PLANNING PERMISSION
DA/97/1140C

DEVELOPMENT


ADDRESS

LAND BETWEEN PITSFORD/BOUGHTON AND MOULTON, NORTHAMPTON

Northamptonshire County Council
Environment Directorate
ENVIRONMENT ACT 1995 - REVIEW OF MINERAL PLANNING PERMISSIONS

This document supersedes Planning Consent number 1958/9/1 (dated 12th December 1953)

Name and Address of applicant
Peter Bennie Ltd and British Steel plc
Hall Farm
Barton Road
Kettering
Northants NN15 65Q

and
PO Box 101
Corby
Northants NN17 5UA

Name and Address of Agent (if any)
Samuel Rose Ltd
The Lodge
Brixworth
Northants
NN6 9BX

Part 1 - Particulars of application

Date of application: Application number:
31st October 1997 DA/97/1140C
(valid 31st October 1997)

Particulars and location of development:
Extraction of Northampton sand ironstone and overlying minerals, land between Pitsford, Boughton and Moulton.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of Section 96 and paragraph 9 of schedule 13/paragraph 6 of schedule 14 of the Environment Act, 1995 that the following conditions are substituted for those in planning consent number 1958/9/1 (dated 12th December 1953) issued by the Minister of Housing and Local Government at the above location as follows:-

SECTION A
SCHEME OF MODERN CONDITIONS FOR MINERAL EXTRACTION AND RESTORATION - LAND AT PITSFORD, BOUGHTON AND MOULTON

Scope of Planning Permission

1. These conditions relate to mineral extraction within the area vertically hatched on plan A attached to this permission.

2. No mineral extraction shall take place within the following distances from the residential properties boundaries of:-

   Fox Covert Hall 100 metres
   Stud Farm Cottages 100 metres
3. Except as may otherwise be agreed in writing by the County Planning Authority no mineral extraction shall take place within a distance from the highway boundaries lying within or adjacent to the site, this distance shall equate to the depth of mineral working.

4. An amended Working Plan, Restoration Scheme and Aftercare Scheme as received by this Authority on 31st October 1997 incorporating the conditions as set out in this permission shall be submitted for the approval of the County Planning Authority prior to the commencement of mineral extraction operations.

Safeguarding of Residential Amenities

5. Noise screening bunds shall be constructed of topsoil and subsoil in accordance with the specification set out in the submitted Working Plan as amended in accordance with the requirements of this schedule of conditions. The bunds shall remain in position until the mineral working of the phase is complete and the material is required to complete the restoration of that phase.

6. All screening bunds shall be kept weed free and in dry weather shall be sprayed with water to reduce dust blow.

Access and Highway Safety

7. a) The sole vehicular access for the working of the site shall be by a new access shown on Plan A attached to this permission; this access shall be constructed prior to the commencement of the extraction of the mineral and maintained in a good state of repair to the satisfaction of the County Planning Authority.

b) Prior to the extraction of the mineral further details of the proposed junction arrangement including, works, siting, signage, road markings, design and all associated engineering works including works within existing highways and any operational land shall be submitted to and be approved by the County Planning Authority.

8. The location of the wheelwash is shown on DWG No PIT/W/5 REVC received by this Authority on 31st October 1997; it shall be maintained as shown on the plan.

Wheel Washing

9. Wheel cleaning facilities shall be provided on site and used and thereafter maintained so as to ensure that all vehicles leaving the site are in a clean condition such that no dirt and/or mud is deposited on the public highway by vehicles travelling from the site all to the satisfaction of the County Planning Authority. Wheel cleaning facilities shall be used in conjunction with road sweeping equipment.

10. No loaded lorries shall leave the site unsheeted so as to ensure that no material is deposited on the public highway.
Protection of Public Rights of Way

11. The routes of the public rights of way and the proposed temporary divisions are shown on DWG No PIT/SRL received by this Authority on 31st October 1997. These routes shall be fenced where necessary to protect the users from operations, the fencing to be approved by the County Planning Authority. At points of public access to the site suitable signs shall be erected to warn members of the public of a diversion and to warn of "Danger - Mineral Workings". Where lorries cross the routes signs shall be erected to warn "Danger - Lorries Crossing".

See Note 1 at the end of this permission.

Protection of Protected Species

12. Detailed surveys shall be carried out, for each phase of working, to establish the extent of the sites being used by great crested newts, bats and badgers. A scheme setting out the proposals for the protection of these species shall be submitted to and approved by the County Planning Authority, before site clearance work commences.

13. The wildlife site referred to as Grotto Spinney shall remain undamaged and undisturbed by the development hereby permitted.

Trees and Hedgerows

14. Essential removal of hedges and trees shall not be undertaken during the nesting season.

15. Operations at the site shall be controlled to ensure the minimum disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of the site and on each phase of extraction. Accordingly, no mineral extraction operations or other associated activities shall take place within three metres of any hedgerow or seven metres of the bole of any tree bordering the site and each phase of working.

16. Any trees or shrubs which die or for any reason fail to become established within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size and species to those originally required, all to the satisfaction of the County Planning Authority.

Working Plan

17. The working of the site shall be carried out only in accordance with the working operations and programme and phasing plans, set out in the submitted Working Plan as amended in accordance with this schedule of conditions, unless otherwise agreed in writing by the County Planning Authority.

18. No material shall be burnt on site.

19. No blasting shall be carried out.
Buildings Plant and Machinery

20. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted development) order 1995, no plant or machinery, or any buildings in connection with the development other than those hereby permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Part 19 of Schedule 2.

Mitigation of Landscape Impact

21. Temporary 3 metre screening mounds shall be constructed in the locations described in the submitted Working Plan as amended by the requirements of this schedule of conditions, to be retained for the duration of the working of the adjacent phase. Boundary hedgerows in the locations described in the submitted working plan will be left untrimmed for the duration of the extraction.

Landscape Enhancement

22. Prior to the commencement of operations on site a survey shall be undertaken on the hedgerows and their location identified on a plan. All hedgerows identified on the plan and then subsequently removed to facilitate working shall be replaced on the restored surface; planting shall take place during the first planting season following the final restoration of the route of any single hedge.

Landscaping Scheme

23. A landscaping scheme shall be submitted to this Authority within six months of the date of this planning permission for written approval. The scheme shall specify types and species, layout, contouring and surfacing of all open areas. The works approved shall be carried out in the first planting and seeding seasons following the completion of each phase of working.

The County Planning Authority shall be given two weeks prior written notice of the intention to commence landscaping works.

Hours of Working

24. (a) Excavation and backfilling work should only be carried out between the hours of 07.00hrs and 18.00 hrs - Mondays to Fridays
08.00hrs and 13.00 hrs - Saturdays
and at no time on Sundays and Bank Holidays, except with prior written approval of the County Planning Authority.

(b) Formation and subsequent removal of material from the soil baffle mounds and soil storage areas should only be carried out at the site between the following times:
08.00hrs and 18.00hrs - Mondays to Friday
08.00hrs and 13.00hrs - Saturdays
All servicing, maintenance and testing of plant should be carried out only between the hours of 07.00hrs and 18.00hrs - Mondays to Friday 08.00hrs and 13.00hrs - Saturdays and at no time on Sundays and Bank Holidays, except with prior written approval of the County Planning Authority.

**Noise**

25. (a) Efficient silencers for engines shall be fitted to, used and maintained on all vehicles, plant and machinery operated on the site. Equipment that develops any fault resulting in a noisy operation should be removed from use until the fault is remedied.

(b) All vehicle reversing warning systems and/or alarms shall be operated in accordance with the specification agreed with the County Planning Authority prior to commencement of all site operations. At all times “Best Practicable Means” shall be employed to prevent and counteract the effects to nearby residents of audible alarms.

26. (a) Between the hours of 07.00hrs and 18.00hrs Mondays to Fridays and 08.00hrs and 13.00hrs on Saturdays, the noise levels arising from the operations shall not exceed freefield $L_{Aeq, hr}$ at the noise sensitive positions specified below:

- Fox Covert Farm: 48 dB(A)
- The Oaks: 48 dB(A)
- Bunkers Hill Farm: 50 dB(A)
- Butcher’s Lane: 50 dB(A)
- Church Holding: 50 dB(A)
- Stud Farm: 53 dB(A)
- Stud Farm Cottages: 53 dB(A)
- Spring Meadow Farm: 50 dB(A)
- Moulton Mill: 52 dB(A)
- Home Farm (Pitsford): 53 dB(A)
- Stewart Close: 50 dB(A)
- Holcot Centre: 55 dB(A)

(b) The ‘A’ weighted equivalent continuous freefield noise level ($L_{Aeq}$) attributable to the operation of the site, measured at the following noise sensitive properties listed in (a) above or at equivalent positions agreed with the County Planning Authority, shall not exceed 70 dB(A) in any one hour period at any noise sensitive property during the construction and removal of the soil baffle mounds.

(c) Noise monitoring shall be undertaken by the operator, in accordance with a specification which shall be agreed in writing with the County Planning Authority, prior to the commencement of operations. Following approval, the operator shall monitor noise levels at the site in accordance with this specification. The County Planning Authority shall have the right to inspect any noise monitoring equipment at all reasonable times and shall be furnished with particulars of the measurements.
recorded by the equipment upon request.

(d) In the event that the noise limits specified in the above conditions are exceeded, the operator shall cease operations until additional noise attenuation measures are introduced to reduce noise below the specified limits.

Dust

27. The monitoring of the dust control arrangements as set out in the submitted Working Plan as amended in accordance with the requirements of this schedule of conditions shall be carried out in accordance with a phased scheme to be submitted prior to extraction commencing and approved by the County Planning Authority.

Floodlighting

28. Details of the portable floodlighting to be used on site shall be submitted to and approved by the County Planning Authority, before it is brought into use on the site and shall be operated and maintained in accordance with that approved scheme.

Water Environment Protection

29. All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from fill or draw pipes. Any water which accumulates in the bunded area shall be removed and disposed of in a manner appropriate to the quality of the water.

30. Prior to the commencement of development hereby permitted details of a groundwater monitoring scheme and mitigation strategy shall be submitted to and agreed with the County Planning Authority in consultation with the Environment Agency to show that the proposals will not adversely affect groundwater levels in the vicinity of the site. The scheme shall include provision for monitoring of the affects of quarry working on the springs at Grotto Spinney and near to Spring Meadow Farm.

See Note 2 at the end of this permission.

Pollution Control

31. Prior to the commencement of any development on site a scheme for the provision and implementation of pollution control shall be submitted to and agreed in writing with the County Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans before any site work proceeds.

Archaeology

32. No further development shall take place within each phase until the applicant has implemented, and submitted a report upon, a programme of archaeological evaluation conducted to the satisfaction of the County Planning Authority. The stripping of topsoil shall be undertaken in accordance with the requirements of the County Archaeologist.
No mineral extraction shall take place within each phase until the applicant has secured the implementation of a programme of archaeological investigation of any remains of national, or regional or otherwise significant importance in accordance with a written scheme of investigation approved by the County Planning Authority and submitted by the applicant following the assessment of the results of the evaluation by the County Archaeologist.

Historic Landscape

33. No mineral extraction shall take place within Boughton Park as shown delineated on plan C attached to this permission.

Drainage and Pollution

34. Throughout the period of working, restoration and aftercare the operator shall:

(a) protect and support any ditch, drains, watercourse or culvert passing through the site, or satisfactorily divert it and shall not impair the flow or render less effective drainage onto and from adjoining land,

(b) provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there shall be no pollution or other defined adverse effect on watercourses by the approved operations.

Site Maintenance

35. From the commencement of development until completion of aftercare, the operator shall maintain and make stock-proof the perimeter hedges, fences and walls as delineated in the submitted Restoration Scheme as amended by requirements of this schedule of conditions and protect the same from damage. In addition stock-proof fencing shall be provided and maintained.

36. All undisturbed areas of the site and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from agriculturally noxious weeds. Cutting, grazing or spraying shall be undertaken, as necessary, to control plant growth and prevent the build up of a seed bank of agricultural weeds or their dispersal onto adjoining land.

General Conditions on Soils

37. Unless otherwise approved in writing by the County Planning Authority all soils and soil making materials shall only be stripped, handled, stored and replaced in accordance with the submitted Restoration Scheme as amended by this schedule of conditions.

38. Except where otherwise specified the submitted Restoration Scheme as amended by this Schedule of Conditions all topsoils and subsoils shall be immediately utilised for restoration following stripping.

39. Except where otherwise specified the submitted Restoration Scheme as amended by this
Schedule of Conditions all topsoil and subsoil shall be permanently retained on site for subsequent use in restoration.

40. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. At all times when topsoil or subsoil remain unstripped on any working phase, the essential trafficking routes shall be marked in such a manner as to give effect to this condition.

Soil Stripping

41. In each calendar year, soil stripping shall not commence on any phase until any standing crop or vegetation has been cut and removed, and the County Planning Authority has received written notification at least 5 working days before soil stripping is due to commence.

42. Topsoil and subsoils shall only be stripped when they are in a dry and friable condition, movement of soils shall only occur:

(a) during the months April to September inclusive
(b) when all soil above a depth of 250mm is in a suitably dry and friable condition that it is not subject to smearing.
(c) when topsoil is sufficiently dry that it can be separated from subsoil without difficulty.

43. No part of the site shall be excavated or traversed by heavy vehicles or machinery (except as necessary to strip that part of topsoil or subsoil) or used for a road or for the stationing of plant or buildings, or storage of subsoil or overburden or waste or mineral deposits, until all available topsoil and subsoil has been stripped to a minimum depth of 0.6 metres (where available) from that part. The exception is that topsoils may be stored on like topsoils and subsoils may be stored on like subsoils.

Soil Storage

44. All topsoil, subsoil, imported soils and soil making materials shall be stored in accordance with the submitted Restoration Scheme as amended by this Schedule of Conditions in separate mounds which:

(a) shall be located in positions specified and agreed with the County Planning Authority in advance, so as to avoid loss or contamination to the materials therein,
(b) shall be constructed with a minimum of soil compaction to ensure stability and so shaped as to avoid collection of water in surface undulations,
(c) shall not be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or maintenance,
(d) shall not be subsequently moved or added to until required for restoration unless otherwise agreed by the County Planning Authority,
(e) a minimum 3.0 metre stand off shall be undisturbed around storage mounds.

45. All storage mounds that will remain in situ for more than 3 months, or over winter, shall
be vegetated and managed in accordance with a scheme that is to be submitted to, and approved by, the County Planning Authority before soils stripping and storage mound construction is due to commence.

46. Within three months of completion of soil handling operations in any calendar year, the County Planning Authority shall be supplied with a plan showing:

(a) the area stripped of topsoil and subsoil  
(b) the location of each soil storage mound and  
(c) the quantity and nature of material therein

**Ground Preparation**

47. Except where otherwise agreed with the County Planning Authority, restoration to agriculture shall be carried out in accordance with the submitted Restoration Schedule as amended by this schedule of conditions and overburden shall be replaced and levelled so that:

(a) after replacement of topsoil and subsoil and after settlement, the contours conform with those of the surrounding land, and  
(b) there is satisfactory site and surface drainage, the land being free from ponding and capable of receiving an effective artificial under drainage system, and  
(c) ensure agricultural machinery is not unduly restricted, erosion is minimised, and  
(d) gradients do not exceed 7 degrees.

48. Prior to re-spreading of soil making materials, subsoil or topsoil, the upper 500mm of the surface shall be:

(a) prepared so that it does not contain toxic material injurious to plant growth,  
(b) ripped at a spacing of 500mm or closer to remove rock, stone, boulder, wire rope, cable, other foreign objects or compacted layers capable of impeding normal agricultural and land drainage operations including mole ploughing or subsoiling.

49. Stones, materials and objects which exceed 200mm in any dimension in the subsoil and 100mm occurring on the surface of the ripped and loosened ground shall be removed from the site or buried at a depth of not less than 2 metres below the final pre-settlement contours.

50. The County Planning Authority shall be notified when the previous condition has been fulfilled and given at least 2 working days to inspect the area before further restoration of this part is carried out.

**Soil Replacement - General Conditions**

51. Unless otherwise agreed in writing with the County Planning Authority soils or soil making material shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition, no movement, re-spreading, levelling, ripping or loosening of topsoil or subsoil shall occur:

(a) during the months October to March (inclusive),
(b) when it is raining, except light drizzle,
(c) when there are pools of water on the surface of the storage mound or receiving area,
(d) except in accordance with the submitted Restoration Scheme as amended by this schedule of conditions.

52. When wet weather conditions render it impractical to complete topsoil reinstatement and it becomes clear that operations cannot be completed before winter then the surface of the reinstated soil should be temporarily seeded (by hand if necessary) to provide some ground cover and aid drying out the soil in the spring. Also, necessary precautions should be undertaken to control surface water run-off and prevent soil erosion.

53. Plant and vehicles shall not cross any areas of replaced and loosened ground, replaced subsoil or topsoil except where essential and unavoidable for purposes of spreading soils or beneficially treating such areas. Only low ground pressure machines should work on prepared ground to replace and level soil. Wherever practicable subsoil shall be lifted into position and levelled by equipment that is not standing on re-laid topsoil or subsoil.

Replacement of Subsoil and Soil Making Materials

54. Subsoil and any soil making materials shall be:
   (a) only spread onto ground upon completion of condition 50,
   (b) levelled to provide an even depth across the re-laid area so that the total thickness of settled subsoil conforms with the statements of soil physical characteristics dated February 1998.

55. Subsoil laid in accordance with condition 54 shall be ripped or cross-ripped:
   (a) to provide loosening equivalent to a single pass at a time spacing of 500mm or closer operating to a depth of 500mm.
   (b) and any non-subsoil or non-soil making material or rock, boulder or larger stone greater than 200mm in any direction shall be removed from the loosened surface before further soil is laid. Materials that are removed shall be disposed off-site or buried at a depth not less than 2 metres below the final pre-settlement contours.

56. Compliance with the previous condition shall be carried out so as to provide a level surface to receive topsoil and meet the pre-settlement levels required by condition 47. Also to remove any rock, stone, boulder, wire rope, cable, other foreign objects or compacted layers capable of impeding normal agricultural and land drainage operations including mole ploughing or subsoiling.

Replacement of Topsoil

57. Only low ground pressure machines should work on relaid topsoil or subsoil to replace and level topsoil. Wherever practicable topsoil shall be lifted onto subsoil by equipment that is not standing on either relaid topsoil or subsoil.

58. Topsoil shall be carefully and evenly re-spread to at least the minimum settled depths specified in the statements of physical characteristics dated February 1998.
59. The re-spread topsoil shall be rendered suitable for agricultural cultivation by ripping and loosening:

(a) to provide loosening equivalent to a single pass at a tine spacing of 500mm or closer,
(b) to full depth of the topsoil plus 100mm,
(c) and any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed from the site or buried at a depth not less than 2 metres below the final settled contours.

60. The County Planning Authority shall be notified in writing within 2 days of completion of the previous condition and given an opportunity to inspect the completed works before the commencement of any cultivation operations.

61. Any area of the site which is affected by surface ponding or by local settlement caused by the approved operations shall be regraded to resolve the problem, if required by the County Planning Authority. Topsoil, subsoil and other overburden moved in the course of regrading shall not be mixed and shall be handled and replaced in accordance with the above conditions.

62. Once the development authorised by this planning permission has started, the site shall thereafter be restored in accordance with the submitted Restoration Scheme as amended by this schedule of conditions. From the date of aftercare commencement of any part:

(a) ditching (including piped ditch sessions), installation of water supplies for livestock and erection of stock-proof fences and gates shall be completed within 12 months and,
(b) hedges and trees shall be planted during the first planting season which runs between 1st November and 31st March.

Aftercare

63. All areas to be worked shall undergo agricultural aftercare for a 5 year period. This aftercare shall commence on the date that restoration is completed to the County Planning Authority’s satisfaction.

64. An agricultural aftercare scheme outline strategy shall be submitted for the approval of the County Planning Authority at least 3 months before spreading of subsoil commences. This strategy shall outline the steps to be taken, and the period during which they are to be taken, and who will be responsible for taking those steps, to bring the land to the required standard so that the physical characteristics are restored, as far as it is practical to do so, to what they were when the land was last used for agriculture and as described by the Ministry of Agriculture, Fisheries and Food (MAFF) in the statement of physical characteristics supplied to the County Planning Authority, ie the standard that satisfies the requirements of Paragraph 3(1) of Schedule 5 of the 1990 Act. The aftercare scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants, the County Planning Authority and MAFF.

65. Before end of March in every subsequent year during the aftercare period the mineral
operator shall provide the County Planning Authority, MAFF, and the landowner/occupier with detailed annual programme, (for the approval of the 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 for the forthcoming 12 months.

(b) a record of aftercare operations carried out on the land during the previous 12 months.

66 Before end April of every year during the aftercare period, unless the County Planning Authority agree otherwise in writing, a site meeting shall be arranged by the mineral operator, to which the County Planning Authority, MAFF, and the landowner/occupier should be invited, to discuss and agree the proposals and record prepared in accordance with the previous condition. This meeting shall be attended by the person(s) responsible for undertaking the aftercare steps.

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

End Date

68 The development shall cease not later than 21st February 2042 and the land shall be restored and reinstated in accordance with these conditions within one year of that date.

Notes

1 The attention of the applicant is drawn to the fact that public rights of way DK4, CC2, DK3, DD15, CC14 and DD5 pass across the site. The granting of this permission does not entitle the applicant to obstruct, divert or in any way interfere with these rights of way. It may be necessary to apply to the County Planning Authority for an official Diversion Order under Section 257 of the Town and Country Planning Act 1990.

2 If the applicant is proposing to construct any works to dewater the site, he must serve Notice on the Agency under Section 30 of the Water Resources Act 1991. The Environment Agency will respond by issuing a Conservation Notice, specifying measures to be taken to protect existing sources.

3 The applicant's attention is drawn to the fact that gas apparatus exists on the site. Accordingly, prior to the commencement of development the applicant should contact Transco, Aylestone Road, PO Box 563, Leicester LE2 7YP (Tel: 0116 223 3105) in order to establish safe working practices in line with Transco's letter (copy attached to this permission).

4 The applicant's attention is drawn to the fact that electrical apparatus exists on the site. Accordingly, prior to the commencement of development the applicant should contact East Midlands Electricity, Lodge Way, Harlestone Road, Northampton NN5 7UT (0345 0800 80) in order to establish safe working practices in line with East Midlands Electricity's letter (copy attached to this permission).

5 The applicant's attention is drawn to the fact that British Telecommunication apparatus
exists on the site. Accordingly, prior to the commencement of development the applicant
should contact British Telecommunications, Repayments Planning NH/TE FG6, Spring
Gardens, Northampton NN1 1LZ (Tel - 01604 255264) in order to ensure safe working
practices in line with British Telecommunications letter (copy attached to this permission).

Reasons for the conditions are as follows:

1. To specify the area of working.

2. To specify the area of working in the interests of amenity and for the protection of the
   setting of Listed Buildings.

3. To specify the area of working in the interests of highway stability.

4. To ensure that mineral extraction is carried out progressively and in an orderly manner in
   the interests of amenity and the environment.

5-6. In the interests of amenity.

7-10. In the interests of highway safety.

11. To safeguard the users of public rights of way.

12-14. To ensure that nature conservation interests are protected.

15. To ensure the enhancement of the development through the retention of existing natural
    features by safeguarding their health and stability.

16. To ensure as far as possible the maintenance of the approved planting and landscaping
    scheme.

17. To ensure that mineral extraction is carried out progressively and in an orderly manner, so
    as to minimise noise and environmental disturbance.

18-19. To protect the amenities of local residents.

20. To ensure that the County Planning Authority retains control of the location, erection,
    appearance and removal of plant, machinery, buildings and foundations in the interests of
    amenity in line with the requirements of the 1953 permission.

21-23. To secure the enhancement of the site in the interests of visual amenity and to ensure the
    completion of landscaping within a reasonable timescale.

24. To ensure that working on site is carried out within reasonable hours so as to avoid
    disturbance to nearby residential properties.

25. To ensure that plant, equipment and machinery is adequately sound proofed in the
    interests of the amenities of local residents.

26. To minimise the noise disturbance to local residents.
27. To safeguard the local environment and protect the amenities of local residents from unreasonable dust levels.

28. In the interest of amenity.

29-30. To ensure that the water environment is adequately protected.

31. To prevent the increased risk of pollution to the water environment.

32. To safeguard the archaeological interests of the site and enable adequate opportunities for archaeological investigation.

33. To safeguard an historic landscape.

34. To prevent damage and pollution to ground water resources, watercourses and off-site drainage including that of agricultural land.

35. To protect the welfare of livestock kept within the permitted site and on adjoining agricultural land.

36. To prevent a build-up of weed seeds in the soil that are harmful to agriculture.

37. To prevent loss or damage of soil, or mixing of topsoil with subsoil; or subsoil with overburden; or mixing of dissimilar soil types.

38. Direct replacement of soil without storage is normally beneficial.

39. To prevent loss of soil needed for restoration.

40. To prevent unnecessary trafficking of soil by heavy equipment and vehicles as this may damage the soil.

41. To ensure that the County Planning Authority is given opportunity to check that soil operations do not occur under unsuitable conditions and to avoid incorporation of concentrations of decaying vegetation in soil. The latter can create anaerobic conditions and impediments to root growth.

42. To prevent damage to soils by avoiding movement whilst soils are wet or excessively moist and as such does not meet the defined criteria.

43. To prevent the damage of soils by trafficking.

44. To prevent the loss of soil and minimise damage to soil structure during storage.

45. To protect mounds from soil erosion, prevent build-up of weed seeds in the soil and remove vegetation prior to soil replacement.

46. To facilitate soil stock-taking and monitoring of soil resources.

47. To ensure adequate surface drainage and to enable an effective under-drainage scheme to
be installed. Excessive slopes increase risk of soil erosion, and also hinder use of agricultural machinery.

48-49. Reinstate and treat overburden, soil making materials, subsoil and topsoil so as to provide 1.2 metres depth of material that is free from objects that will seriously impede cultivation, subsoiling or installation of underdrainage. Also to fissure compacted layers of soil so as to facilitate drainage and plant root growth.

50. To provide sufficient notice for inspection.

51. To prevent trafficking of the soil during wet periods. Also to ensure that restoration is completed sufficiently early in the year as to enable vegetation to be established to protect soil over winter.

52. To avoid land being without a vegetation/crop cover becoming waterlogged over winter, and control soil erosion.

53. To avoid soil smearing and compaction.

54. To restore subsoil to the best potential condition

55. Ripping is necessary to remove compaction caused by equipment used for levelling the soil. Also to lift stones etc. to the surface for removal. Stone problems are often accentuated as a consequence of stony materials being re-distributed closer to the surface.

56. To provide a level surface required for the placement of soils. Depressions increase risk of surface ponding.

57. To avoid compaction of the Topsoil and upper subsoil.

58. Minimum depth specified to safeguard land quality.

59. To remove compaction and lift stone to the surface for removal.

60. To provide sufficient notice for site inspection.

61. To deal with differential settlement when required.

62. To secure satisfactory drainage, fencing etc., so as to ensure that the site is rendered fit for agricultural use.

63. To bring the land to the required standard for agricultural use.

64. Outline strategy and proposals to comply with DoE guidance current at the time that land enters aftercare that is equivalent to the extant guidance given in MPG7.

65. To comply with DoE guidance current at the time that land enters aftercare that is equivalent to the extant guidance given in MPG7.

66-67. To allow inspection and appraisal of the site to ensure its rehabilitation to agriculture
within the aftercare period.

68 To specify the date when the development shall be completed.
SECTION B SCHEME OF MODERN CONDITIONS
FOR MINERAL EXTRACTION AND RESTORATION
- LAND AT WHITEHILLS

Scope of Planning Permission

1. These conditions relate to mineral extraction within the area diagonally hatched on plan
A attached to this permission.

2. No mineral extraction shall take place within 100 metres of the residential dwellings along
the A508.

3. Except as may otherwise be agreed in writing by the County Planning Authority no
mineral extraction shall take place within a distance from the highway boundaries lying
within or adjacent to the site, this distance shall equate to the depth of mineral working.

4. An amended Working Plan, Restoration Scheme and Aftercare Scheme as received by this
Authority on 31st October 1997 incorporating the conditions as set out in this permission
shall be submitted for the approval of the County Planning Authority prior to the
commencement of mineral extraction operations.

Safeguarding of Residential Amenities

5. Noise screening bunds shall be constructed of topsoil and subsoil in accordance with the
specification set out in the submitted Working Plan as amended in accordance with the
requirements of this schedule of conditions. The bunds shall remain in position until the
mineral working of the phase is complete and the material is required to complete the
restoration of that phase.

6. All screening bunds shall be kept weed free and in dry weather shall be sprayed with water
to reduce dust blow.

7. Screening bunds shall be 3 metres in height.

Access and highway safety

8. Details of the proposed vehicular access for the working of this site including works,
siting, signage, road markings, design road construction and all associated engineering
works within existing highways and any operational land shall be submitted to and
approved by the County Planning Authority before commencement of development. This
access shall be constructed prior to the commencement of development and maintained
in a good state of repair.

9. The location of the wheelwash is shown on DWG No WHITEHILLS/WP received by this
Authority on 31st October 1997; it shall be maintained as shown on the plan.

Wheel Washing

10. Wheel cleaning facilities shall be provided on site and used and thereafter maintained so
as to ensure that all vehicles leaving the site are in a clean condition such that no dirt
and/or mud is deposited on the public highway by vehicles travelling from the site all to
the satisfaction of the County Planning Authority. Wheel cleaning facilities shall be used
in conjunction with road sweeping equipment.

11. No loaded lorries shall leave the site unsheeted so as to ensure that no material is
deposited on the public highway.

Protection of protected species

12. Detailed surveys shall be carried out, for each phase of working, to establish the extent
of the sites being used by great crested newts, bats and badgers. A scheme setting out the
proposals for the protection of these species shall be submitted to and approved by the
County Planning Authority, before site clearance work commences.

Trees and Hedgerows

13. Essential removal of hedges and trees shall not be undertaken during the nesting season.

14(a). Operations at the site shall be controlled to ensure the minimum disturbance to, and the
retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries
of the site and on each phase of extraction. Accordingly, no mineral extraction operations
or other associated activities shall take place within three metres of any hedgerow or
seven metres of the bole of any tree bordering the site and each phase of working.

(b) Prior to the commencement of operations on site, a survey shall be undertaken on the
hedgerows and their location identified on a plan. All hedgerows identified on the plan
and then subsequently removed to facilitate working shall be replaced on the restored
surface, planting shall take place during the first planting season following the final
restoration of the route of any single hedge.

15. Any trees or shrubs which die or for any reason fail to become established within five
years of planting shall be replaced during the following planting season with trees or
shrubs of a similar size and species to those originally required, all to the satisfaction of
the County Planning Authority.

Working Plan

16. The working of the site shall be carried out only in accordance with the working
operations and programme and phasing plans, set out in the submitted Working Plan as
amended in accordance with this schedule of conditions, unless otherwise agreed in
writing by the County Planning Authority.

17. No material shall be burnt on site.

18. No blasting shall be carried out.

Buildings Plant and Machinery

19. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town and Country
Planning (General Permitted development) order 1995, no plant or machinery, or any
buildings in connection with the development other than those hereby permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Part 19 of Schedule 2.

**Landscaping Scheme**

20. A landscaping scheme shall be submitted to this Authority within six months of the date of this planning permission for written approval. The scheme shall specify types and species, layout, contouring and surfacing of all open areas. The works approved shall be carried out in the first planting and seeding seasons following the completion of each phase of working. The County Planning Authority shall be given two weeks prior written notice of the intention to commence landscaping works.

**Hours of Working**

21. (a) Excavation and backfilling work should only be carried out between the hours of
- 07.00hrs and 18.00 hrs - Mondays to Fridays
- 08.00hrs and 13.00 hrs - Saturdays
and at no time on Sundays and Bank Holidays, except with prior written approval of the County Planning Authority.

(b) Formation and subsequent removal of material from the soil baffle mounds and soil storage areas should only be carried out at the site between the following times:
- 08.00hrs and 18.00hrs - Mondays to Friday
- 08.00hrs and 13.00hrs - Saturdays

(c) All servicing, maintenance and testing of plant should be carried out only between the hours of
- 07.00hrs and 18.00hrs - Mondays to Friday
- 08.00hrs and 13.00hrs - Saturdays
and at no time on Sundays and Bank Holidays, except with prior written approval of the County Planning Authority.

**Noise**

22. (a) Efficient silencers for engines shall be fitted to, used and maintained on all vehicles, plant and machinery operated on the site. Equipment that develops any fault resulting in a noisy operation should be removed from use until the fault is remedied.

(b) All vehicle reversing warning systems and/or alarms shall be operated in accordance with the specification agreed with the County Planning Authority prior to commencement of all site operations. At all times “Best Practicable Means” shall be employed to prevent and counteract the effects to nearby residents of audible alarms.

23. Except as may otherwise be agreed in writing by the County Planning Authority;
(a) Prior to the commencement of mineral extraction operations on site, a scheme for monitoring of noise levels at noise sensitive properties along the A508 shall be submitted to the County Planning Authority for approval. This scheme as may be amended by and incorporating any modifications or additions the County Planning Authority may require, shall be implemented on commencement of mineral extraction operations on site. Except as may otherwise be agreed in writing by the County Planning Authority, this scheme shall inter alia, provide for the following:

(i) the ambient background noise levels at noise sensitive properties measured 3 metres from the facade of the property on the side of the properties facing the mineral workings.

(ii) boundary markers to indicate permanent sampling sites.

(iii) the monitoring of noise levels at intervals and equipment which must be agreed in writing by the County Planning Authority.

(iv) the results of noise monitoring to be submitted to the County Planning Authority in accordance with details to be agreed in writing by the County Planning Authority.

(b) Should the agreed maximum specified noise level be exceeded the operator shall immediately implement remedial measures to rectify the situation and the County Planning Authority shall be notified in writing of the remedial measures taken.

If the levels continue to exceed the maximum specified noise level and subsequent written notice is given by the County Planning Authority then all operations shall cease within two days of such written notice. No operations shall recommence on site until a programme of remedial action has been agreed in writing by the County Planning Authority.

Dust

24. The monitoring of the dust control arrangements as set out in the submitted Working Plan as amended in accordance with the requirements of this schedule of conditions shall be carried out in accordance with a phased scheme to be submitted prior to extraction commencing and approved by the County Planning Authority.

Floodlighting

25. Details of the portable floodlighting to be used on site shall be submitted to and approved by the County Planning Authority, before it is brought into use on the site and shall be operated and maintained in accordance with that approved scheme.

Water environment protection

26. All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from fill or draw pipes. Any water which accumulates in the banded area shall be removed and disposed of in a manner appropriate to the quality of the water.
Pollution Control

27. Prior to the commencement of any development on site a scheme for the provision and implementation of pollution control shall be submitted to and agreed in writing with the County Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans before any site work proceeds.

Archaeology

28. No further development shall take place within each phase until the applicant has implemented, and submitted a report upon, a programme of archaeological evaluation conducted to the satisfaction of the County Planning Authority. The stripping of topsoil shall be undertaken in accordance with the requirements of the County Archaeologist. No mineral extraction shall take place within each phase until the applicant has secured the implementation of a programme of archaeological investigation of any remains of national, regional or otherwise significant importance in accordance with a written scheme of investigation approved by the County Planning Authority and submitted by the applicant following the assessment of the results of the evaluation by the County Archaeologist.

Drainage and Pollution

29. Throughout the period of working, restoration and aftercare the operator shall:

(a) protect and support any ditch, watercourse or culvert passing through the site, or satisfactorily divert it and shall not impair the flow or render less effective drainage onto and from adjoining land,

(b) provide for the collection, treatment and disposal of all water entering or arising on the site, including any increased flow from the land, to ensure that there shall be no pollution or other defined adverse effect on watercourses by the approved operations.

Site Maintenance

30. From the commencement of development until completion of aftercare, the operator shall maintain and make stock-proof the perimeter hedges, fences and walls as delineated in the submitted Restoration Scheme as amended by requirements of this schedule of conditions and protect the same from damage. In addition stock-proof fencing shall be provided and maintained.

31. All undisturbed areas of the site and all topsoil, subsoil, soil making material and overburden mounds shall be kept free from agriculturally noxious weeds. Cutting, grazing or spraying shall be undertaken, as necessary, to control plant growth and prevent the build up of a seed bank of agricultural weeds or their dispersal onto adjoining land.
General Conditions on Soils

32. Unless otherwise approved in writing by the County Planning Authority all soils and soil making materials shall only be stripped, handled, stored and replaced in accordance with the submitted Restoration Scheme as amended by this schedule of conditions.

33. Except where otherwise specified the submitted Restoration Scheme as amended by this Schedule of Conditions all topsoils and subsoils shall be immediately utilised for restoration following stripping.

34. Except where otherwise specified the submitted Restoration Scheme as amended by this Schedule of Conditions all topsoil and subsoil shall be permanently retained on site for subsequent use in restoration.

35. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. At all times when topsoil or subsoil remain unstripped on any working phase, the essential trafficking routes shall be marked in such a manner as to give effect to this condition.

Soil Stripping

36. In each calendar year, soil stripping shall not commence on any phase until any standing crop or vegetation has been cut and removed, and the County Planning Authority has received written notification at least 5 working days before soil stripping is due to commence.

37. Topsoil and subsoils shall only be stripped when they are in a dry and friable condition, movement of soils shall only occur:

(a) during the months April to September inclusive
(b) when all soil above a depth of 250mm is in a suitably dry and friable condition that it is not subject to smearing.
(c) when topsoil is sufficiently dry that it can be separated from subsoil without difficulty.

38. No part of the site shall be excavated or traversed by heavy vehicles or machinery (except as necessary to strip that part of topsoil or subsoil) or used for a road or for the stationing of plant or buildings, or storage of subsoil or overburden or waste or mineral deposits, until all available topsoil and subsoil has been stripped to a minimum depth of 0.6 metres (where available) from that part. The exception is that topsoils may be stored on like topsoils and subsoils may be stored on like subsoils.

Soil Storage

39. All topsoil, subsoil, imported soils and soil making materials shall be stored in accordance with the submitted Restoration Scheme as amended by this Schedule of Conditions in
separate mounds which:

(a) shall be located in positions specified and agreed with the County Planning Authority in advance, so as to avoid loss or contamination to the materials therein,

(b) shall be constructed with a minimum of soil compaction to ensure stability and so shaped as to avoid collection of water in surface undulations,

(c) shall not be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or maintenance,

(d) shall not be subsequently moved or added to until required for restoration unless otherwise agreed by the County Planning Authority,

(e) a minimum 3.0 metre stand off shall be undisturbed around storage mounds.

All storage mounds that will remain in situ for more than 3 months, or over winter, shall be vegetated and managed in accordance with a scheme that is to be submitted to, and approved by, the County Planning Authority before soils stripping and storage mound construction is due to commence.

41. Within three months of completion of soil handling operations in any calendar year, the County Planning Authority shall be supplied with a plan showing:

(a) the area stripped of topsoil and subsoil
(b) the location of each soil storage mound and
(c) the quantity and nature of material therein

Ground Preparation

42. Except where otherwise agreed with the County Planning Authority, restoration to agriculture shall be carried out in accordance with the submitted Restoration Scheme as amended by this schedule of conditions and overburden shall be replaced and levelled so that:

(a) after replacement of topsoil and subsoil and after settlement, the contours conform with those of the surrounding land, and

(b) there is satisfactory site and surface drainage, the land being free from ponding and capable of receiving an effective artificial under drainage system, and

(c) ensure agricultural machinery is not unduly restricted, erosion is minimised, and

(d) gradients do not exceed 7 degrees.

43. Prior to re-spreading of soil making materials, subsoil or topsoil, the upper 500mm of the surface shall be:

(a) prepared so that it does not contain toxic material injurious to plant growth,

(b) ripped at a spacing of 500mm or closer to remove rock, stone, boulder, wire rope, cable, other foreign objects or compacted layers capable of impeding normal agricultural and land drainage operations including mole ploughing or subsoiling.

44. Stones, materials and objects which exceed 200mm in any dimension in the subsoil and
100mm occurring on the surface of the ripped and loosened ground shall be removed from
the site or buried at a depth of not less than 2 metres below the final pre-settlement
contours.

45. The County Planning Authority shall be notified when the previous condition has been
fulfilled and given at least 2 working days to inspect the area before further restoration of
this part is carried out.

Soil Replacement - General Conditions

46. Unless otherwise agreed in writing with the County Planning Authority soils or soil
making material shall only be replaced when they and the ground on which they are to be
placed are in a dry and friable condition, no movement, re-spreading, levelling, ripping or
loosening of topsoil or subsoil shall occur:

(a) during the months October to March (inclusive),
(b) when it is raining, except light drizzle,
(c) when there are pools of water on the surface of the storage mound or receiving
area,
(d) except in accordance with the submitted Restoration Scheme as amended by this
schedule of conditions.

47. When wet weather conditions render it impractical to complete topsoil reinstatement and
it becomes clear that operations cannot be completed before winter then the surface of the
reinstated soil should be temporarily seeded (by hand if necessary) to provide some
ground cover and aid drying out the soil in the spring. Also, necessary precautions should
be undertaken to control surface water run-off and prevent soil erosion.

48. Plant and vehicles shall not cross any areas of replaced and loosened ground, replaced
subsoil or topsoil except where essential and unavoidable for purposes of spreading soils
or beneficially treating such areas. Only low ground pressure machines should work on
prepared ground to replace and level soil. Wherever practicable subsoil shall be lifted into
position and levelled by equipment that is not standing on re-laid topsoil or subsoil.

Replacement of Subsoil and Soil Making Materials

49. Subsoil and any soil making materials shall be:

(a) only spread onto ground upon completion of condition 45,
(b) levelled to provide an even depth across the re-laid area so that the total thickness
of settled subsoil conforms with the statements of soil physical characteristics

50. Subsoil laid in accordance with condition 49 shall be ripped or cross-ripped:

(a) to provide loosening equivalent to a single pass at a time spacing of 500mm or
closer operating to a depth of 500mm.
and any non-subsoil or non-soil making material or rock, boulder or larger stone greater than 200mm in any direction shall be removed from the loosened surface before further soil is laid. Materials that are removed shall be disposed off-site or buried at a depth not less than 2 metres below the final pre-settlement contours.

51. Compliance with the previous condition shall be carried out so as to provide a level surface to receive topsoil and meet the pre-settlement levels required by condition 42. Also to remove any rock, stone, boulder, wire rope, cable, other foreign objects or compacted layers capable of impeding normal agricultural and land drainage operations including mole ploughing or subsoiling.

Replacement of Topsoil

52. Only low ground pressure machines should work on relaid topsoil or subsoil to replace and level topsoil. Wherever practicable topsoil shall be lifted onto subsoil by equipment that is not standing on either relaid topsoil or subsoil.

53. Topsoil shall be carefully and evenly re-spread to at least the minimum settled depths specified in the statements of physical characteristics dated February 1998.

54. The re-spread topsoil shall be rendered suitable for agricultural cultivation by ripping and loosening:

(a) to provide loosening equivalent to a single pass at a tine spacing of 500mm or closer,
(b) to full depth of the topsoil plus 100mm,
(c) and any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be removed from the site or buried at a depth not less than 2 metres below the final settled contours.

55. The County Planning Authority shall be notified in writing within 2 days of completion of the previous condition and given an opportunity to inspect the completed works before the commencement of any cultivation operations.

56. Any area of the site which is affected by surface ponding or by local settlement caused by the approved operations shall be regraded to resolve the problem, if required by the County Planning Authority. Topsoil, subsoil and other overburden moved in the course of regrading shall not be mixed and shall be handled and replaced in accordance with the above conditions.

57. Once the development authorised by this planning permission has started, the site shall thereafter be restored in accordance with the submitted Restoration Scheme as amended by this schedule of conditions. From the date of aftercare commencement of any part:

(a) ditching (including piped ditch sessions), installation of water supplies for livestock and erection of stock-proof fences and gates shall be completed within
12 months and,

(b) hedges and trees shall be planted during the first planting season which runs between 1st November and 31st March.

Aftercare

58. All areas to be worked shall undergo agricultural aftercare for a 5 year period. This aftercare shall commence on the date that restoration is completed to the County Planning Authority's satisfaction.

59. An agricultural aftercare scheme outline strategy shall be submitted for the approval of the County Planning Authority at least 3 months before spreading of subsoil commences. This strategy shall outline the steps to be taken, and the period during which they are to be taken, and who will be responsible for taking those steps, to bring the land to the required standard so that the physical characteristics are restored, as far as it is practical to do so, to what they were when the land was last used for agriculture and as described by the Ministry of Agriculture, Fisheries and Food (MAFF) in the statement of physical characteristics supplied to the County Planning Authority, ie the standard that satisfies the requirements of Paragraph 3(1) of Schedule 5 of the 1990 Act. The aftercare scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants, the County Planning Authority and MAFF.

60. Before the end of March in every subsequent year during the aftercare period the mineral operator shall provide the County Planning Authority, MAFF, and the landowner/occupier with a detailed annual programme, (for the approval of the 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 for the forthcoming 12 months.

(b) a record of aftercare operations carried out on the land during the previous 12 months.

61. Before the end of April of every year during the aftercare period, unless the County Planning Authority agree otherwise in writing, a site meeting shall be arranged by the mineral operator, to which the County Planning Authority, MAFF, and the landowner/occupier should be invited, to discuss and agree the proposals and the record as prepared in accordance with the previous condition. This meeting shall be attended by the person(s) responsible for undertaking the aftercare steps.

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

End Date

63. The development shall cease not later than 21st February 2042 and the land shall be restored and reinstated in accordance with these conditions within one year of that date.
Reasons for the conditions are as follows:

1. To specify the area of working.

2. To specify the area of working in the interests of amenity.

3. To specify the area of working in the interests of highway stability.

4. To ensure that mineral extraction is carried out progressively and in an orderly manner in the interests of amenity and the environment.

5-7. In the interests of amenity.

8-11. In the interests of highway safety.

12-14. To ensure that nature conservation interests are protected.

15. To ensure the enhancement of the development through the retention of existing natural features by safeguarding their health and stability.

16. To ensure as far as possible the maintenance of the approved planting and landscaping scheme.

17-18. To protect the amenities of local residents.

19. To ensure that the County Planning Authority retains control of the location, erection, appearance and removal of plant, machinery, buildings and foundations in the interests of amenity in line with the requirements of the 1953 permission.

20. To secure the enhancement of the site in the interests of visual amenity and to ensure the completion of landscaping within a reasonable timescale.

21. To ensure that working on site is carried out within reasonable hours so as to avoid disturbance to nearby residential properties.

22. To ensure that plant, equipment and machinery is adequately sound proofed in the interests of the amenities of local residents.

23. To minimise the noise disturbance to local residents.

24. To safeguard the local environment and protect the amenities of local residents from unreasonable dust levels.

25. In the interest of amenity.

26. To ensure that the water environment is adequately protected.
To prevent the increased risk of pollution to the water environment.

To safeguard the archaeological interests of the site and enable adequate opportunities for archaeological investigation.

To prevent damage and pollution to ground water resources, watercourses and off-site drainage including that of agricultural land.

To protect the welfare of livestock kept within the permitted site and on adjoining agricultural land.

To prevent a build-up of weed seeds in the soil that are harmful to agriculture.

To prevent loss or damage of soil, or mixing of topsoil with subsoil; or subsoil with overburden; or mixing of dissimilar soil types.

Direct replacement of soil without storage is normally beneficial.

To prevent loss of soil needed for restoration.

To prevent unnecessary trafficking of soil by heavy equipment and vehicles as this may damage the soil.

To ensure that the County Planning Authority is given opportunity to check that soil operations do not occur under unsuitable conditions and to avoid incorporation of concentrations of decaying vegetation in soil. The latter can create anaerobic conditions and impediments to root growth.

To prevent damage to soils by avoiding movement whilst soils are wet or excessively moist and as such does not meet the defined criteria.

To prevent the damage of soils by trafficking.

To prevent the loss of soil and minimise damage to soil structure during storage.

To protect mounds from soil erosion, prevent build-up of weed seeds in the soil and remove vegetation prior to soil replacement.

To facilitate soil stock-taking and monitoring of soil resources.

To ensure adequate surface drainage and to enable an effective under-drainage scheme to be installed. Excessive slopes increase risk of soil erosion, and also hinder use of agricultural machinery.

Reinstate and treat overburden, soil making materials, subsoil and topsoil so as to provide 1.2 metres depth of material that is free from objects that will seriously impede cultivation, subsoiling or installation of underdrainage. Also to fissure compacted layers of soil so as
to facilitate drainage and plant root growth.

45. To provide sufficient notice for inspection.

46. To prevent trafficking of the soil during wet periods. Also to ensure that restoration is completed sufficiently early in the year as to enable vegetation to be established to protect soil over winter.

47. To avoid land being without a vegetation/crop cover becoming waterlogged over winter, and control soil erosion.

48. To avoid soil smearing and compaction.

49. To restore subsoil to the best potential condition

50. Ripping is necessary to remove compaction caused by equipment used for levelling the soil. Also to lift stones etc. to the surface for removal. Stone problems are often accentuated as a consequence of stony materials being re-distributed closer to the surface.

51. To provide a level surface required for the placement of soils. Depressions increase risk of surface ponding.

52. To avoid compaction of the Topsoil and upper subsoil.

53. Minimum depth specified to safeguard land quality.

54. To remove compaction and lift stone to the surface for removal.

55. To provide sufficient notice for site inspection.

56. To deal with differential settlement when required.

57. To secure satisfactory drainage, fencing etc., so as to ensure that the site is rendered fit for agricultural use.

58. To bring the land to the required standard for agricultural use.

59. Outline strategy and proposals to comply with DoE guidance current at the time that land enters aftercare that is equivalent to the extant guidance given in MPG7.

60. To comply with DoE guidance current at the time that land enters aftercare that is equivalent to the extant guidance given in MPG7.

61-62. To allow inspection and appraisal of the site to ensure its rehabilitation to agriculture within the aftercare period.

63. To specify the date when the development shall be completed.
SECTION C
SCHEME FOR MODERN CONDITIONS FOR MINERAL EXTRACTION AND
RESTORATION FOR LAND NOT COVERED BY THE SCHEME OF MODERN
CONDITIONS IN SECTION A AND B OF THIS PERMISSION

Scope

1. No mineral extraction shall take place on those areas of consent number 1958/9/1 which have previously been worked and/or restored, as shown dot shaded on plan A.

2. No mineral extraction shall take place on any land within the area shown horizontally hatched, until the areas shown vertically and diagonally hatched on plan A have been substantially worked to the satisfaction of the County Planning Authority. Thereafter details of schemes of working, archaeology, restoration, landscaping and aftercare shall be submitted to and approved by the County Planning Authority.

3. Except as may otherwise be agreed in writing by the County Planning Authority no mineral extraction shall take place within a distance from the highway boundaries lying within or adjacent to the site. This distance shall equate to the depth of mineral working.

4. Except as may otherwise be agreed in writing by the County Planning Authority no mineral extraction shall take place within 200 metres of the property boundaries of existing or permitted dwellings, including residential caravans, consisting of 10 or more closely grouped dwellings lying adjacent to or within consent number 1958/9/1.

5. Except as may otherwise be agreed in writing by the County Planning Authority no mineral extraction shall take place within 100 metres of the property boundaries of existing and permitted individual dwellings or small groups of dwellings, including residential dwellings, lying adjacent to or within consent number 1958/9/1.

Phasing

6. Before any operations are commenced on the site, details of the working programme shall be submitted to and approved by the County Planning Authority. Such details shall incorporate plans showing the phasing and direction of working.

Access and Highway Safety

7. Vehicular access for the development hereby permitted shall be located at a point or points to be specified by the Highway Authority. The precise location and specification shall be included in the working scheme to be submitted under condition 6 and shall be constructed and maintained in a good state of repair to the satisfaction of the County Planning Authority.

8. Wheel cleaning facilities shall be provided on site and used and thereafter maintained so as to ensure that all vehicles leaving the site are in a clean condition such that no dirt and/or mud is deposited on the public highway by vehicles travelling from the site all to
the satisfaction of the County Planning Authority. Wheel cleaning facilities shall be used in conjunction with road sweeping equipment.

9. No loaded lorries shall leave the site unsheeted so as to ensure that no mineral is deposited on the public highway.

Hours of Working

10. Unless otherwise agreed in writing by the County Planning Authority, the winning, working and processing of minerals and their transportation from the site shall be restricted to between the hours of 7.30am and 6.00pm on Mondays to Fridays and between 8.00am and 1.00pm on Saturdays with no such operations being carried out on the site on Sundays or public holidays.

Noise

11. Prior to the commencement of mineral extraction operations on site, a scheme for the monitoring of noise levels at noise sensitive properties either within or immediately adjacent to the site shall be submitted to the County Planning Authority for approval. This scheme may be amended by and incorporating any modifications or additions the County Planning Authority may require, shall be implemented on commencement of mineral extraction operations on site. Except as may otherwise be agreed in writing by the County Planning Authority, this scheme shall inter alia, provide for the following;

(i) the ambient background noise levels at noise sensitive properties measured 3 metres from the facade of the property on the sides of the properties facing the mineral workings.

(ii) background markers to indicate permanent sampling sites.

(iii) the monitoring of noise levels at intervals and equipment which must be agreed in writing by the County Planning Authority.

Dust

12. Prior to the commencement of operations on site, a scheme of measures to minimise dust generation as a result of operations on site shall be submitted for the approval of the County Planning Authority. Following approval and upon commencement of operations on site this scheme shall be implemented, all to the satisfaction of the County Planning Authority.

Water Environment Protection

13. Prior to commencement of any development in pursuance of this application, hydrological/hydrogeological details shall be submitted to and agreed with the County Planning Authority, in consultation with the Environment Agency to assess the potential impact on the local water environment.
14. Any facilities for the storage of oils, fuels or chemicals including portable units shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the largest tank, or the combined capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipework should be located above and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Buildings, Plant and Machinery

15. Notwithstanding the provisions of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no plant or machinery, or any buildings in connection with the development other than those hereby permitted shall be erected, extended, installed, rearranged, repaired or altered in any way under the provisions of Part 19 of Schedule 2.

Blasting

16. No blasting shall be carried out.

Protection of Protected Species

17. Detailed surveys shall be carried out, for each phase of working, to establish the extent of the sites being used by great crested newts, bats and badgers. A scheme setting out the proposals for the protection of these species shall be submitted to and approved by the Mineral Planning Authority, before site clearance work commences.

18. The wildlife sites referred to as Grotto Spinney and Brickhill Spinney shall remain undamaged and undisturbed by the development hereby permitted.

Trees and Hedgerows

19. Essential removal of hedges and trees shall not be undertaken during the nesting season.

20. Operations at the site shall be controlled to ensure the minimum disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of the site and on each phase of extraction. Accordingly, no mineral extraction operations or other associated activities shall take place within three metres of any hedgerow or seven metres of the bole of any tree bordering the site and each phase of working.

21. Prior to the commencement of operations on site, a survey shall be undertaken on the hedgerows and their location identified on a plan. All hedgerows identified on the plan and then subsequently removed to facilitate working shall be replaced on the restored surface. Planting shall take place during the first planting season following the final restoration of
the route of any single hedge.

**Historic Landscape**

22. No mineral extraction development shall take within Boughton Park as shown on Plan C attached to this permission.

**Archaeology**

23. No further development shall take place within each phase until the applicant has implemented, and submitted a report upon, a programme or archaeological evaluation conducted to the satisfaction of the County Planning Authority. The stripping of topsoil shall be undertaken in accordance with the requirements of the County Archaeologist. No mineral extraction shall take place within each phase until the applicant has secured the implementation of a programme of archaeological investigation of any remains of national, regional or otherwise significant importance in accordance with a written scheme of investigation approved by the County Planning Authority and submitted by the applicant following the assessment of the results of the evaluation by the County Archaeologist.

**Amenity Protection**

24. The location, dimensions and extent of all screening bunds shall be the subject of a detailed scheme to be submitted for the approval of the County Planning Authority. This scheme shall include details on the relationship between the erection and removal of bunds and the phasing of the development.

Following approval this scheme shall be implemented prior to the commencement of mineral extraction operations on site all to the satisfaction of the County Planning Authority.

**Landscaping**

25. Before any operations are commenced on the site details of a scheme of landscaping shall be submitted to and approved by the County Planning Authority. The scheme shall specify types and species, layout, contouring and surfacing of all open areas. The works approved shall be carried out in the first planting and seeding seasons following the completion of each phase of working.

26. The County Planning Authority shall be given two weeks prior written notice of the intention to commence landscaping works.

27. Any trees or shrubs which die or for any reason fail to become established within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size and species to those originally required, all to the satisfaction of the County Planning Authority.

**Restoration**
28. Before any operations are commenced on site a restoration scheme shall be submitted to and approved by the County Planning Authority. The restoration scheme shall be in plan form and should include where appropriate the following details:

(a) The proposed afteruse of each area of the site.
(b) The post settlement contours of the site.
(c) The location and form of any water features such as lakes and watercourses, along with the position of infall and outlet pipes and an indication of the gradients of banks to water areas.

The scheme, including all modifications and amendments requested by the County Planning Authority shall be implemented progressively following the mineral extraction operations and be completed within nine months of the cessation of mineral extraction from the site.

Soil Handling and Storage

29. (a) Before mineral extraction operations are commenced in each phase of the development, all available topsoil shall be stripped and stored separately for reinstatement.

(b) Before mineral extraction operations are commenced in each phase of the development, all available subsoil shall be stripped and stored separately for ultimate replacement.

(c) All operations referred to in (a) and (b) of this Condition shall be undertaken during suitable dry weather conditions. During periods of unsettled weather conditions the operations shall be undertaken in stages with breaks during wet spells.

(d) The stored materials shall be sown with grass seed or sprayed with herbicides to prevent weed accumulation.

(e) In any event no soil stripping operations should be undertaken during the months October to April inclusive unless otherwise agreed in writing by the County Planning Authority in consultation with the Ministry of Agriculture.

30. No stockpiling or storing of minerals, mineral waste, topsoil, subsoil or overburden shall take place on the site or adjacent to it except in such locations and to such heights and extent as may be approved in writing by the County Planning Authority.

31. (a) Except as may otherwise be agreed in writing by the County Planning Authority, topsoil, subsoil and overburden storage bunds shall be placed at the locations indicated on submitted plan.

(b) Topsoil storage shall be confined to bunds not exceeding 2 metres in height.
(c) Subsoil and overburden storage shall be confined to bunds not exceeding 3 metres in height.

32. All stockpiles or stores of minerals, mineral waste, overburden, topsoil or subsoil shall be removed by the last date referred to in Condition 36 of this permission and the land reinstated to potential agricultural use in accordance with the conditions of this permission.

Aftercare

33. Any ditches, fences, hedges, gates, field drains and water courses and supplies disturbed during the mineral extraction operations shall be made good where necessary and any further ditches, fences, hedges, gates, field drains and water courses and supplies shall be provided on restoration for good husbandry all to the satisfaction of the County Planning Authority.

34. Except as may otherwise be agreed in writing by the County Planning Authority, not later than the completion of the mineral extraction operations or by the date referred to in Condition 36 of this permission, whichever date is the sooner, a five year outline strategy of aftercare shall be submitted to the County Planning Authority for approval to bring the land to the required standard for agricultural use.

The five year outline strategy of aftercare, as may be approved by the County Planning Authority, shall be implemented to the Authority's satisfaction during the five year period following its approval. The outline strategy and the detailed programme of aftercare shall, unless otherwise agreed in writing by the County Planning Authority, be subject to review at an annual site meeting. Items required to be included in the aftercare outline strategy and detailed programme are set out in Schedule 1 attached to this permission.

35. No later than November 30th of each year during the five year aftercare period a detailed programme for aftercare of the restored land shall be submitted to the County Planning Authority. No later than 4 weeks following the annual aftercare meeting a detailed programme, as revised and amended by the County Planning Authority in consultation with the Ministry of Agriculture, shall be submitted to the County Planning Authority for written approval.

The detailed programme shall be implemented during the farming year until the next annual aftercare meeting when it will be reviewed and amended as necessary.

End Date

36. The development shall cease not later than 21st February 2042 and the land shall be restored and reinstated in accordance with these conditions within one year of that date.

Reasons for the Conditions are as follows;

1. To specify the area of working.
2. To specify the area of working in the interests of amenity, the environment and agricultural restoration.

3. To specify the area of working in the interests of highway safety.

4-5. To specify the area of working in the interests of amenity.

6. To ensure that mineral extraction is carried out progressively and in an orderly manner, so as to minimise noise and environmental disturbance.

7-9. In the interests of highway safety.

10. In the interests of amenity.

11. In the interests of amenity and to comply with modern standards relating to noise.

12. In the interests of amenity and to comply with modern standards relating to dust.

13-14. In the interests of the water environment and to prevent pollution.

15. To ensure that the County Planning Authority retains control of the location, erection, appearance and removal of plant, machinery, buildings and foundations in the interests of amenity in line with the requirements of the 1953 permission.

16. In the interests of amenity.

17-21. To ensure that nature conservation interests are protected.

22. To ensure protection of an historic landscape.

23. To safeguard the archaeological interests of the site and enable adequate opportunities for archaeological investigation.

24. To safeguard the visual amenities of the area and minimise the impact upon occupiers of nearby properties.

25-26. To improve the appearance of the site in the interests of visual amenity and to advise the County Planning Authority of any significant development on site.

27. To ensure as far as possible the maintenance of the approved planting and landscaping scheme.

28. To ensure the proper restoration of the site within a reasonable time in a progressive and orderly manner in the interests of local amenity and to advise the County Planning Authority of any significant development on site.

29. To enable the reinstatement of insitu soils once extraction has finished so as to return the
land to its original agricultural characteristics.

30. To safeguard the visual amenities of the vicinity.

31-32. To safeguard the visual amenities of the vicinity and enable satisfactory restoration to agricultural use.

33. To safeguard the visual amenities and agricultural characteristics of the area.

34. To bring the land back to a standard required for agriculture, and ensure the proper aftercare provisions are made and reported to the County Planning Authority.

35. To ensure that the aftercare provisions are revised to take account of any problems identified at the annual aftercare meeting.

36. To specify the date when the conditions of this permission shall have been fully implemented and to enable the County Planning Authority to reconsider the development position in the light of the circumstances prevailing at the end of the consent period.

Signed..........................................................

(Council's authorised officer)

On behalf of......................................................

Date..............................................................
NOTICE TO ACCOMPANY DETERMINATION OF CONDITIONS WHICH RESTRICT WORKING RIGHTS FOR ACTIVE PHASE 1 AND ACTIVE PHASE II SITES


NOTICE UNDER PARAGRAPH 10 OF SCHEDULE 13 OF THE ENVIRONMENT ACT 1995 (to accompany notice of determination of conditions where MPA determine conditions different from those submitted by the applicant, and the effect of the new conditions, other than restoration and aftercare conditions, is to further restrict working rights).

I give notice that:

The Northamptonshire County Council, in the accompanying notice of determination of your application dated 31st October 1997 reference DA/97/1140C for the approval of conditions in respect of the land between Pitsford, Boughton and Moulton have determined conditions which differ in some respect from the proposed conditions set out in your application.

The effect of conditions Section A; 1-5, 7, 9, 13, 15-17, 20, 23-28, 30-68, Section B; 1-5, 8-10, 14-16, 19-25, 27-63 and Section C; 1-15, 18, 20-36, as compared with the effect of the conditions, other than any restoration or aftercare conditions, to which the relevant planning permission was subject immediately prior to the making of the accompanying determination is to restrict working rights in respect of the site.

The working rights so restricted are in terms of area of mineral extraction, phasing of operations, archaeology, access provision, protection of trees and hedgerows, erection of buildings, plant and machinery, hours of working, landscaping, control of noise, water environment protection, soil handling, storage and replacement and end date of the permission all in accordance with the modern practices.

In the opinion of the Authority, the effect of the restrictions identified above would not prejudice to an unreasonable degree either the economic viability or the asset value of operating the site. In reaching that opinion, the Authority have had regard to the guidance issued by the Secretary of State in MPG14.

(You have the right to appeal to the Secretary of State against the Authority’s opinion. If you wish to appeal you must give notice to the Secretary of State within 6 months of the date of this notice.)

Signed ____________________________
(Council’s authorised officer)

On behalf of Northamptonshire Council

Date 31/7/98
Schedule 1

Requirements to be included in the five year aftercare programme. Planning Permission DA/97/1140C.

Extraction of ironstone and overlying minerals, land between Pitsford/Boughton/Moulton.

As soon as is practicable after the completion of the restoration operations referred to in the permission, the area to be restored to agriculture shall be:

1. Cultivated to establish a seedbed suitable for sowing of grass seed.

2. Fertilised with an appropriate type and quantity of fertilizer in accordance with the requirements of the land as determined by soil analysis.

3. Sown with grass seed of a suitable mixture and adequate quantity to establish permanent grass.

4. Provided with a piped water supply for livestock drinking purposes.

5. Provided with any ditches or piped drains necessary for the satisfactory drainage of the land.

and

6. In the first month of January and February following the initial sowing of grass seeds and in each subsequent January or February during the five year aftercare period, samples of the soil shall be taken and analysed to assess fertiliser and other nutrients required to promote normal plant growth during the year in which the analysis is taken.

7. During the months of March and April following the initial sowing to grass and in each subsequent month of March and April during the five year period, the land shall be fertilised in accordance with the requirements indicated by the soil analysis previously taken.

8. Except as may otherwise be agreed in writing the land shall not be grazed by livestock during the months of January, February, March, October, November or December, in any year during the five year aftercare period.

9. In respect of the areas to be restored for amenity use, provisions shall be made to incorporate the requirements as set out in the restoration and landscaping Conditions of this permission.
Transco
Belvoir District
Drawing Office
P.O. Box 563
Aylestone Road
Leicester LE2 7YP

DX 711 983
Leicester 8

Telephone 0116-223 3105/3107
Facsimile 0116-223 3014

Northamptonshire County Council

Dear Sirs,

Re: Planning App For Minerals Site Pitsford/ Boughton Moulton Northamptonshire

PROTECTIVE MEASURES FOR GAS APPARATUS
NEW ROADS AND STREET WORKS ACT 1991

For the purposes of Section 69 (and 128) of the Act, notice is hereby given that Transco requires the following measures to be taken when excavating in the vicinity of its apparatus.

Reference should be made to HSE Guidance Note HS (G) 47 'Avoiding Danger from Underground Services' and to publication No. 7 of the National Joint Utilities Group (NJUG7).

Every possible precaution must be taken to avoid causing damage to Transco apparatus during the progress of the works. Any costs incurred by Transco for the repair of direct or consequential damage will be recharged to yourselves.

Transco reserves the right to divert any affected apparatus if proved necessary necessary during the course of your works; the cost of which would be rechargeable to yourselves.

Transco requires facilities for monitoring all works in the vicinity of its apparatus and should be contacted in advance of the following:

- Excavation deeper than 1.5m within 8m of gas apparatus
- Excavation within 10m of any above ground or below ground governor installation.

Trial holes must be dug by hand to determine the exact location of mains and services in advance of excavation or thrust boring.

Continued over
Dear Madam,

PLANNING APPLICATION FOR DETERMINATION OF MODERN CONDITIONS FOR MINERAL SITE - LAND BETWEEN PITSFORD/BOUGHTON/MOULTON, NORTHAMPTON

Thank you for your letter dated 26 March 1998.

As requested I am returning one copy of our drawings marked up showing the approximate positions of BT apparatus.

If you wish to discuss your proposals further or would like to arrange a meeting, please do not hesitate to contact me.

Please ensure you quote our reference on any future correspondence.

Yours Faithfully,

Matthew Scotney
Repayments Planning
NH/TE FG6 Spring Gardens
Northampton NN1 ILZ
Dear Helen

NEW ROAD AND STREET WORKS ACT 1991
HSG47 - Avoidance of Danger From Underground Services
HSE Guidance Note GS6 - Avoidance of Danger from Overhead Electric Lines
RE: PITSFORD/BOUGHTON/MOULTON NORTHAMPTON - SP7464/6524

Thank you for your enquiry dated 13 November 1997 referring to the proposed work to be carried out at the above location.

We have existing: (a) High voltage overhead lines. (b) Low voltage overhead lines. (c) High voltage underground cables. (d) Low voltage underground cables.

These may be affected by your proposals and the approximate positions are shown on the plan attached. No service connections have been shown, therefore, as there may be underground services to adjoining properties you must not assume that we have no apparatus in the vicinity of your works other than that so marked or indicated on site.

If mechanical excavators are to be used in the course of your works, sufficient trial holes should be taken out by hand excavation to determine the exact location of our apparatus. Care must be taken in the proximity of overhead lines with any lifting or excavating apparatus used and lateral supports must not be removed from the poles supporting the overhead lines.

This information is given as a general guide only and in no way relieves you or your contractors from taking every possible precaution to avoid damage to our apparatus. In this connection you should contact Network Operations prior to commencement to discuss safety precautions. Please ensure that a copy of these plans are forwarded to your personnel on site. We are now unable to send your contractor new plans at short notice. This could result in delay in your work as your contractors would be unable to continue excavating in a safe manner.

We rely upon the protection afforded to us under the above Acts and, should any damage occur as a result of your works, you will be required to meet all charges incurred in carrying out the necessary repairs.

Yours sincerely

MRS SUSAN LANE
NETWORK - NORTHAMPTON BUSINESS UNIT
Section A: Land at Pitsford, Boughton and Moulton: Proposed Conditions

Scope of Planning Permission

1. These conditions relate to mineral extraction within the area edged red on Drawing GPP/PB/PR/13/02 attached to this permission. No mineral working shall take place outside the boundary of Phase 1 until such time as a detailed assessment of the environmental impacts has been carried out in accordance with a scope previously agreed by the County Planning Authority and submitted to the County Planning Authority for approval.

2. Unchanged from previous permission.

3. Unchanged from previous permission.

4. Operations shall be carried out in accordance with the Working Plan dated June 2014.

Safeguarding of Residential Amenities

5. Noise screening bunds constructed of topsoil and subsoil in accordance with the specification set out in the submitted Working Plan shall remain in position until the mineral working of the phase is complete and the material is required to complete the restoration of that phase.

6. Unchanged from previous permission.

Access and Highway Safety

7.
   a. The sole vehicular access for the working of the site shown on Drawing GPP/PB/PR/13/02 attached to this permission shall be maintained in a good state of repair to the satisfaction of the County Planning Authority.
   b. To be omitted.

8. The location of the wheelwash shown on Drawing GPP/PB/PR/13/04 shall be maintained as shown on the plan.

Wheel Washing

9. Unchanged from previous permission.

10. Unchanged from previous permission.

11. The route of the public rights of way shown on Drawing GPP/PB/PR/13/03 shall be protected from operations, by the retained soil bunds. At points of public access to the site suitable signs shall be erected to warn of “Danger – Mineral Workings”.

Protection of Protected Species

12. The revised restoration shall be carried out in accordance with the details shown on Drawing GPP/PB/PR/14/08 Restoration Plan and in accordance with the submitted restoration and aftercare schemes dated June 2014.

13. Unchanged from previous permission.

Trees and Hedgerows

14. Unchanged from previous permission.

15. Operations at the site shall be controlled to ensure the minimum disturbance to, and the retention of all existing trees, hedgerows, shrubs and other vegetation on the boundaries of Phase 1. Accordingly, no mineral extraction operations or other associated activities shall take place within three metres of any hedgerow or seven metres of the bole of any tree bordering the site and each phase of working.

16. Unchanged from previous permission.

Working Plan

17. The working of the site shall be carried out only in accordance with the working operations and programme and phasing plans, set out in the submitted Working Plan dated June 2014, unless otherwise agreed in writing by the County Planning Authority.

18. Unchanged from previous permission.

19. Unchanged from previous permission.

Buildings Plant and Machinery

20. Unchanged from previous permission.

Mitigation of Landscape Impact

21. Temporary 3 metre screening mounds in the locations described in the submitted Working Plan to be retained for the duration of the working of the adjacent phase. Boundary hedgerows in the locations described in the submitted working plan will be left untrimmed for the duration of the extraction.

Landscape Enhancement

22. To be omitted.

Landscaping Scheme

23. To be omitted.
Hours of Working

24. a. Unchanged from previous permission.  
    b. Unchanged from previous permission.  
    c. Unchanged from previous permission.

Noise

25. a. Unchanged from previous permission.  
    b. Unchanged from previous permission.

26. a. Unchanged from previous permission.  
    b. Unchanged from previous permission.  
    c. Noise monitoring shall be undertaken by the operator, in accordance with the approved specification. The County Planning Authority shall have the right to inspect any noise monitoring equipment at all reasonable times and shall be furnished with particulars of the measurements recorded by the equipment upon request.  
    d. Unchanged from previous permission.

Dust

27. The monitoring of the dust control arrangements shall be carried out in accordance with the approved scheme of monitoring. In the event of complaints a dust management scheme shall be prepared and submitted for approval by the County Planning Authority.

Floodlighting

28. Unchanged from previous permission.

Water Environment Protection

29. Unchanged from previous permission.

30. To be omitted.

Pollution Control

31. To be omitted.

Archaeology

32. To be omitted.

Historic Landscape

33. Unchanged from previous permission.
Drainage and Pollution

34. a. Unchanged from previous permission.
   
b. Unchanged from previous permission.

Site Maintenance

35. To be omitted.

36. Unchanged from previous permission.

General Conditions on Soils

37. Unless otherwise approved in writing by the County Planning Authority all soils and soil making materials shall only be stripped, handled, stored and replaced in accordance with the approved Restoration Scheme.

38 – 62: To be omitted.

Aftercare:

63. All areas to be worked shall undergo agricultural aftercare for a 5 year period, in accordance with the submitted aftercare scheme dated June 2014. This aftercare shall commence on the date that restoration is completed to the County Planning Authority’s satisfaction.

64 – 67: To be omitted.

End Date

68. Unchanged from previous permission.

Section B Land at Whitehills and Section C Land not covered by modern conditions in Section A and Section B.

The Conditions to be reworded to mirror those for Section A.