Latton.
11. Restoration has been designed to take into account the Biodiversity Plan for the Cotswold Water Park. The lower lying, poorer quality land would be restored to 3.5 ha of wet woodland. A 120m of new hedgerow would be planted, a further 300m of existing hedgerow would be widened and additional planting of tree clumps in parkland east of Latton are also proposed. The remainder of the site would be brought back to current land levels using imported inert material and in situ materials and returned to agriculture.

Environmental Impact Assessment

12. The planning application is accompanied by an Environmental Statement (ES) which reports the finding of the Environmental Impact Assessment (EIA) of the proposal. The requirement for EIA arises from the proposal being of a type listed in Schedule I of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999).
13. The ES assessed the following:
 - Landscape and Visual Assessment
 - Ecological Assessment
 - Traffic Assessment
 - Archaeology/Cultural Heritage Assessment
 - Water Issues Report
 - Noise Assessment
 - Good Practice for Handling Soils
14. Further information was requested in accordance with Regulation 19 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999).

15. The submitted Regulation 19 information provides additional information on the following:

- Revised location of the highway access
- Water Management and dewatering
- Dust and Air Quality
- Soil handling and storage
- Archaeology
- Landscape
- Ecology – additional surveys and proposals for mitigation.
- Revised restoration scheme and afteruse.

Planning Policy

16. The following policies are considered relevant to this application:

- Policies C12, DP1, MSP5 of the Adopted Wiltshire and Swindon Structure Plan 2016 (The Structure Plan).
- Policies 8, 13, 14, 16, 18, 21, 31, 34, 35, 36 and 47 of the Adopted Wiltshire and Swindon Minerals Local Plan 2001 (The Minerals Local Plan).
- Policies C1, HE6, NE12, NE15 and NE18 of the Adopted North Wiltshire Local Plan 2011 (NWLP).

These policies are set out in full in **Appendix 3**

Consultations

17. **North Wiltshire District Council (Planning)** – no objection.
18. **North Wiltshire District Council (Environmental Health Officer)** – recommend noise limits of 45dB LAeq for Down Ampney and 50dB LAeq for Latton. Measures to minimise dust recommended in the air quality survey should be adhered to.
19. **Gloucestershire County Council** – considers the proposal presents positive contribution to the landbank of permitted reserves. The development is major and should make an appropriate contribution to meeting UK and Cotswold Water Park Biodiversity Action Plan targets.
20. **Cotswold District Council** – no objection subject to substantial planting of standard trees along all the hedgerows carried out at the beginning of the extraction period. Down Ampney would also benefit from the addition of parkland trees in the field between the eastern extraction area and Down Ampney.
21. **Latton Parish Council** – no objection but suggests conditions to minimise disruption to local residents.
22. **Down Ampney Parish Council** – recommend gaps in soil storage bunds to enable surface water flow should be reduced from 50 metres in width to reduce noise impact on the village.

23. **Local Member, Mrs. H. Dixon** - no comment received.
24. **Environment Agency** – no objection. Satisfied that the free access and egress of flood water from the Down Ampney Park Stream can be maintained with the bund configuration outlined in the application. Recommend conditions to secure groundwater protection.
25. **Natural England** – no objection. Support proposal to discharge water from de-watering operations at Area 6 into existing lakes complex west of Westfield Farm in order to prevent impact on the North Meadow SAC.
26. **Highways Agency** – lorry movements associated with the infilling process to be restricted to a daily maximum of 100 movements to minimise the daily flow of vehicles along the trunk road network.
27. **Cotswold Water Park Society** – need for work to establish ground water level on the site and impact on surrounding sites. Less favourable parts of the site should be restored to high quality nature conservation.
28. **DEFRA** – no objection. Application consists of some of the best and most versatile land. Likely that piped under drainage will be required. A suitable outfall for the drainage scheme will need to be established.
29. **English Heritage** – no comments.
30. **Health and Safety Executive** – no objections.
31. **Ministry of Defence (Safeguarding)** – no objection subject to no open areas of water being included within the woodland, no more than 25% berry bearing species in hedgerow planting and Oak and Scots Pine should be kept to a minimum.
32. **Local Highway Authority** – recommend no highway objections subject to conditions to secure wheel washing facilities, construction of visibility splays, hard surfacing of access road and the approval of Transport Plan for routing of HGVs to and from the site prior to any development commencing.
33. **Countryside Section (Ecologist)** – advise that clearance of all vegetation including stripping of field vegetation should take place outside the bird breeding season which extends from mid March to late August. Creation and maintenance of buffer strips between the extent of the working area and waterways and hedges.
34. **Countryside Section (Landscape Officer)** – advise that application site not within a designated or protected landscape. Works are temporary and existing landscape character will be restored. All mitigation works i.e. planting up gaps in hedges should be undertaken in first planting season. Appropriate stand offs between the works and hedges and trees should be secured. Soil bunds could be sown with a seed mix that provides biodiversity gain during the life of the works.

35. **County Archaeology** – consider that whilst no finds were significant enough to merit preservation in situ, it is recommended that around half the area extracted should be subject to a strip, map and sample methodology, the details of which can be undertaken by a professional archaeologist subject to an approved written scheme of investigation.
36. **County Rights of Way Officer** – notes users of Bridleway 6 would have restricted views to the west during operations. However, the proposed restored landscape indicates a satisfactory arrangement.
37. Copies of the consultation responses are available for inspection in the **Members' Room**.

Publicity

38. The planning application has been publicised by advertisement in the local press and a number of site notices posted at points around the site. A neighbour notification exercise has also been carried out. Nineteen letters of objection have been received. The main concerns raised are the impacts of noise, dust and traffic on local people and the local environment.
39. Copies of all the representations will be available for inspection in the **Members' Room**.

Planning Considerations

40. The planning application must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
41. Having taken account of the consultation responses, letters of representation and Development Plan policies, it is considered that the issues in the determination of this application are:
 - Impact on residential amenity
 - Extraction of sand and gravel from outside the Preferred Area
 - Impact on local landscape, ecology and hydrology during and after operations.

Impact on Residential Amenity

42. Policy 35 of the MLP identifies the application site as a preferred area for sharp sand and gravel extraction. The preferred areas provide the locations where it is considered that mineral working would have the least adverse impacts. However, even in those areas some adverse impacts will inevitably result from mineral workings because of the very nature of the process of extraction.
43. The proposed development has the potential to create noise and dust and would generate additional traffic on the old A419 for up to seven years. The ES includes an assessment of the potential impacts of noise, dust and traffic on the local environment which concludes that the potential impacts could be satisfactorily mitigated against. These mitigation measures are considered in more detail in the following paragraphs.

44. To protect the properties on the Cirencester and Down Ampney Road, it is proposed to construct soil bunds around the southern, northern and western boundaries of Area 6. In addition to the mature hedgerows between the working area and the properties, the bunds would be effective in reducing views of the working and also the potential impacts of noise and dust on the properties. Soil bunds would also be constructed around the perimeter of Area 1 to protect the residents of Down Ampney and also the users of Bridleway 6. These measures are acceptable and the developments therefore accords with Policy 13 of the MLP.

Dust and Air Quality

45. Policy NE18 of the NWLP seeks to restrict development which would harm human health or cause pollution of the environment by the emission of excessive noise, fumes or other forms of pollution.
46. The Air Quality Assessment identifies the potential for dust creation from the stripping of soils, excavation of mineral, placing of restoration material and vehicle movements on site. As the mineral would be damp and there would be no mineral stockpiling or processing on the site, officers do not consider that dust would be a significant problem. However, the applicant has stated that a water bowser would be used to dampen the haul roads and operational areas such as the soil screening bunds when required.
47. The Air Quality Assessment concluded that the additional contribution arising from the development would not have any discernable impact on air quality. The predicted pollutant concentrations are within the relevant air quality standards designed to protect vegetation and ecosystems thus should have no adverse impact on human health. The mitigation measures suggested by the Air Quality Assessment, e.g. surfacing and dampening of haul roads and use of a wheel wash, can be secured by condition.

Noise

48. The noise survey identifies a number of properties which may be affected by noise from the operations. To mitigate the impact of noise, the survey recommends restricting works to normal working hours, using modern plant and the construction of 3 metres high soil bunds between the area of extraction and the properties. The District Council Environmental Health Officer has also suggested noise limits in relation to properties in Latton and Down Ampney and these can be secured by condition. The proposal therefore accords with policy.

Traffic and Access

49. Policy 8 of the MLP states that minerals development will only be permitted when the access to the site and local highway network are suitable to accommodate the traffic movements likely to be generated by the development. The road from the extraction area to the processing plant site is the old A419, a road with very good visibility, suitable for HGVs. This road previously carried significantly more traffic prior to the construction of the Latton Bypass thus has adequate capacity to deal with the potential increase arising from the development. It is anticipated that the level of lorry movements (1 return journey = 2 lorry movements) generated by the site over the expected 6 year lifespan would vary as follows:

YEAR	ACTIVITY ON SITE	LORRY MOVEMENTS PER DAY
Year 1	Mineral extraction	80 - 120
Year 2	Mineral extraction and importation of restoration material	140 - 220
Year 3 to completion	Importation of restoration material	60 - 100

50. The Highways Agency has advised that lorry movements associated with the importation of restoration material process should be restricted to a daily maximum of 100 movements to minimise the daily flow of vehicles along the trunk road network. This can be secured as a condition of any planning permission.
51. The sand and gravel would be transported northwards along the Cirencester Road for 250 metres to the processing plant at Latton Quarry. The option of using a conveyor for transporting the material to the processing plant was considered. However, due to the short lifespan of the mineral extraction, this was not considered feasible, particularly as the incoming restoration material would not be able to utilise the conveyor.
52. The access from the site onto the old A419 has been moved northwards from the location first proposed in the application following concerns about impact on nearby properties. This would mean that lorries entering and leaving the site would not travel past the properties along the road. The proposed new access would be of a design to discourage any vehicle entering or leaving the quarry from the south thereby avoiding travelling through Latton. The routing of HGVs can be further controlled through the use of a 'Site Transport Plan' that details the approved arrangements. This can be secured by condition.
53. The Transport Assessment concludes that there is no evidence to suggest that the site access is in a location that would cause road safety problems. In terms of the traffic generation, the assessment concludes that given the high standard of the road, the relatively low level of traffic and the excellent visibility at the junction, there is no reason why the anticipated level of activity should cause any capacity or safety problems. There have been no objections from statutory consultees on the grounds of noise, dust or highway impacts.
54. In relation to the impacts on amenity, officers consider that the mitigation measures proposed in the ES are acceptable and can be facilitated through conditions in the event of the grant of planning permission.

Extraction of sand and gravel from outside the Preferred Areas

55. Part of the application site lies outside of Preferred Areas 1 and 6. This is to reflect the results of subsequent mineral reserve surveys. Policy 36 states that land outside the Preferred Areas will not normally be permitted for extraction without good justification i.e. where this is necessary to maintain the required landbank at, and beyond, the end of the Plan period.

56. Policy MSP5 of the Structure Plan and Policy 34 of the MLP state that stocks of permitted reserves will be maintained throughout the plan period in accordance with Government guidance. Minerals Policy Statement 1 (MPS1) states that in the case of sand and gravel, mineral planning authorities should aim to maintain a landbank sufficient for at least 7 years supply. Policy 10 of the Regional Spatial Strategy (RSS) reiterates the mineral planning authorities' role in supplying mineral to meet the South West contribution to the national requirements.
57. At present Wiltshire has a sand and gravel landbank of 4 years i.e. a shortfall of 3 years which equates to a minimum of 5.55 million tonnes. The volume of mineral in undeveloped Preferred Areas is a maximum of 4.2 million tonnes. Therefore, extraction from outside the defined preferred areas can be justified and the extraction of land to the north of Area 1 would be in accordance with Policy 36.
58. Whilst part of the application site lies outside of the preferred areas, it should be noted that the application area does not include the whole of the preferred areas and no more land would be released for mineral extraction than proposed in the MLP. In fact, the preferred areas and the application area are an identical 39 hectares.

Impact on local landscape, ecology and hydrology during and after operations

59. Mineral workings have the potential to impact on landscape and ecology in positive as well as negative ways. This proposal seeks to extract sand and gravel with a view to restoring the site in a way which improves the visual appearance and biodiversity value of the site.

Landscape

60. Although no nationally designated landscapes would be affected by the mineral extraction, the Landscape Assessment considered that the landscape impact of the working would be 'slight adverse' at the local level. On completion of restoration, the impact was assessed as 'slight beneficial' due to the proposed planting.
61. Policy NE15 of the NWLP seeks to protect the distinctive character of the North Wiltshire landscape, for example the pattern of field boundaries, hedges and woodlands. In accordance with this policy, only two sections of the existing hedge would be removed to make way for the access road and both would be replanted upon completion of works. In addition, hedges would be thickened and widened and two new areas of woodland would be created in accordance with Policy NE12 of the NWLP. The Ministry of Defence (MoD) has recommended that hedgerow planting should not include more than 25% berry bearing species as they are attractive to flock forming birds, which could pose a hazard to air traffic. A suitable mix of hedge species can be agreed through a condition of any permission granted. The County Landscape Officer has not objected to the application in respect of landscape impact.
62. Part of the site comprises the 'best and most versatile' agricultural land. Policy C12 of the Structure Plan and Policy 14 of the MLP state that minerals development will only be permitted on the best and most versatile land where the working, restoration and aftercare will preserve the long term potential of the site to be used as the best and most versatile land. The applicant has confirmed that restoration to agriculture will take place in accordance with Good Practice Guides published by the Ministry of Agriculture Fisheries and Food (MAFF) and this commitment can also be secured by condition. Defra has not objected to the proposals.

Ecology

63. The Ecological Surveys confirmed that the extraction area does not have any features of ecological significance. The main areas of interest are the marginal hedgerows, which would be protected from the extraction by a buffer zone.
64. Natural England, the County Ecologist and Wiltshire Wildlife Trust are satisfied that the proposed restoration would provide biodiversity gain for local wildlife, in accordance with Policies 21 and 31 of the MLP. The proposed restoration scheme also meets the criteria set down in Policy 47 for restoration of mineral workings in the Upper Thames Valley. All trees and hedges in and around the site would be fenced to provide protection from operations.
65. The archaeological field evaluation confirmed no features of national or regional significance but found some features of local interest. The County Archaeologist recommends that around half the area extracted should be subject to a strip, map and sample methodology. In accordance with Policy HE6 of the NWLP, a programme of archaeological investigation would be required by condition.

Hydrology

66. Policy 16 of the MLP states that de-watering of mineral sites will only be permitted when any consequent lowering of water levels around the site can be controlled so as not to unacceptably affect flows and levels in nearby watercourses, natural habitats or land uses. Initially, it was proposed that the water from the de-watered mineral would be discharged directly into the surface water drainage network. However, concern over potential changes in the flow rates of surface water flows was raised given the potential impact on the North Meadow National Nature Reserve which is a SSSI and a SAC. Natural England considered that an Appropriate Assessment would be necessary to confirm that the proposal would have no adverse impact on North Meadow. It has now been agreed that water would be discharged into the lake behind Westfield Farm. The lake is linked to the groundwater thus would act as a balancing pond and soakaway, enabling the water to recharge the aquifer from which it came. A similar scheme was used previously at Latton Quarry and proved effective in mitigating any impacts on North Meadow and Clattinger Farm SSSI/SAC. Ditches would be constructed into the undisturbed sand and gravel in the eastern and western margins of the site to accommodate any increases in surface water drainage.
67. Natural England is satisfied that the proposal would not adversely affect these designated sites. Therefore no Appropriate Assessment is necessary. The Environment Agency has not objected to the application on the basis of hydrological impacts.
68. Officers consider that the impacts on landscape and ecology would be temporary and that the restoration scheme would provide visual and biodiversity improvements in the medium and long term. The mitigation measures proposed in the ES are acceptable and can be facilitated through conditions should planning permission be granted.

Conclusion

69. The principle of mineral extraction in the majority of the application site is supported by Policy 35 of the Wiltshire and Swindon Minerals Local Plan, as it lies within a Preferred Area. Extraction of land outside of Preferred Area 1 is supported by Policy 36 as there is a need to secure a 7 year landbank.
70. Whilst the working and restoration of the site may give rise to noise, dust and traffic impacts in the short term, officers consider that the proposed mitigation measures would mitigate the predicted impacts to an acceptable level.
71. The restoration scheme, which includes the creation of wet woodland and planting of native trees and hedgerows would improve the visual and biodiversity value of the site in the medium and long term.

Recommendation

72. That planning permission be granted subject to the following conditions:
1. The development to which this permission relates must be begun not later than the expiration of three years from the date on which this permission is granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. Extraction of minerals shall cease by the 31st December 2010 and restoration shall be completed in accordance with Plan No. 91011/6&1/R/1b by the 31st December 2014.

Reason: In the interests of local amenity and to ensure restoration takes place when working has ended
 3. No development shall take place until a scheme and programme of measures for the suppression of dust has been submitted to and approved by the Mineral Planning Authority in writing. The scheme shall include inter alia:
 - (a) The suppression of dust caused by the moving and storage of mineral, soil and overburden and other materials within the site;
 - (b) Dust suppression on the haul roads
 - (c) Provision for monitoring and review of the scheme

The scheme shall be implemented throughout the life of the site.

Reason: To protect the amenities of local residents and the local environment.

4. No development shall commence until a Site Transport Plan for the routeing of HGVs has been submitted to and approved in writing by the Mineral Planning Authority. The plan shall detail the arrangements for:
- Monitoring of the approved arrangements
 - Ensuring that all drivers under the control of the applicant are made aware of the approved arrangements
 - The disciplinary controls that will be exercised in the event of default.

The approved plan shall be implemented throughout the life of the site.

Reason: In the interests of residential amenity and highway safety.

5. No operations except for soil stripping and the creation of the soil screening bunds shall commence until the proposed site access road and visibility splays have been constructed in accordance with the details shown on Plan No. 91011/6&1/0/1b. The visibility splays shall be provided with no obstruction to visibility at or above a height of 600 mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction throughout the life of the development.

Reason: To ensure that the access road is constructed with due regard to highway safety and the local environment.

6. No extraction of mineral shall commence until wheel cleaning facilities have been installed in accordance with details of specification and position to have first been submitted to and agreed in writing by the Mineral Planning Authority.

Reason: In the interests of highway safety and to prevent mud, dust and debris on the public highway.

7. The access road from the edge of the adopted highway to the wheel cleaning facilities shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which have first been submitted and approved by the Mineral Planning Authority.

Reason: In the interests of highway safety and to prevent mud, dust and debris on the public highway.

8. Prior to the commencement of development, details of the proposed planting, including the soil screening bunds, soil banks and infill to the hedgerows shall be annotated on a plan to clearly indicate the locations, size, density and species to be planted. The plan shall be submitted to and approved by the Mineral Planning Authority. All planting should be of native stock and of British Provenance and planted within the first planting season following the grant of the planning permission.

Reason: In the interests of amenity and wildlife conservation.

9. All storage bunds intended to remain in situ for more than 6 months or over the winter shall be seeded with a seed mix whose type and provenance shall be submitted to the Mineral Planning Authority for approval in writing within six months of the date of this permission.

Reason: To enhance biodiversity during site operations.

10. An agricultural aftercare scheme outline strategy shall be submitted for the written approval of the Mineral Planning Authority at least three months before spreading of subsoil commences. The strategy shall provide for:
- (a) The physical characteristics of the land to be restored as far as it is practical to do so, to what they were when the land was last used for agriculture as satisfies the requirements of paragraph 3(1) of Schedule 5 of the 1990 Act.
 - (b) A five year period of aftercare in accordance with Annex A of MPG7, specifying the steps to be taken and the period during which they are to be taken, and who will be responsible for taking those steps. The scheme shall include provision of a field drainage system and provide for an annual meeting with the Mineral Planning Authority.
 - (c) A detailed annual programme, in accordance with Annex A of MPG7 to be submitted to the Mineral Planning Authority.

Reason: To ensure the productive afteruse of the land and in accordance with the guidance provided by MPG7.

11. Every subsequent year during the aftercare period, the mineral operator shall provide the Mineral Planning Authority and the landowner/occupier with a detailed annual programme for the approval of the Mineral Planning Authority including:
- (a) Proposals for managing the land in accordance with the rules of good husbandry including planting, cultivating, seeding fertilising, draining, watering or otherwise treating the land for the forthcoming 12 months.
 - (b) A record of aftercare operations carried out on the land during the previous 12 months.

Reason: To ensure productive use of the land and in accordance with the guidance provided by MPG7.

12. At least once a year during the aftercare period, a site meeting shall be arranged by the mineral operators, to which the Mineral Planning Authority and the landowner/occupier shall be invited to monitor previous performance and to discuss and agree future aftercare proposals. The meeting shall also be attended by the person(s) responsible for undertaking the aftercare steps.

Reason: To ensure the productive afteruse of the land and in accordance with the guidance provided by MPG7.

13. Aftercare operations shall be carried out in accordance with the submitted aftercare scheme unless otherwise approved in writing with the Mineral Planning Authority.

Reason: To ensure the productive afteruse of the land and in accordance with the guidance provided by MPG7.

14. Prior to the commencement of restoration in Area 1, details of the creation and maintenance of the wet woodland shown on Plan No. 91011/6&1/CS/1b shall be submitted for the written approval of the Mineral Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure the success of the wet woodland habitat.

15. Development shall not take place until the applicant has secured the implementation of a programme of archaeological investigation and recording in accordance with a written scheme of investigation which has been submitted and approved in writing by the Mineral Planning Authority.

Reason: To enable sites of archaeological interest to be adequately investigated and recorded.

16. Prior to the commencement of extraction, precise details of arrangements for the monitoring of ground water levels, including the frequency of monitoring, for the duration of the works, shall be submitted for approval by the Minerals Planning Authority and thereafter implemented as agreed.

Reason: To assess the risk and effects from changes in groundwater levels.

17. Except in the case of emergency (which shall be notified to the Mineral Planning Authority as soon as practicable), no vehicle shall enter or leave the site and no working or operations shall take place at the site except between the hours of:

07.00 - 18.00 Monday to Friday
07.00 - 13.00 Saturday

No working shall take place on Sunday or Bank/Public Holiday.

Reason: For the avoidance of doubt and the interests of local amenity.

18. No reversing beepers or other means of warning of reversing vehicles shall be fixed to, or used on, any mobile site plant or vehicle other than beepers whose noise levels adjust automatically to surrounding noise levels i.e. white noise alarms.

Reason: To protect the amenity of nearby properties.

19. Noise arising from the development shall not exceed 45dB LAeq (1 hour) free field when measured at the closest noise sensitive property in Down Ampney and 50dB LAeq (1 hour) free field when measured at the closest noise sensitive property in Latton.

Reason: To safeguard the amenity of the area and local residents.

20. For temporary operations such as soil stripping, bund formation, other mitigation measures and restoration, the LAeq level at the nearest noise sensitive property shall not exceed (70) dB(A). Temporary operations which exceed the normal day to day criterion shall be limited to a total of eight weeks in any twelve month period to any individual noise sensitive property. Prior notice should be given to residents before temporary operations commence.

Reason: To safeguard the amenity of the area and local residents.

21. Dust caused by the moving and storage of soils and mineral shall be suppressed. A water bowser shall be used to aid the suppression.

Reason: To protect the amenities of the locality from the effects of dust arising from the development.

22. Lorry movements associated with the infilling process shall be restricted to a daily maximum of 100 movements.

Reason: To minimise the daily flow of vehicles along the trunk road network.

23. All existing trees and shrubs within the application site shall be retained, unless shown on the approved drawings as removed. All trees and shrubs on or immediately adjoining the site shall be protected from damage during works on site. This shall be in accordance with the relevant British Standards (BS 5837:2005). In the event that trees become damaged or otherwise defective during such period, the Mineral Planning Authority shall be notified with 7 days and a programme of remedial action shall be submitted for approval and thereafter implemented as approved.

Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period.

24. In order to protect existing habitats, all existing trees and hedges must be robustly fenced off to prevent encroachment and damage from site operations. The stand-off distances shall be as follows:

Hedges - 4.0 metre stand off from the drip line of the hedge to the fence.

Hedges with trees - 5.0 metre stand off from the drip line of the tree to the fence.

No placement of goods, fuels or chemicals, soils or other materials shall take place inside the fenced area.

Reason: To ensure that the development does not encroach on existing planting causing root damage and to conserve the habitat at the woodland/hedge edge as a feeding/refuge corridor for wildlife.

25. There shall be no clearing of vegetation including hedgerows during the main bird breeding season (March to August).

Reason: To minimise disturbance to breeding birds in the interests of nature conservation.

26. No topsoil or subsoil shall be removed from the site.

Reason: All soils are required on site to ensure a satisfactory restoration of the land.

27. Subsoil and topsoil shall be stripped, stored and re-spread separately from one another. Topsoil bunds should not exceed 3 metres in height and subsoil bunds should not exceed 5 metres in height.

Reason: To ensure the site is satisfactorily restored.

28. All work of soil stripping, stockpiling and reinstatement should be carried out when the material is in a dry and friable condition.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site.

29. The facilities for the storage of oil shall be sited on an impermeable base within an impermeable bunded compound. The volume of the bunded compound storage should be 110% of the capacity of the storage tanks. All filling points must be located within the bunded area. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Any associated pipework should be located above ground and protected from accidental damage.

Reason: To minimise the risk of pollution of groundwater.

30. Only inert waste material shall be imported to the site for restoration.

Reason: To minimise the risk of pollution of groundwater.

31. Aftercare of each part of the restored area of land shall take place for a period of five years and in accordance with the approved scheme, beginning when restoration is completed in any part of the site in accordance with conditions of this permission.

Reason: To ensure the restored land is correctly husbanded.

32. Water arising from the dewatering of Area 1 shall only be discharged to the receiving watercourse upstream of the works.

Reason: To prevent loss of flows in the Down Ampney Park stream.

33. Water arising from the dewatering of Area 6 shall only be discharged to the existing Latton Lake complex.

Reason: To prevent impacts on the flow regime of North Meadow Special Area of Conservation.

GEORGE BATTEN

Director of Environmental Services

Report Author

Joanna Freyther

Senior Planning Officer

The following unpublished documents have been relied on in the preparation of this Report:

Consultation replies and correspondence.