



Heidelberg Materials

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# WESTDOWN QUARRY REVISED SCHEME OF WORKING

Planning Statement





Heidelberg Materials

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# **WESTDOWN QUARRY REVISED SCHEME OF WORKING**

Planning Statement

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Heidelberg Materials

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# **WESTDOWN QUARRY REVISED SCHEME OF WORKING**

Planning Statement

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# 1 INTRODUCTION

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## 1.1 BACKGROUND

- 1.1.1. This document provides the supporting information in respect of a revised scheme of working for Westdown Quarry. Hanson Quarry Products Europe Ltd, part of the wider Heidelberg Materials group and since October 2023 rebranded as Heidelberg Materials (hereafter referred to as Heidelberg), are seeking to reopen Westdown Quarry. A consolidated planning submission and supporting Environmental Statement was submitted to Somerset County Council, now Somerset Council, in January 2021 and remains with Somerset Council for determination.
- 1.1.2. The consolidated planning submission was validated and registered by Somerset Council in June 2021 as four planning applications:
- **SCC/3838/2021/ROMP** – An application in respect of the following Review of Mineral Planning Permission (ROMP) consent for the determination of mineral planning conditions made under the Environment Act 1995 at Hanson’s Westdown Quarry: - ROMP reference 016248/0051 for the winning and working of limestone – Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidated two separate parcels of land to the north-east of IDO/M/1/A and an area within the south-west of IDO/M/1/A, collectively covering an area of~14ha.
  - **SCC/3837/2021/IDO** – IDO permission reference IDO/M/4/A (original planning reference 1492 - dated 28 June 1948) registered as an IDO on 27 October 1992. This permission covers the Asham Wood Void area and extends across an area of~32.3ha.
  - **SCC/3836/2021/IDO** – IDO permission reference IDO/M/1/A (original planning reference 70 - dated 1 November 1947) registered as an IDO on 23 October 1992. This covers the main Westdown Quarry area and extends across an area of ~54ha.
  - **SCC/3795/2021** – Works ancillary to the operation and restoration of Westdown Quarry, including the construction of an upgraded access, on land that sits outside the ROMP and IDO boundaries.
- 1.1.3. Three of the above applications relate to IDO and ROMP submissions, where permission has previously been granted for mineral extraction and that, therefore, the principle of mineral extraction at the site is established. The fourth application is for non-extractive, ancillary operations on land outside but adjoining the IDO/ROMP boundaries. Notwithstanding this, it is also essential that new schemes of planning conditions for the IDO/ROMP permissions are prepared in full cognisance of the likely significant environmental impacts that will arise through the undertaking of a thorough EIA process and the submission of a full Environmental Statement.

## 1.2 WESTDOWN REVISED SCHEME OF WORKING

- 1.2.1. Heidelberg are submitting a revised scheme of working for Westdown Quarry which seeks to concentrate all mineral working and associated works within Westdown Quarry and not use Asham Wood Quarry Void. The submission of the revised scheme of working has been necessary following concerns raised by the Somerset Council legal team regarding the validity of the extant Asham Wood IDO consent (ref. IDO/M/4/A), which Heidelberg continues to dispute. The submission of the revised scheme of working thus seeks to decouple the reopening of Westdown Quarry from any legalities related to the Asham Wood IDO consent.
- 1.2.2. A site location plan is provided at **Figure 1.1**.

## OVERVIEW OF WESTDOWN QUARRY

1.2.3. Westdown Quarry is a dormant limestone quarry which has not been substantially worked since the late 1980s. Containing approximately (~)160 million tonnes (mt) of unworked Mendip limestone, the site is effectively split into two parts – the main Westdown Quarry area and the Asham Wood Quarry Void area. Together, these areas are covered by the following three principal consents:

- **Main Westdown Quarry:**

- **Interim Development Consent Order (IDO) permission reference IDO/M/1/A** (original planning reference 70 – dated 1 November 1947) registered as an IDO on 23 October 1992. This covers the main Westdown Quarry area and extends across an area of ~54 hectares (ha).
- **Review of Old Minerals Planning Permission (ROMP) reference 016248/005<sup>1</sup>** for the winning and working of limestone – Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidates two separate parcels of land to the north-east of IDO/M/1/A and an area within the south-west of IDO/M/1/A, collectively covering an area of ~14ha.

- **Asham Wood:**

- **IDO permission reference IDO/M/4/A** (original planning reference 1492 – dated 28 June 1948) registered as an IDO on 27 October 1992. This permission covers the Asham Wood Void area and extends across an area of ~32.3ha.

1.2.4. **Figure 1.2** illustrates the boundaries of these extant consents.

1.2.5. The consolidated planning submission for the reopening of Westdown Quarry was submitted to Somerset Council on 27 January 2021. Initial scoping and pre-application submissions to inform the consolidated planning submission had previously been undertaken in 2020. Following the submission of further information to assist with the validation process, the consolidated planning submission was only validated by Somerset Council on 3 June 2021 as the four planning applications referenced in paragraph 1.1.2. The following documentation was submitted to Somerset Council in January 2021 to support the consolidated planning submission and thus relates to all four of the planning applications:

- Planning Statement<sup>2</sup>;
- Environmental Statement<sup>3</sup>;
- Flood Risk Assessment<sup>4</sup>;

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<sup>1</sup> The ROMP relates to three former planning permissions of smaller parcels:

- Ref. 15343 dated 28/02/1952;
- Ref. 24765 dated 29/10/1954; and
- Ref. 24765/A dated 02/01/1967.

<sup>2</sup> Wood, Westdown Quarry – Planning Statement. 40380-WOOD-ZZ-XX-RP-OP-0001\_S0\_P01 January 2021.

<sup>3</sup> Wood, Westdown Quarry – Environmental Statement. 40380-WOOD-ZZ-XX-RP-O-0001\_S0\_P02 January 2021.

<sup>4</sup> Wood, Westdown Quarry – Flood Risk Assessment. 40380-WOOD-ZZ-XX-RP-OW-0001\_S0\_P01 January 2021.

- Habitats Regulation Assessment<sup>5</sup>; and
- Transport Assessment<sup>6</sup>.

1.2.6. In April 2022, Somerset Council formally requested further information regarding the submitted consolidated planning submission from Heidelberg under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A Regulation 25 Additional Information Report<sup>7</sup> was submitted to Somerset Council on 23 June 2022.

## REASONS FOR WESTDOWN REVISED SCHEME SUBMISSION

- 1.2.7. Heidelberg are seeking to secure the long-term resumption of permitted limestone extraction from Westdown Quarry. Total permitted reserves at Westdown Quarry are identified as ~160mt.
- 1.2.8. The revised scheme of working seeks to retain all overburden material within the main Westdown Quarry area and not use the Asham Wood Quarry Void area. This revised scheme of working is hereafter referred to as the '**Westdown Revised Scheme**' (Revised Proposed Development).
- 1.2.9. The reason for the submission of the Westdown Revised Scheme is to facilitate the determination of conditions for the proposed reopening of Westdown Quarry whilst the legal representatives of Heidelberg and Somerset Council seek to clarify the validity of the Asham IDO consent (IDO/M/4/A).
- 1.2.10. Consequently, the hereby submitted Westdown Revised Scheme is relevant to the following three planning applications still with Somerset Council for determination:
- **SCC/3838/2021/ROMP** – An application in respect of the following Review of Mineral Planning Permission (ROMP) consent for the determination of mineral planning conditions made under the Environment Act 1995 at Hanson's Westdown Quarry: - ROMP reference 016248/0051 for the winning and working of limestone – Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidated two separate parcels of land to the north-east of IDO/M/1/A and an area within the south-west of IDO/M/1/A, collectively covering an area of ~14ha.
  - **SCC/3836/2021/IDO** – IDO permission reference IDO/M/1/A (original planning reference 70 - dated 1 November 1947) registered as an IDO on 23 October 1992. This covers the main Westdown Quarry area and extends across an area of ~54ha.
  - **SCC/3795/2021** – Works ancillary to the operation and restoration of Westdown Quarry, including the construction of an upgraded access, on land that sits outside the ROMP and IDO boundaries.
- 1.2.11. **Figure 1.3** illustrates the amended total boundary for the consolidated planning submission boundary for the Westdown Revised Scheme as well as Heidelberg's wider landholdings.

## 1.3 CONTENT

- 1.3.1. The Westdown Revised Scheme submission comprises:

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<sup>5</sup> Wood, Westdown Quarry – Report to Inform Habitats Regulations Assessment. 40380-WOOD-ZZ-XX-RP-OE-0001\_S0\_P01 January 2021.

<sup>6</sup> Wood, Westdown Quarry – Transport Assessment. 40380-WOOD-XX-XX-RP-OT-0003\_S0\_P02 January 2021.

<sup>7</sup> Wood, Westdown Quarry – Regulation 25 Additional Information. 40380-WOOD-XX-XX-RP-J-0002\_S2\_P01 June 2022.

- This Planning Statement which sets out the following:
  - A description of the proposed revised working scheme and restoration masterplan for the Westdown Revised Scheme;
  - An outline of the methodology applied in formulating the revised development scheme in the context of EIA, the findings of which are set out in the ES Addendum and summarised in this Planning Statement; and
  - An explanation of why the revised proposals and the associated schedule of planning conditions are consistent with the Development Plan.
- A stand-alone Environment Statement (ES) Addendum which assesses the Westdown Revised Scheme and revisits the relevant sections of the original ES (Wood, 2021) that accompanied the x4 applications – SCC/3838/2021/ROMP, SCC/3837/2021/IDO, SCC/3836/2021/IDO, and SCC/3795/2021 – to determine whether the Westdown Revised Scheme would materially impact the conclusions of the original assessment;
- Habitats Regulation Assessment Update; and
- Flood Risk Assessment Update.

1.3.2. **Table 1.1** details the revised supporting figures as referred to in this Planning Statement and which of the originally submitted figures as detailed in the 2021 Planning Statement these replace. The originally submitted planning application forms for the three planning applications referenced in paragraph 1.2.10 have been amended to include references to this Planning Statement and the Environmental Statement Addendum as appropriate and are included at **Appendix A**.

**Table 1-1 - Supporting figures replacing originally submitted figures**

Westdown Revised Scheme Planning Statement Figure Ref.	2021 Westdown Planning Statement figure being replaced
Figure 1.1 Site location plan	Figure 1.1 Site location plan
Figure 1.2 Existing planning consent boundaries	Figure 1.2 Existing planning consent boundaries
Figure 1.3 Westdown Revised Scheme consolidated site boundary and wider Heidelberg landholdings	Figure 1.3 Westdown Quarry Consolidated Site Boundary
Figure 2.1 Phase 1 (End of Year 3)	Figure 3.1 Phase 1 (End of Year 3)
Figure 2.2 Phase 2 (End of Year 5)	Figure 3.2 Phase 2 (End of Year 5)
Figure 2.3 Phase 3 (End of Year 10)	Figure 3.3 Phase 3 (End of Year 10)
Figure 2.4 Phase 4 (End of Year 15)	Figure 3.4 Phase 4 (End of Year 15)
Figure 2.5 Phase 5 (End of Year 20)	Figure 3.5 Phase 5 (End of Year 20)
Figure 2.6 Restoration Plan	Figure 3.6 Restoration Plan
Figure 2.7 Typical cross section through perimeter upfront mitigation and screenbank corridor	-
Figure 2.8 Upfront off-site mitigation area	-

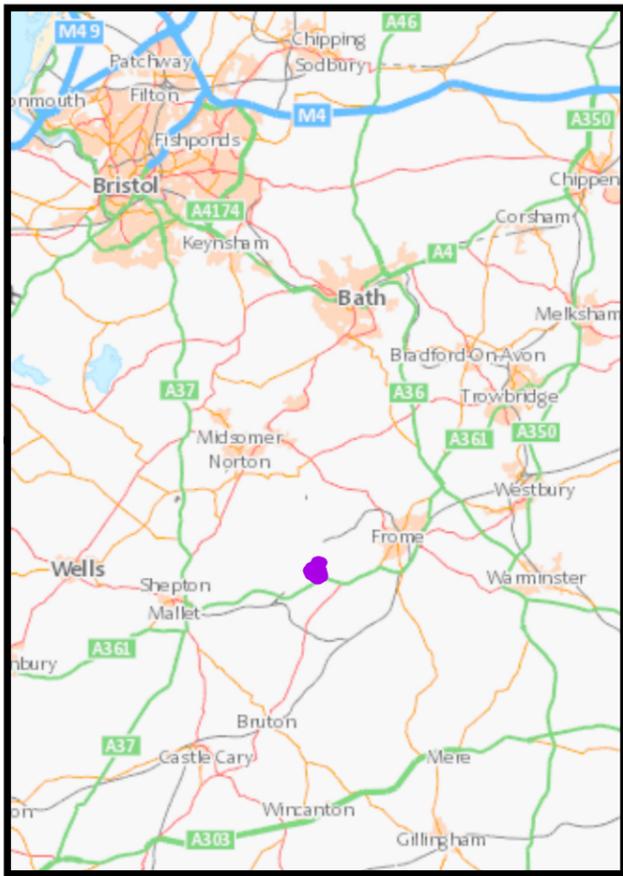
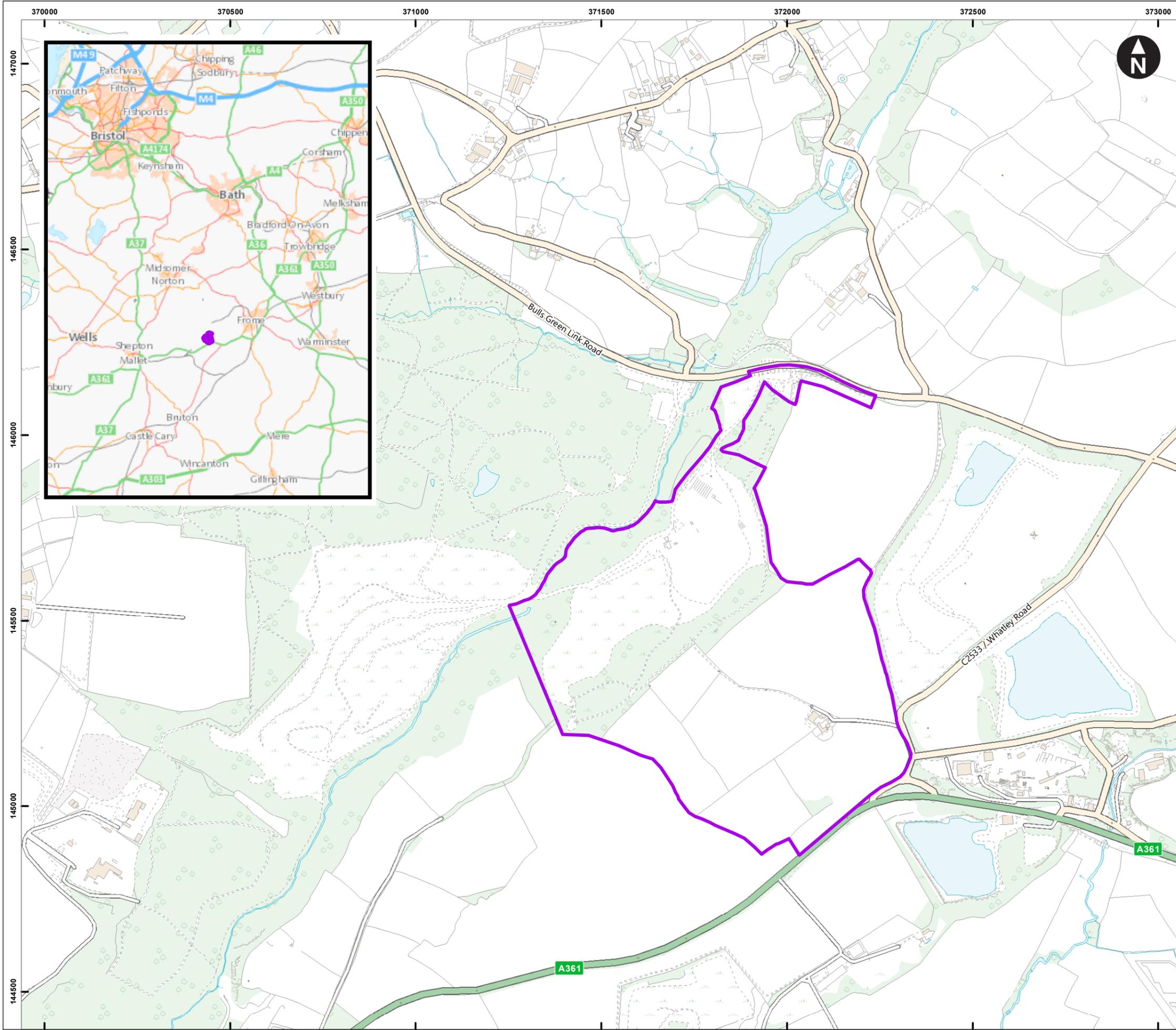


## 1.4 THE APPLICANT

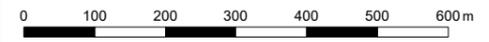
- 1.4.1. The Westdown Revised Scheme submission has been prepared by WSP UK Ltd<sup>8</sup> (hereafter referred to as WSP), on behalf of Hanson Quarry Products Europe Ltd, part of Hanson UK which is part of the wider Heidelberg Materials group. At the start of October 2023, Hanson UK announced it has rebranded to Heidelberg Materials in a move that will further align the business with its parent company.
- 1.4.2. Heidelberg Materials (hereafter referred to as Heidelberg) is one of the largest building materials manufacturers in the world, the global market leader in aggregates which also has leading positions in cement, concrete and other downstream activities. The Group employs around 60,000 people across five continents. Heidelberg is one of the UK's leading suppliers of heavy building materials to the construction industry. The company produces aggregates (crushed rock, sand and gravel), ready-mixed, asphalt, cement and cement related materials. The UK business employs around 3,500 people in jobs ranging from specialist and professional managers through to production operatives.

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<sup>8</sup> Formally Wood UK plc



Key  
[Purple outline] Westdown Revised Scheme of Working consolidated planning submission area



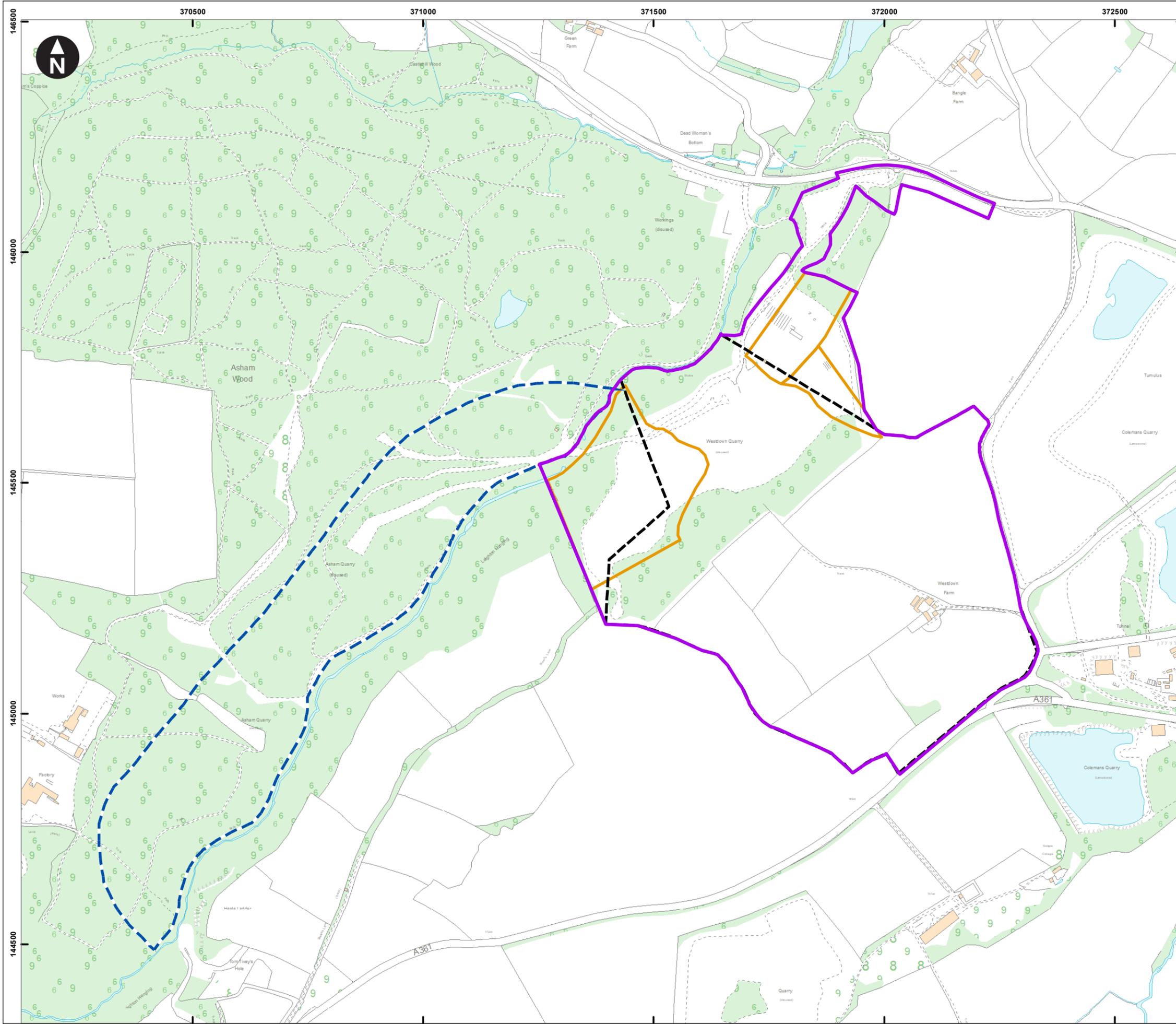
Scale at A3: 1:10,000  
Contains OS data © Crown Copyright and database right 2020  
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0100031673

Westdown Quarry Revised Scheme of Working Planning Statement

Figure 1.1 Site location map

October 2023





- Key
- Westdown Revised Scheme of Working consolidated planning submission area
  - Westdown IDO Permission - IDO/M/1/A (covering 15343, 24765, and 24765/A)
  - Asham Wood IDO Permission - IDO/M/4/A
  - Westdown ROMP (016248/005)



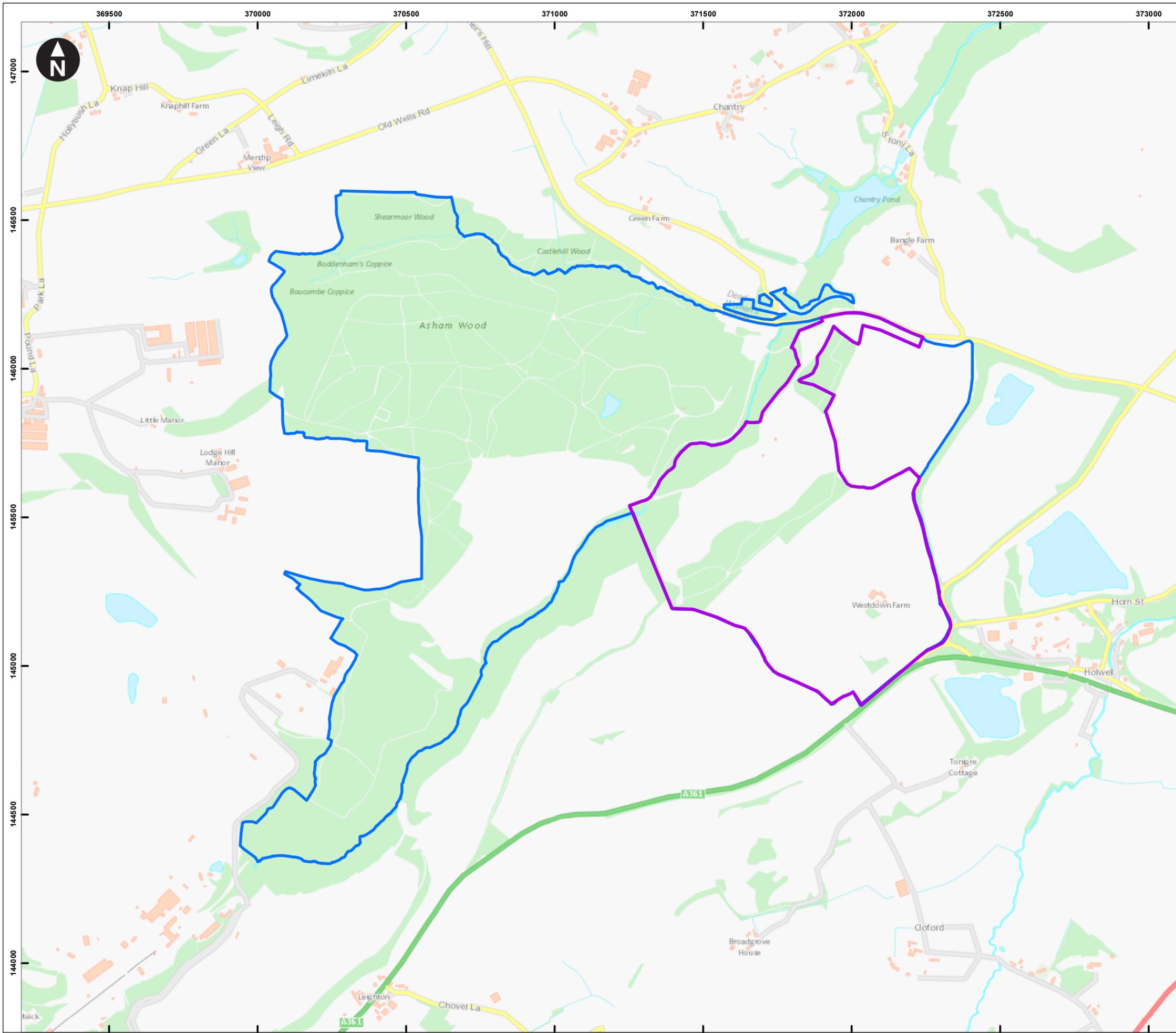
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Westdown Quarry Revised Scheme of Working Planning Statement

**Figure 1.2**  
Existing planning consent boundaries

October 2023





Key

- Westdown Revised Scheme of Working consolidated planning submission area
- Other land in the control of Heidelberg



Scale at A3: 1:12,500  
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Westdown Quarry Revised Scheme of Working Planning Statement

**Figure 1.3**  
Westdown Revised Scheme consolidated site boundary and wider Heidelberg landholdings

October 2023



## 2 MINERALS OPERATIONS WESTDOWN REVISED SCHEME OF WORKING

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### 2.1 BACKGROUND

- 2.1.1. Total remaining permitted reserves at Westdown Quarry are identified as approximately (~) 160 million tonnes (mt) of Carboniferous Limestone. It is proposed to recommence minerals development at Westdown Quarry and extract ~2.0 million tonnes per annum (mtpa) of aggregate grade limestone from the quarry, with operations lasting ~21 years, until 2042. The limestone will be extracted in a south-easterly and then northerly direction over a series of five separate development phases. The quarried mineral will be processed on site by a mobile primary crusher at the base of excavations before being processed further at secondary fixed plant and then stockpiled within the site, ready for onward transportation by road to local and regional markets.
- 2.1.2. Clearly, the total amount of permitted limestone available at Westdown Quarry, if extracted at the proposed realistic rate of ~2.0mt per annum, would not result in the site being fully worked out by the currently consented end date of February 2042<sup>9</sup>. As this is some considerably way off, it is proposed that a separate planning submission be made, closer to the end date of the current permissions, to extend the life of the quarry. For the purposes of this Planning Statement and the supporting Environmental Statement (ES) Addendum, a realistic revised working method and restoration proposals for the currently consented site has been put forward and assessed.

### 2.2 DEVELOPMENT PHASES

#### OVERVIEW

- 2.2.1. The Westdown Revised Scheme development proposals are split into five development phases, firstly concentrating on the western part of the existing Westdown Quarry, and over time, moving in a south-easterly and then northerly and westerly direction as illustrated in **Figures 2.1 to 2.5**. Output from the quarry would not exceed 2.0mt per annum. The phasing plans set out orderly working of the quarry.
- 2.2.2. Throughout the proposed phased workings, it is also proposed to retain and stand-off from a number of areas within the site (which form part of the extant consents) that contain good quality, established woodland. These areas are already existing important features in the landscape which offer valuable habitat to a range of flora and fauna and their retention will not only screen proposed workings from view but will also facilitate the ultimate reinstatement of the land back into the landscape.
- 2.2.3. It is proposed to extract the limestone through drilling and blasting techniques, with each blast designed to minimise vibration and air overpressure. The blasted rock would then be processed on

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<sup>9</sup> The Town & Country Planning (Minerals) Act 1981 introduced a provision to impose an end-date on all historic planning permissions for mineral working across Great Britain which were granted permission before February 1982 without a specified end-date. This was set at 22 February 2042, 60 years after the power came into effect.

site using a mobile primary crusher located near to the excavation faces, before quarry vehicles transport the limestone to a secondary and tertiary crusher and screening plant located in the central, northern area of the site. Once processed, the mineral would be exported to local and regional markets via lorry, using a proposed new site access onto the Bulls Green Link Road. The mineral from Westdown serving these local and regional markets will replace the road borne sales from Heidelberg's nearby Whatley Quarry and there would therefore be no net change to the overall traffic on the local roads.

- 2.2.4. Any top and sub-soils or other materials which require removal will be placed in bunds no higher than 3m around the perimeter of the site and it is anticipated that overburden material (oolite) and inert quarry waste generated throughout the production process will be used as restoration fill material within the quarry.
- 2.2.5. In terms of groundwater, as it is calculated that the groundwater 'rest' level across the site is at ~120m AOD, it is likely that the proposed workings will encounter only limited quantities of groundwater from Phases 1-3, but more substantial quantities in Phases 4 and 5. With this in mind, groundwater levels will be controlled by artificially by pumping accumulations from the base of the workings into a quarry sump (to be located in the northern part of the Westdown Quarry void) and associated settlement system. Further information on the management of ground and surface water has previously been detailed in the 2021 ES (Chapter 10).
- 2.2.6. Surface water rainfall accumulating within the quarry workings will be managed in the same way as encountered groundwater. Surface water drainage from the fixed plant area / stocking yard and office area will however be managed in a different way. As the plant area will be a hard surface of compacted crushed aggregate or surfaced with asphalt laid to a fall, the runoff will be collected and channelled through an oil intercept prior to discharge to Fordbury Water.
- 2.2.7. Foul waters (sewerage) from mess and toilet facilities are to be contained within a sealed cess pit and prevented from discharging to either surface water or groundwaters.
- 2.2.8. The detailed phases of development comprise the following:

### **PHASE 1 – UP TO THE END OF YEAR 3**

- 2.2.9. The first phase of the Westdown Revised Scheme would see extraction recommencing in the western part of the quarry, moving in a south-easterly direction, enlarging the footprint of the existing void in that direction. The limestone in this area would be worked in two benches with safe working heights up to 15m, the bottom face at a depth of 120m AOD and the top face at a height of 150m AOD.
- 2.2.10. For extraction to take place, approximately 14,750m<sup>3</sup> of topsoil (including the topsoil strip from the base of the perimeter screenbank) and 100m<sup>3</sup> of subsoil would be stripped in Phase 1. The topsoil would be used to form a 1m depth of soil cover over an overburden/subsoil core which would form a screening bank, approximately 1,160m in length, along the south-western and southern boundaries of the site as far as the Westdown Farm access, which would be retained. This screening bank will be 3m high, with a 1:4 outer slope and a 1:2 inner slope, a total footprint width of 30m, and have a 3m wide flat crest at the top to facilitate access for maintenance. Any shortfall in topsoil volume would be provided from an existing historic soils store located towards the northern corner of the site. A further 4,200m<sup>3</sup> of soil would also be utilised from the historic soils store in Phase 1 to complete progressive quarry bench restoration.

- 2.2.11. Upon completion in Phase 1, both the south-western and southern screenbanks would be planted with native shrubs and trees to increase their visual screening role and provide dormouse mitigation and enhanced corridors for bats.
- 2.2.12. There will also be a requirement to remove overburden material (known as oolite), which currently sits above the carboniferous limestone. This material will be removed in a staged manner during this first phase and will be stored within the quarry to the east of the proposed stocking area to be used as part of the progressive restoration of the quarry in later phases.
- 2.2.13. The extraction works themselves would be facilitated by a new access ramp to the quarry floor, which would link to an existing (historic) quarry haul road, before heading northwards to a processing (secondary and tertiary crushers), screening and stocking area. From here, road going vehicles would collect material, before travelling further north and east within the site to an upgraded site access onto the Bulls Green Link Road. A new weighbridge, office area and vehicle parking would also be constructed in the northern part of the site, close to the site entrance.
- 2.2.14. All operations described above are illustrated on **Figure 2.1**.

## **PHASE 2 – UP TO THE END OF YEAR 5**

- 2.2.15. The second phase of extraction will see operations moving in a south-easterly direction, further enlarging the footprint of the quarry void. As with the first phase, the limestone in this area would be worked in two benches with safe working heights up to 15m, the bottom face at a depth of 120m AOD and the top face at a height of 150m AOD.
- 2.2.16. This second phase will also see the completion of the perimeter screenbank with the creation of two further permanent perimeter screening banks around the northern and eastern sides of the site. As with the screening banks constructed during Phase 1, these will be 3m high, with a 1:4 outer slope and a 1:2 inner slope, a total footprint width of 30m, and have a 3m wide flat crest at the top to facilitate access for maintenance.
- 2.2.17. Circa 23,400m<sup>3</sup> of topsoil to be stripped in Phase 2 including the topsoil strip from the base of eastern and northern perimeter screenbanks. The total volume of subsoil to be stripped is circa 17,400m<sup>3</sup>. Approximately 10,900m<sup>3</sup> of subsoil would be placed to form the core of the perimeter screenbanks long the eastern and northern boundaries of the site (a total length of 680m) with a 1m cover of topsoil utilising circa 11,600m<sup>3</sup>. A further approximately 6,000m<sup>3</sup> of soil (50% subsoil and 50% topsoil) would be placed to complete progressive quarry bench restoration. The remaining soils would be stored within the site.
- 2.2.18. Once completed, the eastern and northern screening banks will be planted with native shrubs and trees to increase their visual screening role and provide dormouse mitigation and enhanced corridors for bats. In addition, at this stage of the Revised Proposed Development, it is expected that the screening banks formed under the Phase 1 operations would represent fully restored parts of the site.
- 2.2.19. To facilitate this phase of the operations, there will also be a requirement to remove oolite. This material will be removed in a staged manner from the beginning of this second phase and will be stored within the quarry to the east of the proposed stocking area to be used as part of the progressive restoration of the quarry in later phases.
- 2.2.20. All operations described above are illustrated on **Figure 2.2**.

### **PHASE 3 – UP TO THE END OF YEAR 10**

- 2.2.21. The third phase of extraction will see operations moving in a north/north-easterly direction, further enlarging the footprint of the quarry void. As with the first two phases, the limestone in this area would be worked in two benches with safe working heights up to 15m, the bottom face at a depth of 120m AOD and the top face at a height of 150m AOD.
- 2.2.22. Approximately 25,500m<sup>3</sup> of topsoil and ~1,500m<sup>3</sup> of subsoil would be stripped in Phase 3. Circa 6,000m<sup>3</sup> would be required for the progressive restoration of quarry benches (utilising 1,500m<sup>3</sup> of subsoil from that stored in Phase 2 to make up any shortfall). In addition to this, approximately 15,500m<sup>3</sup> of soil would be placed on the top 59m AOD level on the oolite store to facilitate the progressive restoration of this area. This would comprise topsoil stripped during Phase 3 and subsoil stripped and stored in Phase 2 together with approximately 7,800m<sup>3</sup> of subsoil grade material from the former soils store.
- 2.2.23. The remaining previously stored soils would be relocated from their current position in the northern corner of the site (which lies within the extraction limit for Phase 3) to form a new linear 5m high store along the southern edge of the Level 2 (approx. 25,500m<sup>3</sup>), 6,000m<sup>3</sup> to dress the existing Level 0 faces to the north of the haul road and allow this to be restored to woodland and a store against the eastern quarry faces of Level 2. The linear 5m high store along the southern edge of Level 2 would have a 1:5 outer (south facing) slope that would be grassed with the intention that this remains a static outer face for the remaining duration of the quarry workings to screen activities across Level 2 and any further soil stores placed to the north of this including the remaining topsoil from the Phase 3 strip (circa 14,800m<sup>3</sup>) which would be placed in a 4m high store.
- 2.2.24. This phase of the site operations will also require the removal of oolite. As with previous phases, this material will be removed in a staged manner from the beginning of this third phase. Some of this material will be placed on the 120m level in the northwest corner of the Westdown Quarry void as long-term storage for use in final restoration, with the remainder placed in a temporary tip area to be created in the Westdown Quarry void. Previously stored oolite material to the east of the stocking area, which has not already been used in the progressive restoration of the site, will need to be relocated either to the northwest corner of the Westdown Quarry void and/or the temporary tip area within the quarry.
- 2.2.25. All operations described above are illustrated on **Figure 2.3**.

### **PHASE 4 – UP TO THE END OF YEAR 15**

- 2.2.26. The fourth phase of extraction will see operations deepening the footprint of the quarry void. This phase will see the worked area deepen to 105m AOD, through the introduction of a third working bench. The top bench will remain at a height of 150m AOD.
- 2.2.27. There would be no soil stripping during Phase 4. Approximately 3,700m<sup>3</sup> of soil from that stored in previous phases on Level 2 would be placed to complete progressive bench restoration in Phase 4. Any quarry production waste will be placed in the temporary tip area of the Westdown Quarry void.
- 2.2.28. All operations described above are illustrated on **Figure 2.4**.

### **PHASE 5 – UP TO THE END OF YEAR 20**

- 2.2.29. The fifth and final phase of extraction will see operations moving in a south-easterly direction, taking the footprint of the quarry void to its maximum extent. This phase will also see the

removal/demolition of the existing (vacant) Westdown Farmhouse and associated out buildings. Limestone will continue to be worked in three benches with safe working heights up to 15m, the bottom face at a depth of 105m AOD and the top face at a height of 150m AOD.

- 2.2.30. Approximately 22,700m<sup>3</sup> of topsoil and 6,200m<sup>3</sup> of subsoil would be stripped in Phase 5. Circa 16,800m<sup>3</sup> would be required for progressive restoration of quarry benches utilising soils stripped in Phase 5 and soils taken from those stored during previous phases (circa 2,200m<sup>3</sup> of subsoil grade material from the historic store). The remaining soils would be stored on site for use in the final restoration at the end of Phase 5.
- 2.2.31. This final phase of the site operations will require the removal of oolite. As with previous phases, this material will be removed in a staged manner from the beginning of this fifth phase and will be transported to either the northwest corner of the Westdown Quarry void and/or the temporary tip area in the quarry void. Additionally, this phase will generate quarry production waste, which will also be placed in the temporary tip area located in the quarry void.
- 2.2.32. All operations described above are illustrated on **Figure 2.5**.

### **2.3 INTERACTION WITH OPERATIONS AT WHATLEY QUARRY**

- 2.3.1. The details pertaining to the interactions with operations at Heidelberg's nearby operational Whatley Quarry remain **unchanged** and as detailed in the relevant sections set out in the submitted Planning Statement (2021) and Environmental Statement (2021) as well as any additional information submitted in the Regulation 25 Submission (2022).
- 2.3.2. The existing planning permission for Whatley Quarry (reference 109/22/002, July 1996) states at Condition 30 that no more than 4 million tonnes of the total output from the site in any one calendar year shall be transported by road. The resumption of working at Westdown Quarry would be to complement existing operations at Whatley Quarry. Whatley and Westdown quarries combined would operate within the existing permitted 4 million tonnes per annum (mtpa) limit. Therefore, a maximum 2mtpa would be transported by road from Whatley and a maximum 2mtpa would be transported by road from Westdown. The calculation of development traffic (combined on the local road network) is based on the worst-case scenario of 4mtpa transported by road (i.e. Whatley Quarry 2mtpa + Westdown Quarry 2mtpa). It is recognised within both the submitted stand-alone 2021 Transport Assessment and 2021 ES Chapter 12 (Traffic and Transport) that Whatley Quarry has to date operated well within its permitted 4mtpa output by road limit.
- 2.3.3. Only mineral extracted at Whatley Quarry will be transported by rail from the dedicated rail head at Whatley Quarry. All mineral extracted at Westdown Quarry will be transported by road.
- 2.3.4. Draft Heads of Terms for a Section 106 Agreement relating to traffic has previously been submitted to Somerset Council as Appendix D of the submitted Regulation 25 Additional Information Report (June 2002).

### **2.4 ACCESS, WEIGHBRIDGE, WHEEL WASH AND SITE OFFICES**

- 2.4.1. The details pertaining to access, weighbridge, wheel wash and site offices remain **unchanged** and as detailed in the relevant sections set out in the submitted Planning Statement (2021) and Environmental Statement (2021).

## 2.5 SITE SECURITY AND LIGHTING

2.5.1. The details pertaining to site security and lighting remain **unchanged** and as detailed in the relevant sections set out in the submitted Planning Statement (2021) and Environmental Statement (2021).

## 2.6 OPERATING HOURS

2.6.1. The details pertaining to operating hours remain **unchanged** and as detailed in the relevant sections set out in the submitted Planning Statement (2021) and Environmental Statement (2021).

## 2.7 SITE ACCESS AND TRANSPORTATION OF MINERALS

2.7.1. The details pertaining to site and transportation of minerals remain **unchanged** and as detailed in the relevant sections set out in the submitted Planning Statement (2021) and Environmental Statement (2021).

## 2.8 PUBLIC ACCESS

2.8.1. The Westdown Revised Scheme may indirectly affect three Public Rights of Way (PRoWs). These are as follows:

- Bridleway SM 8/9 – this is routed outside the site and follows a north-east to south-west route from the existing Westdown Quarry closed access point off the Bulls Green Link Road (opposite Dead Woman’s Bottom). The bridleway runs to the west of Fordbury Water and follows the route of this watercourse. At the southern end of Asham Wood, this route joins up with bridleway SM 8/12.
- Bridleway FR 12/43 – this is routed outside the site and follows the eastern boundary of Westdown Quarry, running in a north-south direction from the Bulls Green Link Road, at its junction with Stoney Lane, to the road opposite Aggregate Industries’ Colemans Quarry.
- Footpath SM 8/11 – this passes to the west of the site through the southern end of Asham Wood and runs in a south-east to north-west direction, providing a link between bridleway SM 8/9 and bridleway SM 8/12.

2.8.2. The revised development proposals have been designed in a manner which will allow the continued use of these public rights of way. Footpath SM 8/11 and Bridleways SM 8/9 and FR 12/43 will sustain no direct effects by the proposed re-opening of Westdown Quarry given the mitigation and improvements sought as part of the Proposed Revised Scheme. Detailed consideration of how the Revised Proposed Development affects these PRoWs is set out in Chapters 3 (Landscape and visual) and 11 (Socio-economics) of the ES Addendum.

## 2.9 EMPLOYMENT

2.9.1. The details pertaining to employment remain **unchanged** and as detailed in the relevant sections set out in the submitted Planning Statement (2021) and Environmental Statement (2021).

## 2.10 REVISED RESTORATION AND AFTERCARE SCHEME

2.10.1. The proposed revised restoration masterplan is illustrated in **Figure 2.6**.

### PROGRESSIVE RESTORATION

2.10.2. The restoration of Westdown Quarry will be done progressively. The proposed Westdown Revised Scheme and the phasing thereof has been restoration led, in line with industry best practise, and

has been informed by and includes for the provision of appropriate mitigation measures to offset any short- and medium-term impacts particularly in terms of biodiversity and ecology, as well as any long-term impacts.

2.10.3. Progressive restoration would occur across the site within the following areas:

- The formation and planting of the perimeter screenbanks during Phases 1 and 2, which would remain in place as part of the final restoration of Westdown Quarry. The formation and planting of these screenbanks would commence as soon as possible at the start of Phase 1/Year 1, as illustrated in Figures 2.1 and 2.2. A cross-section illustrating the typical arrangement of the perimeter screen bank corridor is provided in **Figure 2.7** and includes upfront scrub planting within an 8m wide perimeter belt around the south-western, southern, eastern, and northern boundaries of the site and the transplanting of existing hedgerows. The screenbanks themselves would be planted with mixed native broadleaved trees and shrubs as detailed in Table 6.6 of Section 6.8 of the 2021 ES; and
- The progressive restoration of benches as the quarry is expanded and deepened.

2.10.4. Provision has also been made for 18.7ha of upfront off-site mitigation as previously detailed in the submitted Regulation 25 Additional Information Report (June 2022) as illustrated in **Figure 2.8**.

2.10.5. Perimeter screenbanks would be created along the south-western and southern (A361) boundary of Westdown Quarry in Phase 1 and subsequently extended along the eastern and northern boundaries of the site in Phase 2. These 3m high mounds would be initially seeded and subsequently planted (in the first available planting season following completion) with a native broadleaved tree and shrub planting mix to increase their long-term screening role and provide enhanced wildlife corridors alongside existing (retained) hedgerows. The perimeter screenbanks would remain in place as part of the final restoration of Westdown Quarry. There are opportunities to install a viewing platform on the crest of the eastern screenbank (similar to the one at Whatley Quarry), accessed via bridleway FR 12/43. This would provide an opportunity for members of the public to view the operational workings and subsequent restored void with information boards provided.

2.10.6. To ensure that safe access is available to enable the restoration of quarry benches, soil placement and seeding/planting would take place progressively as soon as each bench has been worked and preferably while there is still a full width of rock in front of the soiled bench/rock trap profile. Benches would be restored to a combination of calcareous grassland with scrub and tree planting to soften the faces and increase the mosaic of habitats and connectivity. Short sections of south facing quarry bench would remain unvegetated (or sparsely vegetated) for the benefit of invertebrates.

## FINAL RESTORATION

2.10.7. A wide range of new habitats would be created across the whole of the Revised Proposed Development site as part of the restoration scheme shown in **Figure 2.6**. These include new woodland, scrub and calcareous grassland, with exposed quarry faces and areas of water body and marginal habitat also contributing to a diverse landscape within the site boundary. Native mixed broadleaved woodland and scrub mixes would be based on a National Vegetation Classification (NVC) W8 type woodland reflecting that which is found locally within Asham Wood and extended to include other species that are present within Asham Wood to ensure that a robust and diverse woodland is created. The hedgerow species mix, which would be used in the off-site habitat creation, would be based upon the species which are found within the existing site hedgerows, with

hazel forming a dominant species within the mix to provide suitable habitat for dormice. All planting mixes would be set out in a detailed landscaping and planting mitigation strategy, which would be agreed prior to the recommencement of workings.

- 2.10.8. A large water body with an assumed water level of 120 m AOD would be created within the main void with marginal planting along the northern edges where shallower water levels across benches facilitate this. The lower and typically wider bench at an elevation of 120m AOD would comprise lakeside grassland which would tolerate damper and occasionally wetter conditions and areas of tree and shrub planting to contribute to a diverse landscape across this level. Scraps and small ponds would be created within the backfill for the benefit of invertebrates, reptiles, and amphibians.
- 2.10.9. The quarry faces would remain exposed and softened by scrub/ tree habitats introduced as part of the bench restoration which would be undertaken as progressive restoration as the site is worked and deepened. Areas of woodland proposed across the former office area, oolite store in the north-western corner of the site and across Level 2 (represented by the former Westdown Quarry void) would help reinforce the wooded character of LCA A10.4: Whatley Bottom (including Asham Woods) and create connectivity and wildlife corridors across the site linking existing areas of woodland. Scrub, calcareous grassland and bare rubble/rock scree proposed alongside the areas of woodland would enhance habitat diversity.
- 2.10.10. There are also opportunities for enhanced public access with permissive paths utilising existing tracks and thereby linking Public Rights of Way (PRoWs) SM 8/9 and SM 8/11 within Asham Wood, the creation of a circular walking route connecting to the existing bridleway (SM 8/9) and provision of a viewing area.
- 2.10.11. A timeline and narrative of the proposed mitigation and progressive restoration is provided in **Table 2.1**.

**Table 2-1 - Timeline of proposed mitigation and progressive restoration for Westdown Quarry**

Phase	Proposed mitigation measures and progressive restoration	Figure ref.
<b>Upfront off-site mitigation (Year 1)</b>	Creation of 18.7ha of off-site (but adjoining) habitat including native, species rich grassland (to be managed as pasture with a low stocking density or as a hay meadow), species rich hedgerows, and a mosaic of scrub, ponds and scrapes and tussocky grassland. This would be implemented as soon as the required planning approvals and legal agreements are in place. The planting mix for the proposed hedgerows is included in paragraphs 6.8.6-6.8.7 in Chapter 6 of the 2021 ES, whilst the species included in the scrub mix are set out in Table 6.6 of the 2021 ES. The planting mixes include a predominance of shrub species which are of value to dormice as set out in Table 1 of <i>The dormouse conservation handbook, second edition</i> <sup>10</sup> .	<b>Figure 2.8</b>

<sup>10</sup> English Nature (2006). *The dormouse conservation handbook, second edition*.

Phase	Proposed mitigation measures and progressive restoration	Figure ref.
<b>Upfront mitigation (Year 1)</b>	Creation of approximately 1.5ha of upfront native scrub perimeter planting. This would be implemented as soon as the required planning approvals and legal agreements are in place. The planting mix for the proposed scrub is set out in Table 6.6 of the 2021 ES and includes a predominance of shrub species which are of value to dormice as set out in Table 1 of ‘ <i>The dormouse conservation handbook, second edition</i> <sup>9</sup> .	<b>Figure 2.7</b>
<b>Phase 1 (up to the end of Year 3)</b>	<p><u>Existing vegetation:</u></p> <ul style="list-style-type: none"> <li>■ Retention of all areas of woodland, scrub and grassland which lie outside of the areas required for site infrastructure/extent of quarry development.</li> <li>■ Retention of all perimeter hedgerows.</li> <li>■ Retention of all internal hedgerows with the exception of those which coincide with the extent of development footprint.</li> <li>■ Lengths of internal hedgerow removed to be transplanted within the perimeter screen mound corridor (see <b>Figure 2.7</b>).</li> <li>■ Tree stumps from within the development footprint used to form deadwood habitat piles.</li> </ul> <p><u>Proposed progressive restoration:</u></p> <ul style="list-style-type: none"> <li>■ Construction and planting of perimeter screen mounds along the south-western and south-eastern boundaries of the site (see <b>Figure 2.8</b>). The planting mix for the woodland and scrub planting is set out in Table 6.6 of the 2021 ES or would utilise translocated vegetation (including beneficial ground flora) from the woodland strip area.</li> <li>■ Commencement of progressive bench restoration across short lengths of the western quarry benches once quarry faces reach their final extraction limits.</li> </ul>	<b>Figure 2.1</b>
<b>Phase 2 (up to the end of Year 5)</b>	<p><u>Existing vegetation:</u></p> <ul style="list-style-type: none"> <li>■ As described for Phase 1.</li> </ul> <p><u>Proposed progressive restoration in addition to that described for Phase 1):</u></p> <ul style="list-style-type: none"> <li>■ Construction and planting of perimeter screen mounds along the eastern and northern boundaries of the site (see <b>Figure 2.8</b>). The planting mix for the woodland and scrub planting is set out in Table 6.6 of the 2021 ES.</li> <li>■ Further progressive bench restoration across western quarry benches once quarry faces reach their final extraction limits.</li> <li>■ Landscape and ecological management to ensure the establishment and progressive development of all planting and other habitat creation implemented during Phase 1 (progressive bench restoration and perimeter screenbank corridor).</li> </ul>	
<b>Phase 3 (up to the end of Year 10)</b>	<p><u>Existing vegetation:</u></p> <ul style="list-style-type: none"> <li>■ As described for Phase 1.</li> </ul> <p><u>Proposed progressive restoration in addition to that described for Phases 1 and 2):</u></p>	<b>Figure 2.3</b>

Phase	Proposed mitigation measures and progressive restoration	Figure ref.
	<ul style="list-style-type: none"> <li>■ Further progressive bench restoration across the northern and north-eastern quarry benches once quarry faces reach their final extraction limits.</li> <li>■ Progressive restoration across the top of the oolite store within the north-western corner of the site.</li> <li>■ Landscape and ecological management to ensure the establishment and progressive development of all planting and other habitat creation implemented during Phases 1 and 2 (progressive bench restoration and perimeter screenbank corridor).</li> </ul>	
<p><b>Phase 4 (up to the end of Year 15)</b></p>	<p><u>Existing vegetation:</u></p> <ul style="list-style-type: none"> <li>■ As described for Phase 1.</li> </ul> <p><u>Proposed progressive restoration in addition to that described for Phases 1 to 3):</u></p> <ul style="list-style-type: none"> <li>■ Further progressive bench restoration across the eastern quarry benches once quarry faces reach their final extraction limits.</li> <li>■ Landscape and ecological management to ensure the establishment and progressive development of all planting and other habitat creation implemented during Phases 1 to 3 (progressive bench restoration, oolite store and perimeter screenbank corridor).</li> </ul>	<p><b>Figure 2.4</b></p>
<p><b>Phase 5</b></p>	<p><u>Existing vegetation:</u></p> <ul style="list-style-type: none"> <li>■ As described for Phase 1.</li> </ul> <p><u>Proposed progressive restoration in addition to that described for Phases 1 to 4):</u></p> <ul style="list-style-type: none"> <li>■ Further progressive bench restoration across the remaining quarry benches once quarry faces reach their final extraction limits.</li> <li>■ Landscape and ecological management to ensure the establishment and progressive development of all planting and other habitat creation implemented during Phases 1 to 4 (progressive bench restoration, oolite store and perimeter screenbank corridor).</li> </ul>	<p><b>Figure 2.5</b></p>
<p><b>Final restoration</b></p>	<p>Delivery of the final restoration scheme concentrated across the:</p> <ul style="list-style-type: none"> <li>■ Weighbridge, offices, wheel wash and vehicle parking area;</li> <li>■ Stocking area and location of secondary and tertiary crushers and screens area;</li> <li>■ Oolite store; and</li> <li>■ Quarry floor.</li> </ul>	<p><b>Figure 2.6</b></p>

2.10.12. As previously set out in the submitted Regulation 25 Additional Information Report (June 2002), the applicant has assumed that a commitment to providing upfront off-site mitigation would be provided by way of a Section 106 legal agreement and in accordance with an agreed Landscape and Ecological Management Plan (LEMP). The applicant would welcome further discussion and input from the relevant stakeholders, such as Natural England, the SCC County Ecologist and local conservation bodies, on the design and implementation of this off-site mitigation as the detail is developed.

## HABITAT GAINS AND LOSSES BY PHASE

2.10.13. The broad areas of habitat lost and gained during each phase of the development is set out in **Table 2.2**. These broad areas have been calculated through reference to the Phase 1 habitat survey map in 2021 ES Appendix 11A (Figure 4.1), the phasing plans in **Figures 2.1 to 2.5**, the upfront off-site mitigation area in **Figure 2.7**, the principles set out for the perimeter screen bank corridor (**Figure 2.8**), and the restoration scheme as presented in **Figure 2.6**.

**Table 2-2 - Habitat gains and losses by phase**

Phase	Loss (habitat and approximate length/area)	Gains (habitat and approximate length/area)
<b>Upfront</b>	<p>Northern field (18.7ha):</p> <ul style="list-style-type: none"> <li>■ Arable land (18.7ha).</li> </ul> <p>Perimeter screen bank corridor:</p> <ul style="list-style-type: none"> <li>■ Arable land (1.5ha).</li> </ul>	<p>Northern field (18.7ha):</p> <ul style="list-style-type: none"> <li>■ Native species rich hedgerow (1.88km).</li> <li>■ Tussocky grassland (3.7ha).</li> <li>■ Native scrub (1ha).</li> <li>■ Species-rich grassland (13.5ha).</li> <li>■ Ponds and scrapes (0.5ha).</li> </ul> <p>Perimeter screenbank corridor:</p> <ul style="list-style-type: none"> <li>■ Scrub – dense/continuous (1.5ha).</li> </ul>
<b>Phase 1 (End of Year 3)</b>	<p>Westdown Quarry Perimeter Screenbank:</p> <ul style="list-style-type: none"> <li>■ Arable land (6.2ha).</li> </ul> <p>Westdown Quarry:</p> <ul style="list-style-type: none"> <li>■ Arable land (3.3ha).</li> <li>■ Broadleaved woodland – semi natural (1.3ha).</li> <li>■ Scrub - dense/continuous (3.0ha).</li> <li>■ Scrub – scattered (3.2ha).</li> <li>■ Ephemeral/short perennial (7.0ha).</li> <li>■ Bare ground (4ha).</li> <li>■ Calcareous grassland – unimproved (0.7ha).</li> <li>■ Neutral grassland – semi-improved (0.06ha).</li> <li>■ Parkland and scattered trees- mixed (0.06ha).</li> <li>■ Buildings and hardstanding (0.5ha).</li> </ul>	<p>Westdown Quarry Perimeter Screenbank:</p> <ul style="list-style-type: none"> <li>■ Native woodland (2.4ha).</li> </ul> <p>Westdown Quarry:</p> <ul style="list-style-type: none"> <li>■ Calcareous grassland and quarry faces (0.4ha).</li> <li>■ Scrub – dense/continuous (0.1ha).</li> </ul>
<b>Phase 2 (End of Year 3)</b>	<p>Westdown Quarry Perimeter Screenbank:</p> <ul style="list-style-type: none"> <li>■ Arable land (1.6ha).</li> </ul> <p>Westdown Quarry:</p> <ul style="list-style-type: none"> <li>■ Arable land (7.7ha).</li> </ul>	<p>Westdown Quarry Perimeter Screenbank:</p> <ul style="list-style-type: none"> <li>■ Native woodland (1.6ha).</li> </ul> <p>Westdown Quarry:</p> <ul style="list-style-type: none"> <li>■ Calcareous grassland and quarry faces (0.6ha).</li> </ul>

Phase	Loss (habitat and approximate length/area)	Gains (habitat and approximate length/area)
	<ul style="list-style-type: none"> <li>Neutral grassland – semi-improved (0.2ha).</li> </ul>	<ul style="list-style-type: none"> <li>Scrub – dense/continuous (0.1ha).</li> </ul>
<b>Phase 3 (End of Year 10)</b>	Westdown Quarry: <ul style="list-style-type: none"> <li>Arable land (9.7ha).</li> <li>Broadleaved woodland – semi natural (0.3ha).</li> <li>Scrub – dense/continuous (0.01ha).</li> <li>Scrub – scattered (0.2ha).</li> <li>Ephemeral/short perennial (0.007ha).</li> <li>Bare ground (0.1ha).</li> <li>Tall ruderal (0.01ha).</li> <li>Neutral grassland – semi-improved (0.02ha).</li> </ul>	Westdown Quarry: <ul style="list-style-type: none"> <li>Calcareous grassland and quarry faces (1.6ha).</li> <li>Scrub – dense/continuous (0.4ha).</li> <li>Native Woodland (0.7ha).</li> </ul>
<b>Phase 4 (End of Year 15)</b>	Westdown Quarry: <ul style="list-style-type: none"> <li>None.</li> </ul>	Westdown Quarry: <ul style="list-style-type: none"> <li>Calcareous grassland and quarry faces (0.8ha).</li> <li>Scrub – dense/continuous (0.1ha).</li> </ul>
<b>Phase 5 (End of Year 20)</b>	Westdown Quarry: <ul style="list-style-type: none"> <li>Arable land (8.8ha)</li> <li>Scrub – dense/continuous (0.2ha).</li> <li>Parkland and scattered trees – broad-leaved (0.4ha).</li> <li>Neutral grassland – semi – improved (0.1ha).</li> <li>Tall ruderal (0.04ha).</li> <li>Bare ground (0.2ha).</li> <li>Buildings (0.1ha).</li> </ul>	Westdown Quarry: <ul style="list-style-type: none"> <li>Calcareous and grassland and quarry faces (2.9ha).</li> <li>Scrub – dense/continuous (0.4ha).</li> </ul>

2.10.14. The habitats proposed as part of the final restoration of the site are included as part of the updated HEP reporting in the ES Addendum Appendix A. All hedgerows within the site boundary would be translocated to the perimeter screenbank corridor on a phased basis to ensure no net loss of hedgerow.



Perimeter screenbank to be planted with woodland and shrub species to provide enhanced visual and ecological mitigation

- Key
- Westdown Revised Scheme of Working consolidated planning submission area
  - Offsite mitigation area
  - Contour (1m interval)
  - Limestone extraction and direction of working
  - Haul road
  - Existing woodland/vegetated areas to be retained
  - Perimeter screenbank
  - Progressive restoration
  - Oolite store
  - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
  - Stocking area and location of secondary and tertiary crushers and screens
  - Indicative location for settlement and/or attenuation drainage infrastructure

0 m 300 m  
Scale 1:6000 @ A3

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Westdown Quarry Revised Scheme of Working Planning Statement

**Figure 2.1**  
**Phase 1 (End of Year 3)**

October 2023





- Key**
- Westdown Revised Scheme of Working consolidated planning submission area
  - Offsite mitigation area
  - Contour (1m interval)
  - Limestone extraction and direction of working
  - Haul road
  - Existing woodland/vegetated areas to be retained
  - Perimeter screenbank
  - Progressive restoration
  - Oolite store
  - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
  - Stocking area and location of secondary and tertiary crushers and screens
  - Indicative location for settlement and/or attenuation drainage infrastructure

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**Westdown Quarry Revised Scheme of Working Planning Statement**

**Figure 2.2 Phase 2 (End of Year 5)**

October 2023



Perimeter screenbank to be planted with woodland and shrub species to provide enhanced visual and ecological mitigation



- Key**
- Westdown Revised Scheme of Working consolidated planning submission area
  - Offsite mitigation area
  - Contour (1m interval)
  - Limestone extraction and direction of working
  - Haul road
  - Existing woodland/vegetated areas to be retained
  - Perimeter screenbank
  - Material from relocated soil store
  - Topsoil bund
  - Subsoil bund
  - Progressive restoration
  - Oolite store
  - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
  - Stocking area and location of secondary and tertiary crushers and screens
  - Indicative location for settlement and/or attenuation drainage infrastructure

0 m 300 m  
Scale 1:6000 @ A3

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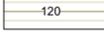
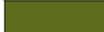
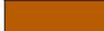
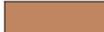
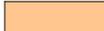
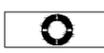
**Westdown Quarry Revised Scheme of Working Planning Statement**

**Figure 2.3 Phase 3 (End of Year 10)**

October 2023





- Key
-  Westdown Revised Scheme of Working consolidated planning submission area
  -  Offsite mitigation area
  -  Contour (1m interval)
  -  Limestone extraction and direction of working
  -  Haul road
  -  Existing woodland/vegetated areas to be retained
  -  Perimeter screenbank
  -  Material from relocated soil store
  -  Topsoil bund
  -  Subsoil bund
  -  Progressive restoration
  -  Oolite store
  -  Weighbridge, offices, wheelwash and vehicle parking (indicative location)
  -  Stocking area and location of secondary and tertiary crushers and screens
  -  Indicative location for settlement and/or attenuation drainage infrastructure

0 m 300 m  
 Scale 1:6000 @ A3  
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 0100031673

Westdown Quarry Revised Scheme of Working  
 Planning Statement

**Figure 2.4**  
**Phase 4 (End of Year 15)**

October 2023





- Key**
- Westdown Revised Scheme of Working consolidated planning submission area
  - Offsite mitigation area
  - Contour (1m interval)
  - Limestone extraction and direction of working
  - Haul road
  - Existing woodland/vegetated areas to be retained
  - Perimeter screenbank
  - Material from relocated soil store
  - Topsoil bund
  - Subsoil bund
  - Progressive restoration
  - Oolite store
  - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
  - Stocking area and location of secondary and tertiary crushers and screens
  - Indicative location for settlement and/or attenuation drainage infrastructure

0 m 300 m  
 Scale 1:6000 @ A3  
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Perimeter screenbank to be planted with woodland and shrub species to provide enhanced visual and ecological mitigation

**Westdown Quarry Revised Scheme of Working Planning Statement**

**Figure 2.5 Phase 5 (End of Year 20)**

October 2023





**Key**

- Westdown Revised Scheme of Working consolidated planning submission area
- Offsite mitigation boundary
- Existing trees, scrub and hedgerow
- Existing grassland and open mosaic habitat on previously developed land
- Existing Public Right of Way
- Proposed trees / woodland
- Proposed scrub
- Proposed species-rich hedgerow
- Proposed calcareous grassland
- Proposed lakeside grassland
- Proposed tussocky grassland
- Proposed species-rich grassland
- Proposed marginal planting and shallow water (<3m deep)
- Proposed water (3-10m deep)
- Proposed water (10m+ deep)
- Proposed ponds and scrapes
- Contour (5m interval)
- Quarry faces
- Access track (emergency and maintenance access only)
- Proposed permissive paths
- Proposed viewpoint location
- Proposed bat house

0 m 300 m

Scale 1:5000 @ A3

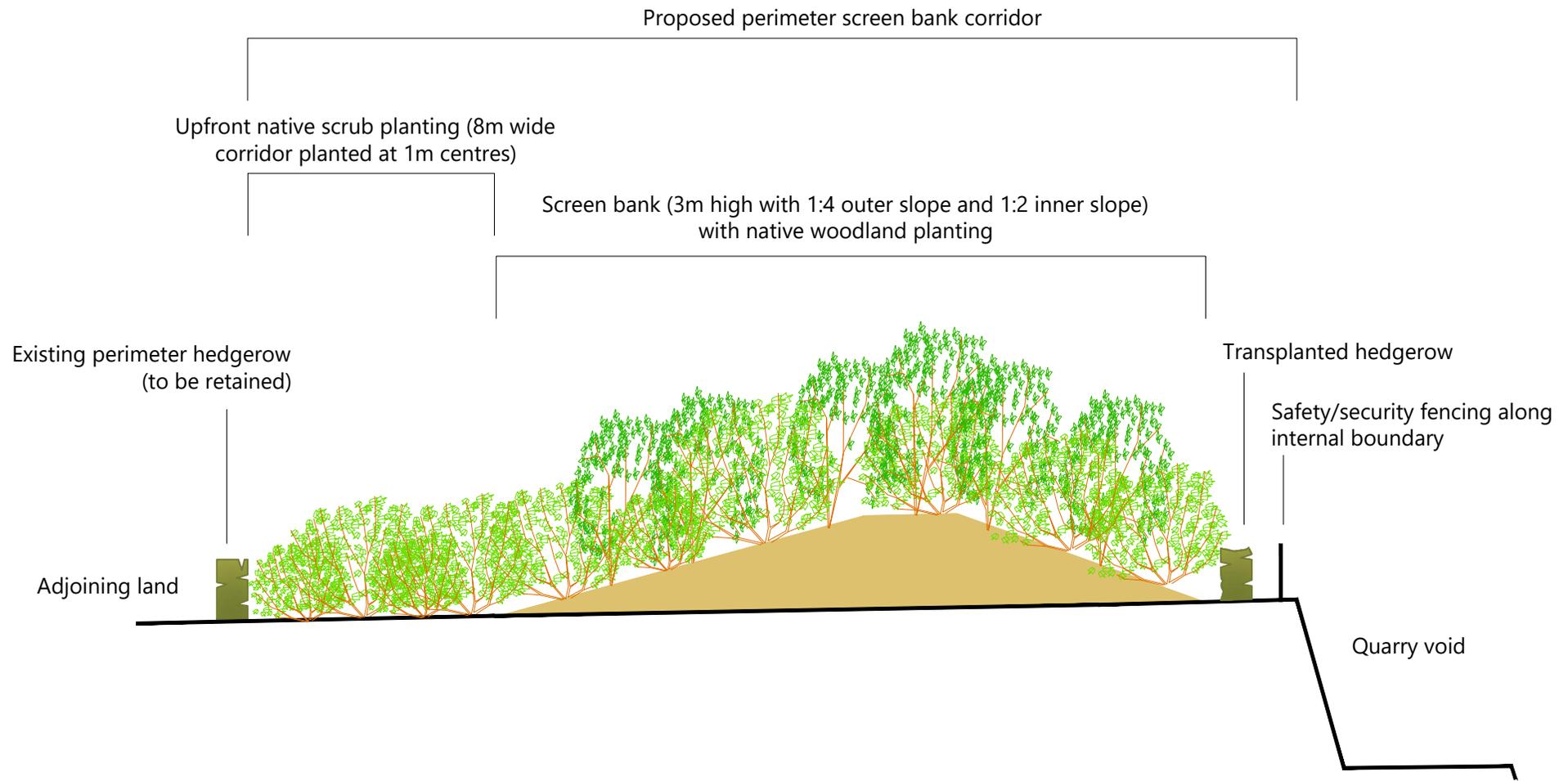
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Westdown Quarry Revised Scheme of Working  
Planning Statement

**Figure 2.6**  
**Restoration Plan**

September 2023

\\Woodpic.net\GLB-E&I\UK\GBSBR400-SALISAL-FS12-SHARED\Projects\40380 Whatley Quarry Planning Support\Deliver Stage\LD  
Design\_Technical\Drawings\ACAD\62280202-WSPE-FG-OL\_00003\_P01.2.dwg



Westdown Quarry Revised Scheme of Working  
Planning Statement

**Figure 2.7**  
Typical cross section through perimeter  
upfront mitigation and screen bank  
corridor

October 2023





Native, species-rich hedgerow proposed along boundary to provide habitat connectivity between existing areas of woodland.

Species-rich grassland to be managed as pasture with a low stocking density or as a hay meadow under an appropriate agri-environment scheme.

Proposed bat house - location to be agreed in liaison with Natural England.

Mosaic of tussocky grassland, pockets of scrub and ponds/scrapes bound by species-rich native hedgerow. Ponds and scrapes to be designed and constructed in partnership with local conservation groups.

Native, species-rich hedgerow proposed along boundary to provide habitat connectivity between existing hedgerow and woodland areas

Existing hedge to be retained along boundary

- Key
- Westdown Revised Scheme of Working consolidated planning submission area
  - Offsite mitigation boundary
  - Existing trees and shrubs
  - Existing hedgerow
  - Proposed tussocky grassland (Emorsgate E10)
  - Proposed species-rich grassland
  - Proposed species rich hedgerow
  - Proposed pockets of scrub
  - Proposed ponds and scrapes
  - Proposed access point
  - Proposed bat house

0 m 150 m  
 Scale 1:2500 @ A3  
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Westdown Quarry Revised Scheme of Working Planning Statement

**Figure 2.8**  
Upfront off-site mitigation area



### 3 ENVIRONMENTAL ISSUES AND MITIGATION

#### 3.1 OVERVIEW

- 3.1.1. This consolidated submission for the Westdown Revised Scheme has evolved as part of an iterative design that has considered the assessment of all potential environmental effects; in particular, where such effects may differ as a consequence of the proposed revised scheme of working. Some of these that are particularly related to how the site would operate have already been set out in **Section 2** of this Planning Statement.
- 3.1.2. Chapter 4 of the 2021 Planning Statement detailed the further mitigation measures that have been incorporated into the development to safeguard the environment and protect the amenity of local residents with enhancement measures proposed where possible.
- 3.1.3. The ES Addendum has assessed the Westdown Revised Scheme and revisited the relevant sections of the original 2021 ES that accompanied the x4 applications – SCC/3838/2021/ROMP, SCC/3837/2021/IDO, SCC/3836/2021/IDO, and SCC/3795/2021 – to determine whether the Westdown Revised Scheme would materially impact the conclusions of the original assessment.
- 3.1.4. **Table 3.1** summarises the environmental issues and mitigation relevant to the Westdown Revised Scheme and the outcomes of ES Addendum assessment, many of which remain **unchanged** from those detailed in Chapter 4 of the 2021 Planning Statement and the original 2021 ES.

**Table 3-1 - Westdown revised scheme of working environmental issues and mitigation**

Issue	ES Addendum assessment outcomes
Landscape and visual	<p>To conclude, there would be a change to the magnitude of change for the following receptors as a consequence of the Revised Development Proposals:</p> <ul style="list-style-type: none"> <li>■ Grassland: There would be changes to the quantities of grassland lost and created within the Westdown Revised Scheme consolidated planning submission area. This would reduce the magnitude of change from Medium to Low during the operational phase and increase the magnitude from Very Low to Medium during the restoration phase although effects would continue to be <b>Not Significant</b>.</li> <li>■ LCA A10.4: The magnitude of change would reduce from High to Medium during the operational phases with a corresponding level of effect which would change from Major to Major/Moderate but would still be <b>locally Significant</b> within the area of LCA which coincides with the Westdown Revised Scheme consolidated planning submission area.</li> <li>■ Asham Wood SLF: The magnitude of change would reduce from Low during Phases 1-3 to Very Low for all phases. The level of effect would therefore <b>reduce from Moderate and Significant during Phases 1-3 to Minor and Not Significant for all phases</b>.</li> <li>■ Users of Bridleway SM 8/9: The magnitude of change would reduce from High to No Change during the operational and restoration phases and the level of effect would change from Significant to <b>Not Significant</b>.</li> </ul> <p>There would also be changes to the assessments for the following receptors, however, these changes are primarily associated with the quantities of landscape elements lost and created as a consequence of the Revised</p>

Issue	ES Addendum assessment outcomes
	<p>Development Proposals and would not be of a sufficient scale to alter the conclusions of the 2021 ES:</p> <ul style="list-style-type: none"> <li>■ Woodland: There would be changes to the quantities of woodland created within the Westdown Revised Scheme consolidated planning submission area although the overall magnitude of change and corresponding level of effect would not alter from that concluded in the 2021 ES.</li> <li>■ Scrub: There would be changes to the quantities of scrub lost and created within the Westdown Revised Scheme consolidated planning submission area although the overall magnitude of change and corresponding level of effect would not alter.</li> <li>■ Hedgerows: Whilst hedgerows would be translocated to within the screenbank corridor during Phases 1-5 rather than lost, landscape patterns would continue to be disrupted and the translocation would not alter the magnitude of change and level of significance concluded in the 2021 ES.</li> </ul>
<b>Noise</b>	Conclusions of the 2021 ES remain valid, and <b>no significant effects</b> are anticipated in relation to noise.
<b>Vibration</b>	Conclusions of the 2021 ES remain valid, and <b>no significant effects</b> are anticipated in relating to blasting and vibration.
<b>Air quality</b>	Conclusions of the 2021 ES remain valid, and <b>no significant effects</b> are anticipated in relating to air quality.
<b>Water environment</b>	<p>The embedded site-specific mitigation measures relating to site working and restoration phases, adjacent to Flood Zone 2 and 3 within the Asham Wood Quarry Void area are no longer required given that there are no longer proposals to either excavate or restore soil in the Asham Wood Quarry Void area. It can be confirmed <b>there will no longer be any works within Flood Zone 2 and 3 or in close proximity to the Fordbury Water as part of the revised scheme of working.</b></p> <p>The minor alterations to baseline conditions and embedded environmental measures do not alter the significance outcomes of the various elements or overall conclusions of the 2021 ES Water Environment assessment. It remains the case that <b>no significant effects</b> are anticipated in relation to the Water Environment.</p>
<b>Biodiversity</b>	The Revised Proposed Development concentrates all mineral working and associated works within Westdown Quarry and does not use the Asham Wood Quarry Void. Consequently, <b>the potential effects on the Mendip Woodland SAC, Asham Wood SSSI and ancient woodland are now considered to be not significant.</b> All other environmental measures, responsibilities and compliance mechanism for implementing these remain <b>unchanged</b> relative to the 2021 ES Biodiversity Chapter 11 (Table 11.20) and 2022 Regulation 25 submission.
<b>Traffic and transport</b>	The Revised Proposed Development does not alter or affect the proposed traffic and transport detailed in the original proposed scheme. As such, the conclusions of the original 2021 ES (Chapter 12) remain valid, i.e. that the proposed development's traffic and transport effects would be <b>not significant.</b>

Issue	ES Addendum assessment outcomes
<b>Historic environment</b>	Conclusions of the 2021 ES remain valid, and <b>no significant effects</b> are anticipated in relating to the historic environment. In response to consultation on the original proposed development, the South West Heritage Trust recommended the inclusion of trial trenching followed by open area excavation in advance of each phase of quarrying. These investigations would be secured by condition in lieu of pre-determination trial trenching and should be informed by Written Schemes of Investigations.
<b>Socio-economics</b>	<p>The Revised Proposed Development concentrates all mineral working and associated works within Westdown Quarry and does not use the Asham Wood Quarry Void. Bridleway SM 8/9 and Footpath SM 8/11 are now routed outside the Westdown Revised Scheme consolidated submission area. Consequently, the embedded environmental measures relating to users of these PRowS are no longer required.</p> <p>The minor alterations to baseline conditions and embedded environmental measures do not alter the significance outcomes of the various elements or overall conclusions of the 2021 ES Socio-economics assessment. It remains the case that <b>no significant effects</b> are anticipated in relation to Socio-economics.</p>
<b>Agricultural land and soils</b>	<p>The Westdown Revised Scheme, like the original scheme of working, will see soils progressively stripped as quarrying progresses. All existing soil resources on the site will still be appropriately reused to provide ecosystem benefits for nature conservation and amenity land use within the site during final restoration, and there will be no permanent loss of soil resources because of the Westdown Revised Scheme.</p> <p>However, because stripped soils from phase 3 onwards will no longer be used in restoring the Asham Wood Quarry Void, the duration over which they may need to be stockpiled onsite before they can be used for restoration activities increases from between 1 to 5 years to over 5 years. <b>This results in the magnitude of the effect increasing from medium to high which given the medium sensitivity of the soil resources increases the level of effect from moderate (potentially significant) to high (significant).</b></p> <p>The change in significance for temporary loss of soil resources and soil functions in the Westdown Revised Scheme is a consequence arising solely from the loss of the Asham Wood Quarry Void resulting in the potential for longer periods of stockpiling of soils being required before they can be used for restoration. Consequently, <b>there remain no further measures that could be employed to mitigate this significant effect.</b></p>
<b>Cumulative effects</b>	The Westdown Revised Scheme concentrates all mineral working and associated works within Westdown Quarry and does not use the Asham Wood Quarry Void. Consequently, the cumulative effects on receptors are all either the same or reduced compared to the 2021 ES Cumulative Effects Chapter 16. The assessment of cumulative effects therefore remains <b>unchanged</b> and concludes that <b>no significant long-term cumulative effects</b> would occur.

## 3.2 CLIMATE

- 3.2.1. The importance of climate and resilience to the impacts of climate change has become increasingly important; even more so since the declaration in 2019 of a Climate Emergency by the then Somerset County Council and the 4 District Councils (Mendip, Sedgemoor, Somerset West and

Taunton, and South Somerset). More recently, in October 2020, Somerset Council and the 4 District Councils published Somerset's Climate Emergency Strategy. This strategy notes that climate change is one of the most significant issues facing the world today and the effects are already being felt. The challenge of climate change is a global issue, but everyone needs to play their part. Further consideration of this strategy is set out in Section 4.5 of this Planning Statement.

- 3.2.2. Minerals developments should minimise their impact on the causes of climate change and where applicable, should reduce vulnerability and provide resilience to impacts of climate change. In designing the recommencement of mineral working at Westdown Quarry, due consideration has been taken of these issues. In terms of the original Proposed Development's resilience to the impact of climate change, flooding is a key issue, and this has been considered in detail in both the water assessment of the 2021 ES (Chapter 10) and as well as the 2021 Flood Risk Assessment (FRA). However, as detailed in the ES Addendum (Chapter 7), the Westdown Revised Scheme no longer includes the Asham Wood Quarry Void area and as such, there will no longer be any works within Flood Zone 2 and 3 or in close proximity to Fordbury Water as part of the Revised Proposed Development. Furthermore, in seeking to minimise any impact on the causes of climate change, the Revised Proposed Development will seek, wherever possible and appropriate to do so, to use low emissions and/or electric vehicles, solar powered lighting, and energy efficient lighting and appliances.

## 4 PLANNING POLICY APPRAISAL

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### 4.1 INTRODUCTION

- 4.1.1. The composite revised planning submission for the Westdown Revised Scheme must be addressed in the context of the planning policy contained particularly within:
- National Planning Policy Framework (2023) and accompanying Planning Practice Guidance (2018);
  - Relevant policies from the Somerset Minerals Local Plan (2015);
  - Relevant policies from the Mendip Local Plan Part 1: Strategy and Policies (2014); and
  - Relevant policies from the Mendip Local Plan Part 2: Sites and Policies (2021).
- 4.1.2. This section updates Chapter 5 of the 2021 Planning Statement taking account of any new and/or updates to the above policies since the submission of the original scheme in 2021. Notably this includes the recent update to the NPPF (September 2023) and the adoption of the Mendip Local Plan Part 2: Sites and Policies in December 2021. Approval is sought for a scheme of conditions to enable the reopening of Westdown Quarry which benefits from extant IDO and ROMP consents, and this has been reflected in the planning policy appraisal detailed in this section.

### 4.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

#### BACKGROUND

- 4.2.1. The Government published its National Planning Policy Framework (NPPF)<sup>11</sup> on 24 July 2018, and it was last updated in September 2023. This document forms a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. Following the adoption of the first draft of the NPPF in April 2012, many Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs), Minerals Policy Statements (MPSs), and Minerals Planning Guidance Notes (MPGs) have been superseded.
- 4.2.2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

#### MINERALS SUPPLY

##### Overview

- 4.2.3. In relation of minerals, Section 17 'Facilitating the Sustainable Use of Minerals' of the NPPF covers minerals.
- 4.2.4. Paragraph 209 states that:

*"It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite, natural*

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<sup>11</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

*resource and can only be worked where they are found, best use needs to be made of them to secure their long term conservation.”*

4.2.5. Specifically, paragraph 211 relates to the issues local planning authorities should consider when determining planning applications. These include:

*“... great weight should be given to the benefits of the mineral extraction, including to the economy ...;*

- a) As far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, Scheduled Monuments and Conservation Areas;*
- b) Ensure [in granting planning permission for mineral development] that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;*
- c) Ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive receptors; ... and*
- d) Provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances...”*

## **Assessment**

4.2.6. As noted in the introductory parts of this submission, a ROMP and IDO permission is already in place for the extraction of aggregate mineral at Westdown Quarry. The principle of extraction is established, and as such, this submission is not required to demonstrate a clear need (in landbank terms) for the mineral – indeed, the consented reserve at Westdown is already accounted for in the County Council’s calculation of the aggregates landbank.

4.2.7. In economic terms however, the resumption of minerals development activities at Westdown will allow Heidelberg to continue to supply the construction and building materials industries on the South West of England with the minerals required to provide infrastructure buildings, energy and goods that the country needs (paragraph 209 of the NPPF). As has been demonstrated in the socio-economic section of the 2021 ES (Chapter 14) and Chapter 11 of the Westdown Revised Scheme ES Addendum, it will also continue to support existing levels and provide additional opportunities for local employment and economic activity. These are considered to be of relative significance in overall terms, especially given the prevailing economic conditions in this part of the South West.

4.2.8. With the above points in mind, it is considered that the submission fully accords with the minerals supply elements of the NPPF.

## **ACHIEVING SUSTAINABLE DEVELOPMENT**

### **Background**

4.2.9. The NPPF outlines within paragraph 8 that there are three dimensions to sustainable development, economic, social and environmental. All three elements are of relevance to this submission;

however, the environmental and economic roles are of specific interest stating that the planning system and in turn this application should contribute to:

*“... to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; and ...*

*... to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

### **Assessment**

- 4.2.10. This consolidated submission for the Westdown Revised Scheme fully accords with the provisions of sustainable development as set out within the NPPF. Indeed, a key element of the Government’s sustainable development strategy is the prudent use of natural resources and by approving an up to date, modern set of planning conditions to facilitate the extraction of important permitted mineral deposits, clear steps would be taken to ensuring that Somerset’s landbank of aggregate minerals is extracted in a timely, sustainable manner – providing certainty and security for the residents of the local area.
- 4.2.11. Allied to this, **Section 3** of this Planning Statement and the accompanying ES Addendum has demonstrated that resumed extraction at Westdown Quarry can take place in a manner which would not give rise to a large number of significant adverse environmental effects – further demonstration that the Revised Proposed Development represents sustainable development.
- 4.2.12. Finally, and in the longer term, the progressive and final restoration of this site will be of benefit to the local community as well as beneficial to local biodiversity and the area’s wider landscape, reinforces the proposal’s compliance with the Government’s sustainable development objectives.

## **MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING AND COASTAL CHANGE**

### **Background**

- 4.2.13. NPPF Section 14, paragraph 159 states that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”*.

### **Assessment**

- 4.2.14. The Westdown Revised Scheme seeks to retain all mineral operations within Westdown Quarry and no longer use the Asham Wood Quarry Void area. Consequently, there will no longer be any works within Flood Zone 2 and 3 or in close proximity to the Fordbury Water (see Chapter 7 of the ES Addendum). As such, the resumption of minerals extraction activities at this site would not be contrary to national planning policy in respect of flooding or the water environment.

## CONSERVING OR ENHANCING THE NATURAL ENVIRONMENT

### Background

- 4.2.15. Section 15, paragraphs 174 to 182 outlines relevant planning policy in relation to biodiversity. Paragraph 174 outlines how the planning system should contribute to and enhance the natural and local environment by:
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
  - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
  - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
  - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
  - e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
  - f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*
- 4.2.16. Paragraph 180 outlines what local planning authorities should consider in terms of biodiversity when considering planning applications:
- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
  - b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
  - c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

4.2.17. In respect of amenity issues, the NPPF goes on to state at paragraphs 185 and 186 that:

*“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) *identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

*Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.”*

### **Assessment**

4.2.18. The 2021 ES and ES Addendum has considered the potential effects in some detail and as noted above, in biodiversity terms, a considerable number of receptors have been considered and it has been shown that interests of nature conservation importance would be safeguarded and, in some cases, in the longer term through progressive site restoration, enhanced by the Revised Proposed Development.

4.2.19. In terms of amenity issues, Chapters 4, 5 and 6 of the ES Addendum (noise, blasting & vibration, and air quality) – which should be read in conjunction with the 2021 ES (Chapters 7, 8, and 9 respectively), have considered whether the minerals extraction scheme would result in any significant adverse effects. Subject to the incorporation of the proposed mitigation detailed in Section 2 of this Westdown Revised Scheme Planning Statement, it is concluded that the Revised Proposed Development will not give rise to any significant adverse effects and as such, it is considered that the development fully accords with the provisions outlined within the NPPF.

## PROMOTING SUSTAINABLE TRANSPORT

### Background

- 4.2.20. NPPF Section 9, paragraphs 104 to 113, outlines relevant planning policy in relation to the promotion of sustainable transport. Paragraph 110 sets out that in assessing specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
  - b) safe and suitable access to the site can be achieved for all users;
  - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
  - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 4.2.21. Paragraph 112 sets out that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
  - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
  - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
  - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
  - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

### Assessment

- 4.2.22. As set out in Section 2 of this Westdown Revised Scheme Planning Statement, access to Westdown Quarry remains unchanged and will be via a new site access to be constructed off the Bulls Green Link Road, which provides access onto the highway network, notably the A361 which lies to the south of the site. The Bulls Green Link Road is a quarry link road constructed in the 1990's. A new weighbridge, site office and staff welfare facilities, with associated parking, will also be constructed.
- 4.2.23. Where appropriate, consideration will be given to the use of ultra-low emission vehicles and renewable energy sources, such as solar powered lighting.
- 4.2.24. The extant permission at Heidelberg's nearby Whatley Quarry limits mineral exports despatched by road to no more than 4mtpa. To reinforce Whatley Quarry's position as a strategically significant

supplier of limestone aggregates, Heidelberg is separately seeking to secure the continued extraction of limestone from Whatley to allow that quarry to focus on meeting the needs of the UK wide, rail- borne markets, as material from Westdown would supply the local road-borne markets. This means that fewer HGV movements would be anticipated from Whatley Quarry, as the majority of the material extracted would be despatched via the on-site rail head facility. It is proposed that combined the two quarries (Whatley and Westdown) would not exceed the permitted 4mtpa of material being despatched from site via road. This would seek to minimise the impact of mineral transport by road in the local road network as well as retain flexibility for HGV transfer to continue from Whatley.

- 4.2.25. Chapter 12 of the 2021 ES has assessed the transport effects of the Proposed Development and concludes that the resumption of minerals development at Westdown Quarry will have no significant traffic effects.

## **SUPPORTING A PROSPEROUS RURAL ECONOMY**

### **Background**

- 4.2.26. NPPF Section 6 sets out policy for building a strong, competitive economy, with paragraphs 84 and 85 specifically addressing the need for supporting a prosperous rural economy. Paragraph 84 states that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conservation of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

- 4.2.27. Paragraph 85 sets out that *“planning policies and decisions that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

### **Assessment**

- 4.2.28. As set out in Section 2 of this Westdown Revised Scheme Planning Statement, the details pertaining to employment remain unchanged for the Revised Proposed Development. As detailed in Chapter 14 of the 2021 ES which considered that socio-economic effects of the Proposed Development and which remain relevant for the Revised Proposed Development, it is envisaged that the recommencement of mineral working at Westdown would result in the creation of 56 full time jobs (~40 staff and 16 contractors). The consolidation of the historic consents and the provision of

an updated set of planning conditions will ensure the long-term viability of the wider site and allow a site that has been unworked for many years, to be economically active again. In addition to securing direct employment opportunities at the site, it is envisaged that a number of indirect and induced jobs will continue to be supported, because of the need to service the site. Typically, these relate to the provision of a wide variety of goods and services, including specialist engineering assistance for plant maintenance and contractors for services such as fencing, provision of mobile plant etc.

- 4.2.29. It has also been calculated that an additional 34 indirect/ induced jobs will be supported by the recommencement of working at Westdown Quarry (see the calculations in Chapter 14 of the 2021 ES for further detail). The development would thus provide beneficial, socio-economic effects through the supporting of local employment and economic activity. These are considered to be of relative significance in overall terms and a clear positive benefit of the resumption of quarrying at Westdown Quarry.

### **NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)**

- 4.2.30. To accompany the NPPF, the Government launched new National Planning Practice Guidance (NPPG) on 6 March 2014 (most recently updated on 24 June 2021). It brings together many areas of English planning guidance into a new single format that is broken down into sub-sections covering different policy areas. The guidance supports the NPPF, providing non-statutory good practice advice that can be considered for new development. The guidance replaces numerous planning circulars and documents dating from 1978 that are no longer to be considered. Instead, everything is provided within this new single set of guidance, which is all available online.
- 4.2.31. This guidance is now a material consideration in planning decisions and replaces guidance previously contained in MPG14 on periodic reviews. The most relevant NPPG paragraphs are 178-220.
- 4.2.32. The NPPG also provides specific guidance in relation to noise and dust emissions. In relation to the cumulative impact of mineral development, paragraph 017 states that *“The cumulative impact of mineral development is also capable of being a material consideration when determining individual planning applications”*.
- 4.2.33. The NPPG is material to this submission and full cognisance has been taken of it.

### **CIRCULARS**

- 4.2.34. Circulars also provide advice on good practice and other relevant information. There are two key Circulars that are of particular relevance to the consolidated planning submission for Westdown Quarry. These are as follows:
- **Circular 06/05 – Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.** This Circular provides administrative guidance on the application of the law relating to planning and nature conservation. It complements the nature conservation provisions of the NPPF and was published on 16 August 2005; and
  - **Circular 11/95 – Use of Conditions in Planning Permission.** This Circular gives advice on the appropriate use of planning conditions and was published 20 July 1995.
- 4.2.35. Cognisance has been taken of these documents in the relevant sections of the accompanying 2021 ES and ES Addendum.

## 4.3 OTHER POLICY DOCUMENTS

### UK MINERAL STRATEGY

- 4.3.1. The UK Minerals Strategy was published in July 2018 and was prepared by the UK minerals and minerals products industry, facilitated by the members of the CBI Minerals Group and the Mineral Products Association (MPA). It aims to ensure that the UK demand for minerals and minerals products is supplied sustainably for the next 25 years. The strategy states that based on recent consumption, the industry estimates that in excess of 6 billion tonnes of primary minerals, predominantly aggregates, will be required over the next 25 years, the majority of which will be from primary indigenous resources.
- 4.3.2. The proposed recommencement of minerals development at Westdown Quarry will enable the release of already permitted mineral reserves to meet the demand for minerals, both at a regional and local level.

## 4.4 THE DEVELOPMENT PLAN

- 4.4.1. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with development plan policy unless material considerations indicate otherwise.
- 4.4.2. The Development Plan for the site comprises:
- Somerset Minerals Local Plan (adopted February 2015);
  - Mendip District Local Plan 2006-2029 Part I: Strategy and Policies (adopted December 2014);  
and
  - Mendip District Local Plan 2006-2029 Part II: Sites and Policies (adopted December 2021).

### SOMERSET MINERALS LOCAL PLAN

#### Overview and assessment

- 4.4.3. **Table 4.1** summarises and assesses those policies contained within the Minerals Local Plan that are of relevance to this submission and in doing so, demonstrates that the proposals fully accord with the terms of the plan.

**Table 4-1 - Statement of conformity to the Somerset Minerals Local Plan (2015)**

<b>Policy</b>	<b>Policy Summary</b>	<b>Assessment of Revised Scheme</b>
<p><b>SD1 Presumption in favour of sustainable development</b></p>	<p>When considering mineral development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants and local communities to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies of this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> <li>■ Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</li> <li>■ Specific policies in the Framework indicate that development should be restricted.</li> </ul>	<p>This revised composite planning submission for Westdown Quarry fully accords with the provisions of sustainable minerals management. Clear steps would be taken to ensuring that Somerset’s landbank of aggregate minerals is extracted in a timely, sustainable manner – providing certainty and security for the residents of the local area.</p> <p>Allied to this, as Section 3 of this Westdown Revised Scheme Planning Statement and the accompanying 2021 ES and ES Addendum have demonstrated, recommencement of minerals development at Westdown Quarry can take place in a manner which would not give rise to any significant adverse environmental effects – further demonstration that the Revised Proposed Development represents sustainable development.</p> <p>Finally, and in the longer term, the progressive and final restoration of Westdown Quarry will be of benefit to the local community as well as beneficial to local biodiversity and the area’s wider landscape, reinforces the proposal’s compliance with sustainable development objectives.</p>
<p><b>SMP2 Crushed rock supply and landbank</b></p>	<p>The Mineral Planning Authority will make provision for a rolling 15 year landbank of permitted reserves of both Carboniferous Limestone and Silurian Andesite throughout the Plan Period based on the findings of the Local Aggregate Assessment.</p>	<p>As noted in the introductory parts of this submission, a ROMP and IDO permission are already in place for the extraction of aggregate mineral at Westdown Quarry. The principle of extraction is thus established, and as such, this submission is not required to demonstrate a clear need (in landbank terms) for the mineral – indeed, the consented reserve at Westdown is already</p>

Policy	Policy Summary	Assessment of Revised Scheme
		<p>accounted for in the County Council’s calculation of the aggregates landbank.</p> <p>It is considered that the submission fully accords with the minerals supply elements of this policy.</p>
<p><b>SMP3 Proposals for the extraction of crushed rock</b></p>	<p>Planning permission for the extraction of crushed rock will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> <li>a) The proposal will deliver clear economic and other benefits to the local and/or wider communities; and</li> <li>b) The proposal includes measures to mitigate to acceptable levels adverse impacts on the environment and local communities. ...</li> </ul>	<p>In economic terms the resumption of minerals development activities at Westdown Quarry will allow Heidelberg to continue to supply the construction and building materials industries in the South West of England with the minerals required to provide infrastructure buildings, energy and goods that the country needs. As has been demonstrated in the socio-economic chapters of the 2021 ES and ES Addendum, it will also continue to support existing levels of local employment and economic activity. These are considered to be of relative significance in overall terms, especially given the prevailing economic conditions in this part of the South West.</p> <p>The 2021 ES and ES Addendum which accompany this revised submission demonstrate that the resumption of minerals development at Westdown Quarry can continue in a manner which would not give rise to any significant adverse impacts on the environment and local communities.</p> <p>Heidelberg is one of the UK’s leading aggregate producers. Its operations are carried out to high environmental, and health and safety standards and Heidelberg has a proven track record in the responsible working and restoration of its sites.</p>
<p><b>SMP8 Site reclamation</b></p>	<p>Mineral sites should be restored to high environmental standards as soon as practicable, where possible through phased restoration whilst other parts of the site are still being worked.</p> <p>The restoration, aftercare and after-use of former mineral working sites will be determined in relation to:</p>	<p>Comprehensive long-term restoration of Westdown Quarry is incorporated as part of the Revised Proposed Development. Section 2 of this Westdown Revised Scheme Planning Statement sets out the appropriate detail. In developing this masterplan, regard has been given to the range of criteria set out in this policy.</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<ul style="list-style-type: none"> <li>a) The characteristics and land use of the site;</li> <li>b) The surrounding environmental character and land use(s); and</li> <li>c) Any specific local requirements.</li> </ul> <p>Proposals for restoration and aftercare must demonstrate how they meet the criteria set out in policy DM7.</p>	
<p><b>DM1 Landscape and visual amenity</b></p>	<p>Planning permission for mineral development will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> <li>a) The proposed development will not generate unacceptable adverse impacts on landscape and visual amenity; and</li> <li>b) Measures will be taken to mitigate to acceptable levels adverse impacts on landscape and visual amenity.</li> </ul> <p>All mineral development proposals must be informed by and refer to the latest, relevant character assessment, nationally and locally.</p> <p>National Parks and Areas of Outstanding Natural Beauty have the highest status of protection in relation to landscape and scenic beauty. Proposals for mineral development within or adjacent to an Area of Outstanding Beauty will need to take full account of the relevant AONB Management Plan; and proposals within or adjacent to Exmoor National Park will need to take full account of the Exmoor National Park Local Plan.</p>	<p>Chapter 6 of the 2021 ES and Chapter 3 of the ES Addendum provide an assessment of the potential effects that the Revised Proposed Development will have on landscape and visual amenity.</p> <p>It concludes that extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows, and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland and non-designated woodland would be retained except for two small areas, which would be removed (equating to 6% of the total area of woodland within the site). In terms of those 'lost' landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.</p> <p>Most notably, the ES Addendum assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), six of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Revised Proposed Development. The exception relates to incremental aural disturbance from a section of Bridleway SM 8/9, which may disrupt local amenity and levels of tranquillity. The woodland proposed as part of the revised restoration</p>

Policy	Policy Summary	Assessment of Revised Scheme
		<p>scheme would provide additional connectivity with existing woodlands within the wider landscape.</p> <p>The assessment of effects on people’s views of minerals development at Westdown Quarry has considered the extent to which the development can be viewed and the degree to which views would change. This includes views from residents, Public Rights of Way (PRoWs), public open space and the local road network.</p> <p>Residents in the community of Chantry are likely to experience minimal or no views of the Revised Proposed Development. Separation distance and high levels of tree cover would completely screen all views of activities and restrict potential views of upper-level quarrying activities to heavily filtered views of such activities on the eastern fringe of the site. The latter would only be potentially available to a small proportion of people in and around Chantry and would be further reduced by the perimeter bunds for later phases. Other than these short sections of well-vegetated perimeter bunds there would be no views of the restoration landforms, planting nor the waterbody.</p> <p>Residents in the community of Nunney Catch would similarly experience no or minimal views of Westdown Quarry. Separation distances and no variation in elevation means that intervening tree cover around Coleman’s and Holwell Quarries and along the Combe would provide screening as it does for those quarries.</p> <p>With this in mind, other than these short sections of well-vegetated perimeter bunds there would be no views of the restoration landforms, planting nor the waterbody. With the above points in mind, it is considered that the Revised Proposed Development complies with the provisions of this policy.</p>

Policy	Policy Summary	Assessment of Revised Scheme
<p><b>DM2 Biodiversity and geodiversity</b></p>	<p>Planning permission for mineral development will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> <li>a) The proposed development will not generate unacceptable adverse impacts on biodiversity and geodiversity; and</li> <li>b) Measures will be taken to mitigate acceptable levels (or, as a last resort, proportionately compensate for) adverse impacts on biodiversity geodiversity. Such measures shall ensure a net gain in biodiversity where possible. The Habitat Evaluation Procedure will be used in calculating the value of a site to species affected by the proposal where the conservation value of the habitat is considered to be replaceable and mitigation techniques have been proven.</li> </ul> <p>The weight of protection given to a site will be that afforded by its statutory or non statutory designation, its sensitivity and function in maintaining the biodiversity of the county, and its role in maintaining the connectivity and resilience of the country's ecological networks.</p> <p>A 'test of likely significance' will be required for mineral development proposed which directly affect European and international designated sites and in areas that ecologically support the integrity of these sites.</p>	<p>Chapter 11 of the 2021 ES and Chapter 8 of the ES Addendum set out a comprehensive assessment of the effects of the Revised Proposed Development on biodiversity and geodiversity.</p> <p>It has been concluded that the Revised Proposed Development would have no significant adverse effects on the fauna (including protected species) that are found within the site. Furthermore, it is concluded that the scheme would not contravene legal requirements relating to legally protected species.</p> <p>In respect of habitats i.e. flora, whilst the assessment has concluded significant adverse effects in respect of hedgerows, lowland calcareous grassland and open mosaic habitat on previously developed land, this must be put into the wider context of the long-term restoration proposals for the site. In particular, the restoration masterplan seeks to increase and enhance the area of semi-natural broadleaved woodland habitat by &gt;10x as means of re-enforcing the important bat habitat in the locality and improving the integrity of the existing ancient and non-designated broadleaved woodland areas. Furthermore, in relation to the loss of lowland calcareous grassland, it is anticipated that in the long-term, the implementation of the proposed revised restoration plan would result in large-scale enhancement and creation of new habitat that would result in a significant positive effect.</p>
<p><b>DM3 Historic environment</b></p>	<p>Planning permission for mineral development will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> <li>a) The proposed development will not generate unacceptable adverse impacts on the historic environment or where an adverse impact or impacts have been identified, these can be adequately mitigated; and</li> </ul>	<p>An assessment of cultural heritage is set out in Chapter 13 of the 2021 ES and Chapter 10 of the ES Addendum. There are no designated features within Westdown Quarry and within a 5km radius of the site there are designated heritage assets including: one Grade II* registered park and garden, The Chantry, the Nunney Conservation Area, the Grade I listed Church of the Holy Trinity, three Grade II* listed buildings and 14 Grade II listed</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<ul style="list-style-type: none"> <li>b) For proposals that impact on the integrity, character or setting of a heritage asset, impacts have been adequately considered by desk-based assessment and field evaluation and with reference to the Somerset Historic Environment Record and the records of designated heritage assets held by English Heritage; and</li> <li>c) Adequate provision will be made for the preservation in-situ or excavation of the asset as appropriate, in discussion with the country archaeologist, and the recording of relevant information to advance understanding of the asset.</li> </ul> <p>The weight of protection afforded to a heritage asset will reflect the significant of the asset including, but not limited to, its statutory designation(s).</p>	<p>buildings present. There are four HER records identified within the site boundary. A large portion of the site is already disturbed by historic limestone working. Of those areas that are undisturbed by previous workings, these may contain archaeological remains of unknown value. A geophysical survey of the agricultural fields within the site identified various geophysical anomalies with an archaeological or possible archaeological origin. Westdown Farm, which is located within the site, has post medieval origins but is not recorded within the HER and is not a designated or locally listed heritage asset.</p> <p>It is considered that with the adoption of the proposed mitigation measures (by planning condition) that the Revised Proposed Development would have no significant adverse effects on designated sites or their settings and as such, conforms with this policy.</p>
<p><b>DM4 Water resources and flood risk</b></p>	<p>Planning permission for mineral development will be granted subject to the application demonstrating that the proposed development will not have an unacceptable adverse impact on:</p> <ul style="list-style-type: none"> <li>a) The future use of the water resources, including: <ul style="list-style-type: none"> <li>i. The integrity and function of the land drainage and water level management systems;</li> <li>ii. The quality of any ground or surface water resource, where the risk of pollution and/or adverse impact on the resource would be unacceptable;</li> </ul> </li> <li>b) The environmental value and visual amenity of the water resources; and</li> </ul> <p>Drainage and flood risk to people, property or business.</p>	<p>Chapter 10 of the 2021 ES and Chapter 7 of the ES Addendum assess in some detail the environmental implications of the Revised Proposed Development in the context of ground and surface water. Although the original composite planning submission is also accompanied by a stand-alone Flood Risk Assessment (FRA), the Westdown Revised Scheme will no longer use the Asham Wood Quarry Void area. Consequently, there will no longer be any works within Flood Zone 2 and 3 or in close proximity to the Fordbury Water.</p> <p>Through the application of appropriate mitigation measures, in each case, these assessments have demonstrated that the development would have no significant adverse effects. It is therefore concluded that the development proposals fully accord with the provisions of this policy.</p>

Policy	Policy Summary	Assessment of Revised Scheme
<b>DM5 Mineral extraction below the water table</b>	<p>Proposals for mineral extraction from below the water table will only be permitted if:</p> <ul style="list-style-type: none"> <li>a) They do not generate unacceptable adverse impacts on the water environment or other water interests;</li> <li>b) Monitoring will ensure early warning is given to any potentially unacceptable adverse impact and the applicant will be responsible for taking the necessary remedial action before the effects of the adverse impact become irreversible;</li> </ul> <p>Water abstraction and mitigation measures do not give rise to unacceptable environmental impacts.</p>	<p>Chapter 10 of the 2021 ES and Chapter 7 of the ES Addendum assess in some detail the environmental implications of the Revised Proposed Development in the context of ground and surface water. Through the application of appropriate mitigation measures, in each case, this assessment has demonstrated that the development would have no significant adverse effects. It is therefore concluded that the development proposals fully accord with the provisions of this policy. Furthermore, it is proposed that ongoing surface and groundwater monitoring would take place throughout the life of the operations.</p>
<b>DM6 Public rights of way</b>	<p>Proposals for mineral development that have the potential to impact on the rights of way network in Somerset will need to demonstrate how the affected part of the network or any alternative route will be managed and maintained. Where proposals are likely to have an unacceptable adverse impact on the rights of way network, the applicant must provide a satisfactory, authorised replacement route (either temporary or permanent).</p> <p>Authorised diversion routes must meet the relevant criteria, be fit for purpose and easily accessible, without causing significant disturbance to wildlife. If temporary, the original right of way shall be reinstated as soon as is practicable. If permanent diversion is required this shall seek to improve on and enhance the original public right of way.</p>	<p>The Revised Proposed Development indirectly affects three Public Rights of Way (PRoWs) – Bridleway SM 8/9, Footpath SM 8/11, and Bridleway 12/43. As set out in Section 2 of this Westdown Revised Scheme Planning Statement, the development proposals have been designed in a manner which will allow the continued use of these PRoWs. All three will remain entirely unaffected by the proposed re-opening of Westdown Quarry. Longer term, through the restoration plan for Westdown Quarry, there are opportunities for enhanced public access with circular walking routes connecting to the existing bridleway (SM 8/9) and provision of a viewing area.</p> <p>With all these points in mind, it is considered that the scheme fully complies with the provisions of this policy.</p>
<b>DM7 Restoration and aftercare</b>	<p>Planning permission for mineral development will be granted subject to the applicant submitting restoration and after-use proposal, which:</p>	<p>Comprehensive progressive and long-term restoration of Westdown Quarry is incorporated as part of the Revised Proposed Development. Section 2 of this Westdown Revised Scheme Planning Statement sets out the appropriate detail. In</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<ul style="list-style-type: none"> <li>a) Clearly state how the criteria in the reclamation checklist (Table 7) have been met; and</li> <li>b) Include satisfactory information on the financial budget for restoration and after-use, including how provision for this work will be made during the operational life of the site.</li> </ul> <p>Restoration proposals will be subject to a five year period of aftercare. Where proposals require a longer period of management, the proposal will only be permitted if it includes details of how this will be achieved.</p>	<p>developing this masterplan, regard has been given to the range of criteria set out in this policy.</p> <p>Heidelberg is one of the UK’s leading aggregates producers. Its operations are carried out to high environmental, and health and safety standards and Heidelberg has a proven track record in the responsible working and restoration of its sites.</p>
<p><b>DM8 Mineral operations and the protection of local amenity</b></p>	<p>Planning permission will be granted for minerals development subject to the application demonstrating:</p> <ul style="list-style-type: none"> <li>a) That the proposed development will not generate unacceptable adverse impacts on local amenity;</li> <li>b) Measures will be taken to mitigate to acceptable levels (and where necessary monitor) adverse impacts on local amenity due to:               <ul style="list-style-type: none"> <li>i. Vibration;</li> <li>ii. Dust and odour;</li> <li>iii. Noise; and</li> <li>iv. Lighting.</li> </ul> </li> <li>c) How the applicant intends to engage with local communities during the operational life of the site.</li> </ul>	<p>Chapters 6 (visual), 7 (noise), 8 (blasting/vibration), and 9 (air quality) of the accompanying 2021 ES as well as Chapters 3, 4, 5, and 11 of the ES Addendum clearly demonstrate that through the application of appropriate mitigation measures, the Revised Proposed Development can be carried out without giving rise to significant adverse effects on local residents’ amenity.</p>
<p><b>DM9 Minerals transportation</b></p>	<p>Planning permission for mineral development will be granted subject to the application demonstrating that the road network serving the proposed site is suitable or can be upgraded to a</p>	<p>As stated in Section 2 of this Westdown Revised Scheme Planning Statement, the traffic and transport elements of the Revised Proposed Development remain unchanged. The traffic</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<p>suitable standard to sustain the proposed volume and nature of traffic without having an unacceptable adverse impact on distinctive landscape features or the character of the countryside or settlements. Particular regard should be given to:</p> <ul style="list-style-type: none"> <li>a) Highway safety;</li> <li>b) Alignment;</li> <li>c) Proximity to buildings;</li> <li>d) Air quality;</li> <li>e) The integrity of the road network including construction and any impacts on capacity;</li> <li>f) Disruption to local communities.</li> </ul> <p>Proposal for mineral development that will generate significant transport movements must be supported by a Transport Assessment and Travel Plan.</p> <p>The Transport Assessment will need to demonstrate that appropriate consideration has been given to the alternatives to road transport, including rail, as a primary freight transport option. Alternatives to road transport should be pursued if they are demonstrated to be practicable and beneficial.</p>	<p>related environmental effects arising from the scheme have been evaluated and are set out in Chapter 12 of the ES and supporting Transport Assessment. Severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation and accidents and safety have all been assessed. A new site access, in the form of a priority junction, is to be constructed off the Bulls Green Link Road. For the purposes of the assessment, it has been assumed that any future HGV traffic from Westdown Quarry would be split 87% southwards along the C2533 to the A361 and 13% northwards along the C2533 to the A362. Traffic turning onto and off the Bulls Green Link Road would come from a route that is already used by the permitted Whatley Quarry traffic. Only the ~1km stretch along the Bulls Green Link Road represents a new part of the vehicle route.</p> <p>Whatley Quarry is permitted to transport up to 4mpta via road but due to current market conditions and low market demand, Whatley Quarry is not utilising all of its current allowances. It is intended that future activity at Westdown would be in lieu of the agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mpta via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mpta.</p> <p>Draft Heads of Terms for a Section 106 Agreement relating to traffic has previously been submitted to Somerset Council as Appendix D of the Regulation 25 Additional Information Report (June 2002).</p> <p>With these points in mind, it is concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects and as such, the provisions of this policy are fully complied with.</p>

Policy	Policy Summary	Assessment of Revised Scheme
<b>DM10 Land stability</b>	<p>Proposals for mineral development will need to demonstrate, via the submission of a stability assessment prepared by a competent person, that:</p> <ul style="list-style-type: none"> <li>a) The proposal will not have an adverse impact on the stability of neighbouring land or properties; and</li> <li>b) The proposal will not result in watercourse channel instability either during the working phase of a minerals development or at any time after the cessation of mineral extraction operations.</li> </ul>	<p>Chapter 8 of the 2021 ES and Chapter 5 of the ES Addendum assess the potential impacts from blasting and vibrations of the Revised Proposed Development on nearby sensitive receptors. Through the application of appropriate mitigation measures, this assessment has demonstrated that the development would have no significant adverse effects.</p> <p>Chapter 10 of the ES and Chapter 7 of the ES Addendum assess in some detail the environmental implications of the Revised Proposed Development in the context of ground and surface water. Through the application of appropriate mitigation measures, in each case, this assessment has demonstrated that the development would have no significant adverse effects.</p> <p>It is therefore concluded that the development proposals fully accord with the provisions of this policy.</p>
<b>DM11 Management of solid mineral wastes</b>	<p>Planning permission for the disposal of solid mineral wastes will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> <li>a) It is not practicable to re-use the material; and</li> <li>b) The proposal will not have significant adverse impact on the distinctive character and features of the Somerset countryside.</li> </ul>	<p>Section 2 of this Westdown Revised Scheme Planning Statement details the Revised Proposed Development phases for the recommencement of mineral workings at Westdown Quarry. It is anticipated that overburden material (oolite) and inert quarry waste generated through the production process will be used as restoration fill material in the progressive and final restoration of the quarry. The effects of this revised proposed restoration have been considered in detail in the landscape and visual impact assessment (Chapter 6 of the 2021 ES and Chapter 3 of the ES Addendum), which have concluded that the restoration activities would not have any long term significant adverse impact on the distinctive character and features of the Somerset countryside. It is therefore concluded that the development proposals fully accord with this policy.</p>
<b>DM12 Production limits and cumulative impacts</b>	<p>The Mineral Planning Authority will impose planning conditions to limit production where this is considered necessary and</p>	<p>Chapter 16 of the 2021 ES and Chapter 13 of the ES Addendum set out a details assessment of cumulative effects, which has</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<p>appropriate to prevent any unacceptable adverse impacts from the operation.</p>	<p>been carried out in accordance with the provisions of existing national and local policy guidance. Specifically, this has looked at in-combination effects on receptors of the individual environmental effects of the Revised Proposed Development itself, and in combination effects on receptors with other similar sites and development proposals in the vicinity of the Revised Proposed Development. In terms of the latter, such sites included:</p> <ul style="list-style-type: none"> <li>■ Whatley Quarry;</li> <li>■ Halecombe Quarry;</li> <li>■ Torr Works Quarry; and</li> <li>■ Coleman’s Quarry Complex (which comprises Bartlett’s North; Orchard; and Crees Quarry Quarries); and</li> <li>■ Western Skip Hire waste facility.</li> </ul> <p>In all cases, it has been concluded that no significant cumulative effects would occur. In this context, the Revised Proposed Development fully accords with this policy.</p>

## MENDIP DISTRICT LOCAL PLAN

### Overview and assessment

- 4.4.4. **Table 4.2** summarises and assesses those policies contained within the Mendip District Local Plan Part I (2014) that are of relevance to the Westdown Revised Scheme and in doing so, demonstrates that the revised proposals fully accord with the terms of the plan.
- 4.4.5. Since the submission of the original consolidated planning submission for Westdown Quarry in 2021, the Mendip District Local Plan Part II was adopted in December 2021. Notably, Policy NN1: Land at Green Pits Lane allocates land for residential development in Nunney. Policy NN1 sets out Development Requirements and Design Principles for the allocated land as follows:
1. *“A minimum of 70 dwellings making provision for affordable housing in line with relevant policies.*
  2. *The site should be designed sensitively to ensure no harm to the Conservation Area setting and nearby listed buildings.*
  3. *Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.*
  4. *New development should reflect the local materials and style.*
  5. *The site should be designed to safeguard the amenity of neighbouring residential properties.*
  6. *A comprehensive approach will be needed to provide safe access by a range of means (including by means other than private car).*
  7. *Opportunities should be taken to maintain or enhance biodiversity including providing 0.25ha of accessible replacement habitat.*
  8. *Adequate provision of open space and recreational areas.*
  9. *Protection and easement of the existing sewer required.*
  10. *Appropriate drainage provision taking into account the site’s proximity to an area of high risk of surface water flooding on the other side of the A361 and concerns raised by local residents about the impact on existing development.”*
- 4.4.6. Policy NN1 is located to the south of the village Nunney. The allocated land is located more than 1.2 km to the East of the Revised Proposed Development. The 2021 ES has assessed the potential effects on a number of sensitive receptors located closer to Westdown Quarry than the village of Nunney and concluded there would be no significant adverse effects. As such, it is considered the Revised Proposed Development would be unlikely to have any significant adverse effects on this land allocated for residential development.

**Table 4-2 - Statement of conformity to the Mendip District Local Plan 2006-2029 Part I: Strategy and Policies (2014)**

Policy	Policy Summary	Assessment of Revised Scheme
<p><b>DP1 Local identity and distinctiveness</b></p>	<ol style="list-style-type: none"> <li>1. All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district.</li> <li>2. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity. Such features may not always be designated or otherwise formally recognised.</li> <li>3. Where a development proposal would adversely affect or result on the loss of features or scenes recognised as being distinctively, the Council will balance up the significant of the feature or scene to the locality, the degree of impact the proposal would have upon it, and the wider benefits which would arise from the proposal if it were approved. Any decisions will also take into account efforts made by the applicant to viably preserve the feature, avoid, minimise and/or mitigate negative effects and the need for the proposal to take place in that location.</li> </ol>	<p>Chapter 6 of the 2021 ES and Chapter 3 of the ES Addendum provide an assessment of the potential effects that the Proposed Development will have on landscape and visual amenity.</p> <p>It concludes that extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows, and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland and non-designated woodland would be retained except for two small areas, which would be removed (equating to 6% of the total area of woodland within the site). In terms of those ‘lost’ landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.</p> <p>Most notably, the ES Addendum assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), six of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Revised Proposed Development. The exception relates to incremental aural disturbance from a section of Bridleway SM 8/9, which may disrupt local amenity and levels of tranquillity. The woodland proposed as part of the revised restoration scheme would provide additional connectivity with existing woodlands within the wider landscape.</p>
<p><b>DP3 Heritage conservation</b></p>	<p>Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district’s Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.</p>	<p>An assessment of the historic environment is set out in Chapter 13 of the 2021 ES and Chapter 10 of the ES Addendum. There are no designated features within Westdown Quarry and within a 5km radius of the site there are designated heritage assets including: one Grade II* registered park and garden, The</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<ol style="list-style-type: none"> <li>1. Proposals affecting a Heritage Asset in Mendip will be required to:               <ol style="list-style-type: none"> <li>a) Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.</li> <li>b) Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.</li> </ol> </li> <li>2. Opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste should be identified. However, mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset.</li> <li>3. Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage – Enabling Development and the Conservation of Significant Places.</li> </ol>	<p>Chantry, the Nunney Conservation Area, the Grade I listed Church of the Holy Trinity, three Grade II* listed buildings and 14 Grade II listed buildings present. There are four HER records identified within the site boundary. A large portion of the site is already disturbed by historic limestone working. Of those areas that are undisturbed by previous workings, these may contain archaeological remains of unknown value. A geophysical survey of the agricultural fields within the site identified various geophysical anomalies with an archaeological or possible archaeological origin. Westdown Farm, which is located within the site, has post medieval origins but is not recorded within the HER and is not a designated or locally listed heritage asset.</p> <p>It is considered that with the adoption of the proposed mitigation measures (by planning condition) that the Revised Proposed Development would have no significant adverse effects on designated sites or their settings and as such, conforms with this policy.</p>
<b>DP4 Mendip’s landscapes</b>	Mendip district is defined by its landscapes. Proposals for development that would, individually or cumulatively, significantly degrade the quality of the local landscape will not	Chapter 6 of the 2021 ES and Chapter 3 of the ES Addendum provide an assessment of the potential effects that the Revised

Policy	Policy Summary	Assessment of Revised Scheme
	<p>be supported. Any decision-making will take into account efforts made by applicants to avoid, minimise and/or mitigate negative impacts and the need for the proposal to take place in that location.</p> <p>The following criteria will be applied in relation to particular landscape designations present in the district:</p> <ol style="list-style-type: none"> <li>1. Within the nationally designated Areas of Outstanding Natural Beauty (AONBs) shown on the Policies Map the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be the primary consideration in the determination of development proposals. New developments will be supported where: <ul style="list-style-type: none"> <li>■ they foster the social or economic well-being of the communities within the designated area or promote the understanding and enjoyment of the special qualities of the AONB - provided that such development is compatible with the wider purpose for which the area was designated, and</li> <li>■ the site concerned, having regard to alternative options, offers the most appropriate means to limit or mitigate against any negative visual impact on the immediate locality and longer distance panoramic views, and</li> <li>■ the design and appearance of the proposal is responsive to its context and where visible within the wider landscape makes a positive contribution that reinforces the character of the AONB.</li> </ul> <p>Proposals in areas adjacent to the AONB will, depending upon their prominence in the wider landscape, be expected to demonstrate that their location and form do not compromise the setting of the designated area.</p> </li> <li>2. Proposals for development which lie within or which would affect the setting of Special Landscape Features (as defined</li> </ol>	<p>Proposed Development will have on landscape and visual amenity.</p> <p>It concludes that extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows, and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland and non-designated woodland would be retained except for two small areas, which would be removed (equating to 6% of the total area of woodland within the site). In terms of those 'lost' landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.</p> <p>Most notably, the ES Addendum assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), six of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Revised Proposed Development. The exception relates to incremental aural disturbance from a section of Bridleway SM 8/9, which may disrupt local amenity and levels of tranquillity. The woodland proposed as part of the revised restoration scheme would provide additional connectivity with existing woodlands within the wider landscape.</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<p>on the Policies Map) will be determined with regard to their impacts upon their specific qualities as described in the 2012 “Assessment of Special Landscape Features.”</p> <ol style="list-style-type: none"> <li>3. Outside of designated landscape areas, proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including cultural and historical associations, as detailed in the “Landscape Assessment of Mendip District.”</li> <li>4. Proposals affecting Regionally Important Geological and Geomorphological Sites (RIGS) should seek to ensure that the integrity of the area designated is not compromised.</li> </ol>	
<p><b>DP5 Biodiversity and ecological networks</b></p>	<p>The Council will use the local planning process to protect, enhance and restore Somerset’s Ecological Network within Mendip.</p> <ol style="list-style-type: none"> <li>1. All development proposals must ensure the protection, conservation and, where possible, enhancement of internationally, nationally or locally designated natural habitat areas and species.</li> <li>2. Proposals with the potential to cause adverse impacts on protected and/or priority sites, species or habitats are unlikely to be sustainable and will be resisted. Exceptions will only be made where: <ol style="list-style-type: none"> <li>a. the impacts cannot be reasonably avoided,</li> <li>b. offsetting/compensation for the impacts can be secured,</li> <li>c. other considerations of public interest clearly outweigh the impacts, in line with relevant legislation.</li> </ol> </li> </ol>	<p>Chapter 11 of the 2021 ES and Chapter 8 of the ES Addendum set out a comprehensive assessment of the effects of the Proposed Development on biodiversity and geodiversity.</p> <p>It has been concluded that the Revised Proposed Development would have no significant adverse effects on the fauna (including protected species) that are found within the site.</p> <p>Furthermore, it is concluded that the scheme would not contravene legal requirements relating to legally protected species.</p> <p>In respect of habitats i.e. flora, whilst the assessment has concluded significant adverse effects in respect of hedgerows, lowland calcareous grassland and open mosaic habitat on previously developed land, this must be put into the wider context of the long-term restoration proposals for the site. In particular, the restoration masterplan seeks to increase and enhance the area of semi-natural broadleaved woodland habitat by &gt;10x as means of re-enforcing the important bat habitat in the locality and improving the integrity of the existing ancient</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<p>Offsets as mitigation or compensation required under criterion b) will be calculated using Somerset County Council's Biodiversity Offsetting methodology.</p>	<p>and non-designated broadleaved woodland areas. Furthermore, in relation to the loss of lowland calcareous grassland, it is anticipated that in the long term, the implementation of the revised proposed restoration plan would result in large-scale enhancement and creation of new habitat that would result in a significant positive effect.</p> <p>Finally, it can be confirmed that Somerset Council's Biodiversity Offsetting methodology has been used in designing the short- and long-term biodiversity mitigation measures and further details of this can be found in Chapter 11 of the 2021 ES (Biodiversity) and Chapter 8 of the ES Addendum.</p>
<p><b>DP6 Bat protection</b></p>	<p>Planning Applications for development on sites within the Bat Consultation Zone will require a 'test of significance' under the Habitats Regulations to be carried out.</p> <p>Applicants must provide, with their application, all necessary information to enable compliance with the Habitats Regulations (or their successor), including any necessary survey work, reports and avoidance / mitigation measures.</p>	<p>A Habitat's Regulations Assessment update has been prepared and submitted with this Westdown Revised Scheme consolidated submission and further details can be found in Chapter 11 of the 2021 ES (Biodiversity) and Chapter 8 of the ES Addendum.</p>
<p><b>DP7 Design and amenity of new development</b></p>	<p>The Local Planning Authority will support high quality design which results in usable, durable, adaptable, sustainable and attractive places.</p> <ol style="list-style-type: none"> <li>1. Proposals for new development should demonstrate that they:             <ol style="list-style-type: none"> <li>a) are of a scale, mass, form and layout appropriate to the local context</li> <li>b) protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants</li> </ol> </li> </ol>	<p>Chapters 6 (visual), 7 (noise), 8 (blasting/vibration), and 9 (air quality) of the accompanying 2021 ES as well as Chapters 3, 4, 5 and 6 of the ES Addendum clearly demonstrate that through the application of appropriate mitigation measures, the Revised Proposed Development can be carried out without giving rise to significant adverse effects on local residents' amenity.</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<ul style="list-style-type: none"> <li>c) optimise the potential of the site in a manner consistent with other requirements of this policy</li> <li>d) incorporate all practical measures to achieve energy efficiency through siting, layout and design</li> <li>e) maximise opportunities for:               <ul style="list-style-type: none"> <li>i. The use of sustainable construction techniques</li> <li>ii. The use of sustainable drainage systems</li> <li>iii. Renewable energy generation on site</li> <li>iv. The use of water efficiency measures, recycling and conservation</li> <li>v. New residents to minimise, re-use or recycle waste</li> </ul> </li> <li>f) use locally sourced or recycled materials wherever practically possible</li> <li>g) meet the access needs of a wide range of users</li> <li>h) incorporate appropriate crime prevention measures</li> <li>i) undertake construction in a manner that makes efficient use of materials and minimises waste.</li> </ul> <p>2. All allocations will be the subject of either an appropriately detailed Development Brief or Masterplan or other structured and agreed pre- application process prepared in conjunction with the relevant community. Where a Development Brief/Masterplan is prepared, it will, where appropriate, be adopted as a Supplementary Planning Document prior to the granting of planning permission.</p>	

Policy	Policy Summary	Assessment of Revised Scheme
<p><b>DP8 Environmental protection</b></p>	<p>All development proposals should minimise, and where possible reduce, all emissions and other forms of pollution.</p> <ol style="list-style-type: none"> <li>1. Development (either cumulatively or individually) will be required to demonstrate that it does not give rise to unacceptable adverse environmental impacts on: <ul style="list-style-type: none"> <li>• ambient noise levels;</li> <li>• air quality;</li> <li>• the quality of water resources, whether surface river or groundwater;</li> <li>• biodiversity;</li> <li>• light pollution;</li> <li>• land quality and ground stability;</li> <li>• residential amenity; and</li> <li>• public health and safety.</li> </ul> </li> <li>2. Development proposals must include an assessment appropriate to the type and extent of impact and any associated risks to the satisfaction of the relevant environmental body. Any proposed solutions or mitigation measures should comply with relevant EU and British Standards, Environment Agency guidance and national limits or guidelines and take account of any locally adopted standards and supplementary guidance.</li> <li>3. Development proposals, particularly those in a rural setting and especially those in designated Areas of Outstanding Natural Beauty (AONBs), should make all reasonable efforts to minimise noise and light pollution impacts.</li> <li>4. Development proposals which are on or adjacent to land which may have been subject to contamination or impact from existing sources of noise will need to demonstrate that</li> </ol>	<p>Chapters 6 (landscape and visual), 7 (noise), 8 (blasting/vibration), 9 (air quality), 10 (water environment), 11 (biodiversity), 12 (traffic and transport), 13 (historic environment), 15 (agriculture and soils), and 16 (cumulative effects) of the 2021 ES and Chapters 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 of the ES Addendum clearly demonstrate that through the application of appropriate mitigation measures, the Revised Proposed Development can be carried out so as to minimise, and where possible reduce, all emissions and other forms of pollution.</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<p>measures can be taken effectively to mitigate the impacts on public health, environmental quality, the built environment and amenity. Proposals will only be permitted where the impact and risks are, or can be mitigated appropriately for the proposed use. Appropriate mitigation and remediation will be secured through planning conditions on the development.</p> <p>5. Development will not be permitted within Sewage Treatment Works Consultation Zones unless it is demonstrated that the environment provided for future users will not be adversely affected.</p>	
<p><b>DP9 Transport impact of new development</b></p>	<ol style="list-style-type: none"> <li>1. Where appropriate, development proposals must demonstrate how they will improve or maximise the use of sustainable forms of transport (particularly by means other than the private car), and shall include, where relevant, the submission of Travel Plans and/or Transport Assessments.</li> <li>2. Development proposals will be supported where they:               <ol style="list-style-type: none"> <li>a) make safe and satisfactory provision for                   <ol style="list-style-type: none"> <li>i. access by all means of travel (particularly by means other than the private car);</li> <li>ii. emergency vehicles;</li> <li>iii. servicing; and</li> <li>iv. parking of motor vehicles and cycles, addressing the needs of all including those with a disability.</li> </ol> </li> <li>b) avoid causing traffic or environmental problems within the wider transport network or generating any requirement for transport improvements which would harm the character or locality; and</li> </ol> </li> </ol>	<p>As stated in Section 2 of this Westdown Revised Scheme Planning Statement, the traffic and transport elements of the Revised Proposed Development remain unchanged. The traffic related environmental effects arising from the scheme have been evaluated and are set out in Chapter 12 of the 2021 ES and supporting Transport Assessment. Severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation and accidents and safety have all been assessed. A new site access, in the form of a priority junction, is to be constructed off the Bulls Green Link Road. For the purposes of the assessment, it has been assumed that any future HGV traffic from Westdown Quarry would be split 87% southwards along the C2533 to the A361 and 13% northwards along the C2533 to the A362. Traffic turning onto and off the Bulls Green Link Road would come from a route that is already used by the permitted Whatley Quarry traffic. Only the ~1km stretch along the Bulls Green Link Road represents a new part of the vehicle route.</p> <p>Whatley Quarry is permitted to transport up to 4mpta via road but due to current market conditions and low market demand, Whatley Quarry is not utilising all of its current allowances. It is intended that future activity at Westdown would be in lieu of the</p>

Policy	Policy Summary	Assessment of Revised Scheme
	<p>c) avoid direct access on to a National Primary or County Route where the proposals are outside designated Development Limits, unless access via a National primary or County Route location is essential for the type of development proposed and mitigation on and off site is fully undertaken as part of the development to the satisfaction of the Highway Authority.</p>	<p>agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mtpa via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mtpa.</p> <p>Draft Heads of Terms for a Section 106 Agreement relating to traffic has previously been submitted to Somerset Council as Appendix D of the Regulation 25 Additional Information Report (June 2002).</p> <p>With these points in mind, it is concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects and as such, the provisions of this policy are fully complied with.</p>
<p><b>DP23 Managing flood risk</b></p>	<ol style="list-style-type: none"> <li>1. Development will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will only be considered where essential for regeneration or where necessary to meet specific local requirements.</li> <li>2. Development in areas at risk of flooding will be expected to:               <ol style="list-style-type: none"> <li>a) be resilient to flooding through design and layout; and</li> <li>b) incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards, or a commitment to undertake, such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime, taking into account the predicted impact of climate change.</li> </ol> </li> <li>3. All development will also be expected to incorporate appropriate water management measures to reduce surface</li> </ol>	<p>Although the original composite planning submission is also accompanied by a stand-alone Flood Risk Assessment (FRA), the Westdown Revised Scheme will no longer use the Asham Wood Quarry Void area. Consequently, there will no longer be any works within Flood Zone 2 and 3 or in close proximity to the Fordbury Water.</p> <p>A full assessment of effects on the water environment is set out in Chapter 10 of the 2021 ES and Chapter 7 of the ES Addendum which have demonstrated that the nature and design of the development proposals at Westdown Quarry and the adoption of the proposed mitigation measures (by planning condition(s)) will ensure that all effects on the water environment are not significant and thus confirm with the provisions of this policy.</p>



Policy	Policy Summary	Assessment of Revised Scheme
	water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable urban drainage systems (SUDS).	

## 4.5 OTHER RELEVANT DOCUMENTS

### ‘TOWARDS A CLIMATE RESILIENT SOMERSET’, CLIMATE EMERGENCY STRATEGY FOR SOMERSET (2020)

#### Overview

- 4.5.1. Published in October 2020, the Climate Emergency Strategy for Somerset ‘*Towards a Climate Resilient Somerset*’, is a response to the call for action after the then Somerset County Council and the 4 District Councils (Mendip, Sedgemoor, Somerset & West Taunton, and South Somerset) declared a Climate Emergency in 2019 and agreed to work together with partners to produce a strategy for the whole of the county. The Strategy identifies the outcomes that want to be achieved and the steps each organisation, individual community and household needs to commit to, to work towards Somerset being carbon neutral by 2030 and help build resilience against the impacts of Climate Change both now and in the future. The Strategy is built around the following three goals:
- *“To decarbonise Local Authorities, the wider public sector estates and reduce our carbon footprint;*
  - *To work towards making Somerset a Carbon Neutral County by 2030; and*
  - *To have a Somerset which is prepared for, and resilient to, the impacts of Climate Change.”*
- 4.5.2. The Strategy identifies the key climate change risks for Somerset, notably in terms of transport networks, the built environment, business & industry, the natural environment & agriculture, water (flood risk & drought), and health & wellbeing. Having identified the main sources of emissions in Somerset as well as those sectors which were responsible for the most carbon emissions, the Strategy identifies 9 sectors which have a direct impact on how to manage and respond to Climate Change in Somerset. These sectors are:
- *“The **Energy** we use, the emission produced from its use and the types of energy we will look to harness in future;*
  - *Our **Transport** networks – when and where we travel, and the means we choose to make these journeys;*
  - *The **Built Environment** – where and how we live and work, the types of homes we live in, our commercial and industrial buildings and what we want for buildings in the future;*
  - *Our local economy – specifically our **Business, Industry and Supply Chains**;*
  - *Our **Natural Environment** – how we can protect it and utilise it to reduce the harmful impacts of Climate Change;*
  - *Our **Farming & Food** – what, where and how we produce our food and crops, vital to the rural economy of Somerset;*
  - *Our **Water** resources – how they are managed to minimise the impacts of flooding and drought on our residents, buildings and landscape;*
  - *The management of our **Waste & Resources** – how we handle and treat our waste; and*
  - *How we **Communicate and Engage** – with Somerset’s citizens to enable us all to make life choices which reduce our impact on the environment locally, national and globally.”*
- 4.5.3. For each sector, the Strategy identifies what the issues are, what works, what the Somerset Local Authorities will do, and what businesses, communities and individuals can do to help.

## Assessment

- 4.5.4. Although no specific reference is made to the minerals industry in the Strategy, of those 9 sectors identified, due account has been taken of the issues identified for each sector and what can be done by the likes of businesses to help reduce emissions in order to meet the Strategy's goals. **Table 4.3** below outlines how aspects relating to those sectors relevant to minerals extraction identified in the Strategy have been addressed in the Revised Proposed Development.

**Table 4-3 - Consideration of Somerset's Climate Emergency Strategy relevant to the Revised Proposed Development**

Relevant Sector from Strategy	Issues & Considerations identified in the Strategy	How addressed in Revised Proposed Development
Energy	<p>To become carbon neutral, need to eliminate the use of fossil fuels and transition to low carbon, predominantly electric, 'Net Zero' energy system.</p> <p>Renewable energy generation, energy efficiency measures.</p>	<p>Where available, 'green' energy tariff electricity will be sourced.</p> <p>Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, use of solar panels as appropriate on site (e.g. solar powered lighting).</p>
Transport	<p>Shift needed away from conventional petrol and diesel vehicles to electric and low emission to cut emissions and air pollution from transport.</p> <p>Improvements to footpaths and cycleways needed to encourage more local journeys by cycling and walking.</p>	<p>Where feasible and practical to do so, use of electric and/or low emission vehicles will be considered on site.</p> <p>Through the restoration and Westdown Quarry, existing bridleways and footpaths in and around the site will be enhanced.</p>
Built Environment	<p>Make existing homes more energy efficient.</p>	<p>Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, use of solar panels as appropriate on site (e.g. solar powered lighting).</p>
Business, Industry and Supply Chains	<p>All businesses have a direct impact on the climate as a result of their production and consumption of goods and services, and through their operational practices.</p> <p>Encourage business and industry to reduce their environmental impact in the shift to a low carbon economy. Priority areas of focus are: Renewable energy Energy efficiency Supply chains</p>	<p>Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, use of solar panels as appropriate on site (e.g. solar powered lighting).</p> <p>Where feasible and practical to do so, use of electric and/or low emission vehicles will be considered on site.</p> <p>Development of a site-specific Travel Plan as required.</p>

Relevant Sector from Strategy	Issues & Considerations identified in the Strategy	How addressed in Revised Proposed Development
Natural Environment	<p>Climate Change will lead to habitat loss, loss of soil quantity and quality, impacts on water quality, insect decline, and pests and diseases.</p>	<p>The progressive and final restoration of the Westdown Quarry void seeks to complement, enhance, and improve the existing habitats in and around Westdown. These will also provide wildlife corridors.</p> <p>Soils stripped to enable mineral extraction will be used on the progressive restoration as well as the creation of permanent screening bunds, which will be planted with replacement hedgerows.</p> <p>Water management plan.</p>
Water	<p>Findings ways to reduce water and energy usage and mitigation carbon costs of water management in order to become carbon neutral.</p> <p>Continued use of Natural Flood Management and Sustainable Drainage Systems (SuDS) to address flood and water management challenges in a more sustainable way and offering increased carbon capture (sequestration) and improved catchment management.</p>	<p>Use of SuDs on site, where appropriate.</p>

## 5 CONCLUSIONS

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- 5.1.1. This Planning Statement provides supporting information in respect of a consolidated planning submission for a revised scheme of working – the Westdown Revised Scheme – for Heidelberg’s Westdown Quarry, near Frome, in Somerset, the four applications for which are still with Somerset Council for determination. The Westdown Revised Scheme comprises:
- An Interim Development Order (IDO) submission for determination of planning conditions under the Planning and Compensation Act 1991 – extant planning application SCC/3836/2021/IDO;
  - A Review of Old Minerals Planning Permission (ROMP) planning submission for the determination of planning conditions under the Environment Act 1995 – extant planning application SCC/3838/2021/ROMP; and
  - An application made under the Town and Country Planning Act (TCPA) 1990 for works ancillary to the operation of Westdown Quarry, including the construction of an upgraded access, on land that sits outside the ROMP and IDO boundaries – extant planning application SCC/3795/2021.
- 5.1.2. As permission is already in place for the extraction of aggregate mineral at Westdown Quarry, the principle of extraction is established, and as such, this submission is not required to demonstrate a clear need (in landbank terms) for the mineral. In economic terms however, the resumption of minerals development at Westdown Quarry will allow Heidelberg to continue to supply the construction and building materials industries in the South West of England with the minerals required to provide the infrastructure, buildings, energy and goods that the country needs. Furthermore, as has been demonstrated in the socio-economic section of the 2021 ES and ES Addendum, the continued development of Westdown Quarry will also support existing and new levels of local employment and economic activity. These are considered to be of relative significance in overall terms, especially given the prevailing economic conditions in this part of the South West.
- 5.1.3. This revised consolidated submission is, however, required to be considered whether extraction at Westdown Quarry can be carried out in a manner which is both environmentally sustainable and acceptable. In this context, the Westdown Revised Scheme submission is accompanied by an Environmental Statement Addendum, which has addressed all the potential effects of the continued minerals development activities. With a range of mitigation measures in place, including the adoption of industry best practice, it has been concluded that the effects can be minimised, such that the continued extraction of limestone from Westdown Quarry would conform to relevant, modern-day standards and prevailing Government policy. To reflect this and to facilitate the operation of the quarry, a revised, updated set of modern-day conditions for Westdown Quarry has been prepared and is attached to this document at **Appendix B**. This reflects the schedule previously submitted to Somerset Council (Appendix B of the 2021 Planning Statement) whilst taking account of statutory consultee responses to date and any subsequent changes made to the schedule of conditions as a result. Statutory consultees have confirmed that all changes made to the schedule of conditions have successfully addressed their concerns/objections. Specifically, it is this updated schedule of conditions that is presented to the Mineral Planning Authority – Somerset Council – for approval.

# Appendix A

AMENDED PLANNING APPLICATION  
FORMS



**OFFICIAL FORM FOR APPLICATION FOR DETERMINATION OF  
CONDITIONS TO WHICH INTERIM DEVELOPMENT ORDER PERMISSION  
(OLD MINING PERMISSION) IS TO BE SUBJECT**

**APPLICATION FOR DETERMINATION OF CONDITIONS ON AN INTERIM  
DEVELOPMENT ORDER PERMISSION**

**Planning and Compensation Act 1991  
(Section 22 and paragraphs 2, 4 and 10 of Schedule 2)**

Name of mineral planning authority: **Somerset County Council**

3 copies of the completed form and accompanying plans, documents and certificates should be returned to:

**Section 1. The Applicant and the Owners**

1.1 Applicant

Name:  
Address:  
Phone No.

Ian Strachan  
Hanson Quarry Products Europe Limited  
  
Whatley Quarry  
Frome  
Somerset BA11 3LF

1.2 Agent (if any) to whom all letters are sent

Name:  
Address:  
Phone No.

Mrs Nienke Pengelly  
Wood Group UK Limited  
  
Canon Court  
Abbey Lawn  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 5DE

1.3 The surface landowner

Name:  
Address:  
Phone No.

Hanson Quarry Products Europe Limited  
(as above)

1.4 The mineral owner

Name:  
Address:  
Phone No

Hanson Quarry Products Europe Limited  
(as above)

1.5 Address/Location of site to which IDO permission relates:

**Westdown Quarry, near Frome, Somerset (OS ST 719 661)  
(see Figures 1.1, 1.2 and 1.3 of the Planning Statement)**

## ANNEX B

(ATTACH: Ordnance Survey base plans showing location of site and the area to which the permission relates outlined in red).

1.6 Date application for registration of Interim Development Order permission was granted by mineral planning authority or finally determined following appeal to the Secretary of State

Date of approval or determination:

IDO/M/1/A (original planning reference 70  
– dated 1 November 1947) registered as IDO  
on 23 October 1992

Reference number:

### Section 2. Current Use of the Land covered by the Permission

2.1. Please give a general description of the land covered by the permission:

**See Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement for details.**

2.2.1. Total area of the land covered by the permission (in hectares): **54 hectares**

2.2.2. Total area to be excavated (in hectares): **39.7 hectares**

2.2.3. Total area to be used for the depositing of mineral waste (in hectares): **2.2 hectares**

2.3. Please describe the present uses of the land:

**See Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement for details.**

### Section 3. Details of any land adjoining the permission area owned or controlled by the applicant

3.1. Give the particulars of the applicant's interest in adjoining land (outlined in blue on Ordnance Survey base plans):

**See Figure 1.3 of the Planning Statement.**

3.2. Give details of any other planning permission relating to the land covered by the permission or to any land specified in 3.1 above:

**Not applicable**

Please give planning permission reference numbers(s):

### Section 4. Nature of intended future development at site

Give details of any intended:

4.1 Lateral extension of existing working:

4.2. Deepening of existing working:

4.3. Extension of existing operations for depositing mineral waste:

A detailed development description is set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Quarry Revised Scheme of Working Planning Statement.

4.4. Re-opening of a disused working:

4.5. Re-activation of operations for the depositing of mineral waste:

## Section 5. Proposed Conditions

5.1. Please set out in an attached schedule, the conditions to which you propose the permission should be subject. The conditions should cover:

- Duration of the permission;
- Access, Traffic and Protection of the Public Highway;
- Working Programme;
- Environmental Protection;
- Landscaping;
- Restoration;
- Afteruse;
- Aftercare (where appropriate).

See Appendix B of the Planning Statement for the schedule of conditions, ad updated by Appendix B of the Westdown Quarry Revised Scheme of Working Planning Statement.
--

## Section 6. Plans and Drawings

In addition to the location plan, plan showing the area of the permission (and adjoining areas in the applicant's ownership or control, where appropriate), attach plans showing the following:

***See Figures 3.1 to 3.7 of the Planning Statement as well as Volume 4 of the Environmental Statement, ad updated by Figures 2.1 to 2.8 of the Westdown Quarry Revised Scheme of Working Planning Statement.***

6.1 The existing surface levels over the area of extraction and/or depositing and land in the immediate vicinity.

6.2 The general method of working, including details of direction and phasing.

6.3 The proposed final levels of the worked out areas prior to restoration.

6.4 The proposed surface area, height and location of mineral stockpiles; topsoil; subsoil; overburden mounds; and, mineral waste deposits.

6.5 Details of the access to the site, parking, loading, unloading areas etc.

6.6 Details of landscaping and restoration including the final levels of the restored site.

6.7 Details of services crossing or adjacent to the site - eg drainage, gas or electricity supplies.

6.8 Details of land to remain unworked within the area of application.

## Section 7. Voluntary Agreements

7.1. Please indicate the need for any agreements to achieve environmental acceptability and after-use identified in pre-application discussions.

**See Section 4 of the Planning Statement for further details (and the appropriate mitigation sections in each of the accompanying Environmental Statement chapters), as updated by Section 3 of the Westdown Quarry Revised Scheme of Working Planning Statement.**

(ATTACH: Outline or draft agreements.)

## Section 8. Publicity and Notification etc of Application

The application must be accompanied by the appropriate certificates and notices required by the Town and Country Planning Act 1990, as if it were an application for planning permission.

**See Appendix A of the Planning Statement.**

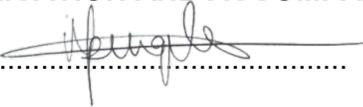
(ATTACH: appropriate certificates and notices)\*

\* NB: The certificates and notices currently required by sections 65 to 68 of the 1990 Act are set out in:

Schedule 4 and Parts 1 and 2 of Schedule 5 to the Town and Country Planning General Development Order 1988 (SI 1988 No 1813), as amended by Article 2(9) and (10) of the Town and Country Planning General Development (Amendment) Order 1989 (SI 1989 No 603) and Article 10 of the Town and Country Planning General Development (Amendment) Order 1991 (SI 1991 No 1536).

However, applicants should note that these may change and they should consult the MPA well in advance of submitting an application to check what certificates and notices are required.

**I/WE HEREBY APPLY FOR APPROVAL OF THE CONDITIONS AS DESCRIBED IN THE APPLICATION AND ACCOMPANYING SCHEDULE AND PLANS.**

Signed:.....

Date: **27 January 2021**

On behalf of: **Hanson Quarry Products Europe Limited**

(insert applicant's name if signed by agent)

NOW CHECK that you have enclosed

- i. 3 copies of the location plan with the permission area accurately marked in red (and, where relevant, showing any areas of adjoining land owned or under the control of the applicant accurately marked in blue);
- ii. 3 copies of the plans specified in section 6 of the application form;
- iii. 3 copies of the schedule of proposed operating and restoration conditions;
- iv. 3 copies of the appropriate certificates and notices required.

**AND THAT ALL FORMS AND CERTIFICATES ARE SIGNED AND DATED**

**OFFICIAL FORM FOR APPLICATION FOR DETERMINATION OF CONDITIONS  
TO WHICH A MINERAL SITE/MINING SITE IS TO BE SUBJECT**



**APPLICATION OF DETERMINATION OF CONDITIONS FOR MINERAL  
SITE/MINING SITE – Environment Act 1995 (Section 96 and paragraph 9 of  
Schedule 13/paragraph 6 of Schedule 14)**

Name of mineral planning authority: ... **Somerset County Council**

3 copies of the completed form and accompanying plans, documents and certificates  
should be returned to:

.....  
.....  
.....

**Section 1 The Applicant and the Owners**

**1.1 Applicant**

Name: Ian Strachan  
Hanson Quarry Products Europe  
Limited

Address: Whatley Quarry  
Frome  
Somerset  
BA11 3LF

Phone No:

**1.2 Agent (if any) to whom all letters are sent**

Name: Mrs Nienke Pengelly  
Wood Group UK Limited

Address: Canon Court  
Abbey Lawn  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 5DE

Phone No:

---

*1.3 Please specify the land or minerals comprised in the site of which the applicant is the owner or in which the applicant is entitled to an interest.* Carboniferous limestone, see Figures 1.1, 1.2 and 1.3 of the Planning Statement.

---

*1.4 Please identify and give an address for each other person that the applicant knows or, after reasonable inquiry, has cause to believe to be an owner of any land, or entitled to any interest in any mineral comprised in the site.*

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**1.4.1 The surface land owners**

Name: Hanson Quarry Products  
Europe Limited

Address: Whatley Quarry  
Frome  
Somerset  
BA11 3LF

Phone No:

**1.4.2 The mineral owners**

Name: Hanson Quarry Products Europe Limited

Address: Whatley Quarry  
Frome  
Somerset  
BA11 3LF

Phone No:

---

**1.5 Address/Location of Site to which the Application Relates**

Westdown Quarry, near Frome, Somerset (OS ST 719 661)  
(see Figures 1.1, 1.2 and 1.3 of the Planning Statement)

**(ATTACH:**

**Ordnance Survey base plans showing location of site and distinguishing the  
area(s) to which each permission relates.)**

## 1.6 Type of Application

Please state whether this application is made in connection with an initial review or a periodic review. If made in connection with a periodic review, please state which review – ie first, second, third etc.

Review of Old Minerals Planning Permission (ROMP) planning submission for the determination of mineral planning conditions under the Environment Act 1995 at Hanson's Westdown Quarry.

---

## 1.7 Planning Permissions relating to the Site

Please list all planning permissions for development consisting of the winning and working of minerals or involving the depositing of mineral waste.

Review of Old Minerals Planning Permission (ROMP) reference 016248/005 for the winning and working of limestone – Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidates two separate parcels of land to the north-east of IDO/M/1/A and an area within the south-west of IDO/M/1/A.

---

## Section 2 Current Use of the land covered by the Permission(s)

2.1 Please give a general description of the land covered by the permission(s):

Westdown Quarry is a dormant limestone quarry which has not been worked since the late 1980s. Wide scale extraction has already taken place in the Asham Wood Void area and in the north western part of the main Westdown Quarry. Those parts of the site that have not been previously disturbed by quarrying activity are either under agricultural tenancy or woodland.

Further details are set out in Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement.

2.2.1 Total area of the land covered by the permission(s) (in hectares):

ROMP 016248/005 - 14 hectares

2.2.2 Total area to be excavated (in hectares):

ROMP 016248/005 - 2.7 hectares

2.2.3 Total area to be used for the depositing of mineral waste (in hectares)

ROMP 016248/005 - 1.6 hectares

2.3 Please describe the present uses of the land:

Previously excavated mineral workings, last worked in the late 1980s; agricultural land; and woodland. Further details are set out in Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement.

---

---

### **Section 3 Details of any land adjoining the permission area owned or controlled by the applicant**

3.1 Give the particulars of the applicant's interest in adjoining land (outline in blue on ordnance survey base plan):

See Figure 1.3 of the Planning Statement.

3.2 Give details of any other planning permission relating to the land covered by the permission or to any land specified in 3.1 above:

Not applicable

Please give planning permission reference number(s):

---

### **Section 4 Nature of intended future development at site**

Give details of any intended:

A detailed development description is set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Quarry Revised Scheme of Working Planning Statement.

4.1 Lateral extension of existing working:

4.2 Deepening of existing working:

4.3 Extension of existing operations for depositing mineral waste:

4.4 Re-opening of a disused working:

4.5 Re-activation of operations for the depositing of mineral waste:

---

### **Section 5 Proposed Conditions**

5.1 Please set out in an attached schedule, the conditions to which you propose the permission(s) should be subject. The conditions should cover:

See Appendix B of the Planning Statement for the schedule of conditions as updated by Appendix B of the Westdown Quarry Revised Scheme of Working Planning Statement.

- \* Duration of the permission(s)
  - \* Access, Traffic and Protection of the Public Highway
  - \* Working Programme
  - \* Environmental Protection
  - \* Landscaping
  - \* Restoration
  - \* After-use
  - \* Aftercare (where appropriate)
-

## **Section 6 Plans and Drawings**

In addition to the location plan, plan showing the area of the permission(s) (and adjoining areas in the applicant's ownership or control, where appropriate), attach plans showing the following:

- 6.1 The existing surface levels over the area of extraction and/or depositing and land in the immediate vicinity.
- 6.2 The general method of working, including details of direction and phasing.
- 6.3 The proposed final levels of the worked out areas prior to restoration.
- 6.4 The proposed surface area, height and location of mineral stockpiles; topsoil; subsoil; overburden mounds and mineral waste deposits.
- 6.5 Details of the access to the site, parking, loading, unloading areas etc.
- 6.6 Details of landscaping and restoration including the final levels of the restored site.
- 6.7 Details of services crossing or adjacent to the site, eg drainage, gas or electricity supplies.
- 6.8 Details of land to remain unworked within the area of application.

---

## **Section 7 Voluntary Agreements**

7.1 Please indicate the need for any agreements to achieve environmental acceptability and after-use identification in pre-application discussions.

See Section 4 of the Planning Statement for further details (and the appropriate mitigation sections in each of the accompanying Environmental Statement chapters), as updated by Section 3 of the Westdown Quarry Revised Scheme of Working Planning Statement.

**(ATTACH:**

Outline or draft agreements.)

---

## **Section 8 Notification and Certification of Application**

The application must be accompanied by the appropriate certificates and notices required by the Town and County Planning Act 1990, as if it were an application for planning permission.

See Appendix A of the Planning Statement.

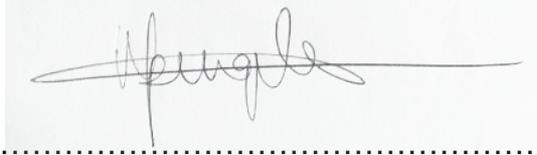
**(ATTACH:**

appropriate certificates and notices.)

---

**I/We hereby apply for approval of the conditions as described in the application and accompanying schedule and plans.**

Signed: .....



Date: ..... 27 January 2020 .....

On behalf of: Hanson Quarry Products Europe Limited  
.....

- insert applicants name if signed by agent

**NOW CHECK** that you have enclosed:

- i 3 copies of the location plan with the permission area(s) accurately marked (and, where relevant, showing any areas of adjoining land owned or under the control of the applicant accurately marked in blue);
- ii 3 copies of the plans specified in section 6 of the application form;
- iii 3 copies of the schedule of proposed operating and restoration conditions;
- iv 3 copies of the appropriate certificates and notices required.

**AND THAT ALL FORMS AND CERTIFICATES ARE SIGNED AND DATED.**

**SOMERSET**



**County Council**

**Somerset County Council  
Application for Planning  
Permission**

**For the Extraction and Working of Minerals  
and Associated Developments  
TOWN AND COUNTRY PLANNING ACT 1990**

FOR OFFICIAL USE ONLY

Reference number:

Date received:

Date processed:

Fee received: Amount: £

Grid Ref:

Environmental Statement: Yes / No

**Data Protection Act 1998**

Please note that the personal details (name, address and phone number) supplied on this form will be computerised by Somerset County Council for the purposes of processing the planning application. These details may be disclosed to organisations or individuals with whom the Council consults and will be held on a public file.

Somerset County Council will not divulge your personal details to any other individuals or organisations for any other purpose.

**PART ONE - GENERAL INFORMATION**

**1. Applicant**

Name: Hanson Quarry Products Europe Limited

Address: Whatley Quarry

Frome

Somerset

Post Code: BA11 3LF

Tel No. .... Fax No. ....

E-Mail address: [ian.strachan@hanson.biz](mailto:ian.strachan@hanson.biz)

Name of Contact: Ian Strachan

**Agent (if any) to whom correspondence is to be sent**

Name: Wood E&IS UK Ltd

Address: Canon Court

Abbey Lawn

Abbey Foregate

Shrewsbury

Shropshire

Post Code: SY2 5DE

Tel No. 01743 342042 ..... Fax No. ....

E-Mail address: [nienke.pengelly@woodplc.com](mailto:nienke.pengelly@woodplc.com)

Name of Contact: Mrs Nienke Pengelly

**2. The Application Site**

(i) Full address or location of land to which this application relates

Westdown Quarry, near Frome, Somerset.....

Grid reference at centre of site (six figure) ST 719 661

(ii) Description of Proposed Development.....

Application made under the Town and Country Planning Act (TCPA) 1990 for enabling works ancillary to the operation of Westdown Quarry, including construction of an upgraded access, on land that sits outside the ROMP (016248/005) and IDO (IDO/M/1/A & IDO/M/4/A) boundaries.

**3. Type of application** Please tick relevant box

(a) Full planning application, including change of use

(b) Renewal of Temporary Permission

(c) Removal/variation of a condition, specify condition(s)   
 Condition:.....  
 .....  
 .....  
 .....

In the case of (b) or (c) please state Reference No. of previous permission and date granted

3.1 Is the application for:	Please give details, including previous permissions if applicable
(i) Surface mineral extraction/mineral processing Quarry Revised Scheme of Working Planning Statement.	Consolidating planning submission as detailed in Sections 1 and 3 of the Planning Statement, as updated by Section 2 of Westdown
(ii) Mineral exploration	None
(iii) Underground mining	None
(iv) Siting of new plant/buildings Quarry Revised Scheme of Working Planning Statement.	Consolidating planning submission as detailed in Sections 1 and 3 of the Planning Statement, as updated by Section 2 of Westdown
(v) Other	Consolidating planning submission as detailed in Sections 1 and 3 of the Planning Statement, as updated by Section 2 of Westdown

Quarry Revised Scheme of Working Planning Statement.

**4. Site Details**

(a) Present use(s) of site  
The site forms part of a wider dormant quarry.

Last previous use of the site as far as known (if different from (a) above)  
 .....

Application site area (sq m or hectares) (Outline in red on plan)  
 11.7 hectares

(c) Are there any existing buildings or structures on the site? YES

(d) What is the applicant's interest in the site? (landowner, lessee, prospective purchaser, owner of mineral etc)  
 Landowner, owner of mineral

(e) State whether the applicant owns/controls any adjoining land and if so, outline in blue on plan.  
 See Figures 1.1 to 1.3 of the Planning Statement for further details.

**5. Environmental Considerations**

State whether the proposal involves: State YES or NO

(a) alteration or diversion of existing services/utilities (Indicate location(s) on plan)  No

(b) felling or works to trees or hedgerows (Indicate location(s) on plan)  Yes

(c) works affecting the site of a Scheduled Ancient Monument, or the setting of a Listed Building or historic park/garden or works in or adjoining a Conservation Area  No

(d) work which affects or is in the vicinity of a Site of Special Scientific Interest, Local Nature Reserve or other areas of nature conservation interest  No

(e) any rights of way (eg public footpath or bridleway) within or immediately adjoining the site (If 'YES' show details on plan)  Yes

(f) work which will affect a protected species or its habitat  Yes

**6. Traffic and Transport**

6.1 State method(s) of transportation of processed materials.

Minerals are to be transported by road. Further details are set out in Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment.

6.2 Have you considered using alternative, more sustainable modes of transport, such as rail/barges etc. NO  
If this is not practicable, please provide justification:

No alternative sustainable modes of transport are available for the site. Further details are set out in Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment.

6.3 Is it proposed to use an existing means of access to the application site? NO

If YES, summarise the access details.

A new site access into Westdown Quarry from the Bulls Green Link Road to the north of the site is to be created using an existing gated field access. Further details are set out in Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment.

6.4 Are new access arrangements to be constructed or alterations to existing access proposed YES

If YES, summarise the proposals (proposed width/construction details) and indicate on plans.

See Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment (Appendix C, Figure 3.3) for further details.

6.5 What is the estimated number of vehicles entering and leaving the site during a normal working day? (including HGVs, cars, vans etc)

		Average	Maximum
CARS	Inbound	56	56
	Outbound	56	56
HGVs	Inbound	See below	See below
	Outbound	See below	See below

State likely capacity of the HGVs/commercial vehicles

	Average	Maximum
Inbound	302	302
Outbound	302	302

Please see the accompanying Transport Assessment for further details.

6.6 Summarise routes to be used to the primary road network on leaving the application site.  
It is envisaged that vehicles would generally turn right out of the site (and left into it) onto the Bulls Green Link Road before travelling in a southerly direction along the C2533 to the A361 and in a northerly direction along the C2533 to the A362. See Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment for further details.

6.7 What provisions have been made for loading/unloading, and vehicular movements within the site (indicate areas on plans).

See Section 3 of the Planning Statement, Chapters 3 and 12 of the Environmental Statement, and the Transport Assessment for further details.

6.8 What are the provisions for car and cycle parking? (State number of spaces provided.)

Existing cars .....0..... Cycle.....0.....  
Proposed cars .....56..... Cycles.....6.....

Indicate parking provision on layout plans and delineate employee/visitor parking.

Please see Section 4.5 of the accompanying Transport Assessment for further details.

Provision has been made in the proposals for staff and visitor car parking (including disabled and cycle parking), however it is anticipated that full details will be provided at the detailed design stage. Indicative locations are provided on the Indicative site layout plan (40380-WOOD-XX-XX-FG-MD-0016\_S0\_P01.2)

**PART TWO**  
**SPECIFIC QUESTIONS RELATING TO EXTRACTION AND WORKING OF MINERALS AND ASSOCIATED DEVELOPMENT (INCLUDING PROCESSING)**

**1. Mineral Extraction**

1.1 Please state:

Mineral(s) to be extracted

This application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral (limestone) extraction proposals. This Town and Country Planning Act application is for ancillary enabling works (site offices, weighbridge and wheel wash) and an upgraded site access only. Further details are set out in Sections 1, 2 and 3 of the Planning Statement, as updated by Sections 1 and 2 of the Westdown Quarry Revised Scheme of Working Planning Statement.

1.2 Total quantity of saleable materials to be extracted N/A – the area covered by this application does not involve any mineral extraction.

1.3 Area of excavation – N/A – the area covered see above.

1.4 Maximum depth of surface working – N/A – see above.

1.5 Proposed duration of mineral extraction ..... years ..... months

Start date ..... End date .....N/A – see above.

1.6 End use (eg construction, industrial processes etc) and immediate proposed destination of mineral(s) products

See Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement for further details, as updated by Section 2 of the Westdown Quarry Revised Scheme of Working Planning Statement.

1.7 Location of any processing plant (including any off-site plant)

See Figures 3.1 to 3.5 of the Planning Statement for further details, as updated by Figures 2.1 to 2.5 of the Westdown Quarry Revised Scheme of Working Planning Statement.

**2.** 2.1 For surface mineral workings or deposit on land of mineral wastes, please provide the following information in connection with soils and overburden; and the grade of any agricultural land:

See Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement for wider details, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement, but note, this application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

	Depth (mm)		Volume (m <sup>3</sup> )
	(Average)	(Ranges)	
Topsoil existing on site	N/A – see above	N/A – see above	N/A – see above
Subsoil existing on site	N/A – see above	N/A – see above	N/A – see above
Overburden to be removed	N/A – see above	N/A – see above	N/A – see above

2.2 Please specify the area of agricultural land (ha) and Agricultural Land Classification grades affected by extraction.

See Chapter 15 of the Environmental Statement for details, as updated by Westdown Quarry Revised Scheme of Working Environmental Statement Addendum..

2.3 Summarise the provision to be made for the temporary or permanent storage of soils or overburden

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details, as updated by Figures 2.1 to 2.5 of the Westdown Quarry Revised Scheme of Working Planning Statement.

**3.** Summarise wastes which will result from extraction operations (types and quantities)

See Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement for details, as updated by Section 3 of the Westdown Quarry Revised Scheme of Working Planning Statement.

4. Summarise the evaluation procedures undertaken to assess the quantity and quality of the minerals and the results of these

N/A – this application sits alongside two IDO and one ROMP submission and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

**5.** Summarise the proposed method of extraction and scheme of working including phasing (including the types and quantity of plant and equipment to be deployed).

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement, but note, this application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an up-graded access only and does not necessitate the extraction of any mineral deposits.

**6. Mineral Processing**

Type and quantity of material to be processed on site	Type	Maximum tonnes per annum
---	------	--------------------------

It is proposed to extraction approximately 2 million tonnes per annum of aggregate grade limestone from the quarry, with operations lasting 21 years, to 2042. Further details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

**7. Mineral products from processing:**

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

type (a)	Estimated annual production	tonnes
type (b)	Estimated annual production	tonnes
type (c)	Estimated annual production	tonnes

**8. Summarise plant and machinery to be used in processing of minerals**

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

**9.**

9.1 Maximum height of plant as measured from existing ground level ..... m

9.2 Maximum height of stockpiles or storage facilities for processed material as measured from existing ground level ..... m  
(please indicate location on plans)

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

**10. Plant Capacity**

	Tonnes per hour	Tonnes per year
Estimated normal capacity of processing plant		
Estimated maximum capacity of processing plant		

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

**11. Source of water (if any) to be used in processing:**

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 10 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

**12. Details of waste arising from processing:**

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

12.1 Nature of waste

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement.

12.2 Estimated annual quantity produced ..... m<sup>3</sup>

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by Section 2 of the Westdown Revised Scheme of Working Planning Statement

12.3 Please specify maximum height(s) of any waste/tip(s) as measured from existing ground level ..... m

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details, as updated by Section 2 and Figures 2.1 to 2.5 of the Westdown Revised Scheme of Working Planning Statement.

12.4 Is it proposed for waste tips to be located within excavations? YES/NO  
 (If so, please indicate location on plans) See Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

12.5 Is it proposed to dispose of any wastes at a separate site? YES/NO

If yes, please state the location .....

12.6 Specify methods to be used to transport waste (e.g. pipeline, conveyor belt)

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details, as updated by Section 2 and Figures 2.1 to 2.5 of the Westdown Revised Scheme of Working Planning Statement.

12.7 Will the mineral processing involve tailing/settlement lagoons? YES/NO

**13. Other Buildings, Plant or Structures**

Describe briefly:

13.1 Purpose of buildings

Site offices and welfare facilities, weighbridges and wheel wash are to be provided on site. See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details, as updated by Section 2 and Figures 2.1 to 2.5 of the Westdown Quarry Revised Scheme of Working Planning Statement.

13.2 Size and appearance of buildings etc.  
 (Please indicate location on plans)

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details, as updated by Section 2 and Figures 2.1 to 2.5 of the Westdown Quarry Revised Scheme of Working Planning Statement. The indicative location and elevations of the proposed site offices, weighbridge, and wheel wash are provided on plans 40380-WOOD-XX-XX-FG-MD-0016\_S0\_P01.2 and 40380-WOOD-XX-XX-FG-MD-0017\_S0\_P01.1.

**14.**

Would any ancillary operations last beyond the period of mineral extraction? NO  
 If yes, describe these operations

.....  
 .....  
 .....

**15. Environmental Effects of Development**

Proposed hours of operation of site – Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

	Time Periods (hours)	Days of Week
(i) Mineral prospecting/soil stripping		
(ii) Replacement and overburden removal		
(iii) Mineral working		
(iv) Mineral processing		
(v) Vehicular movements		
(vi) Other (specify) eg operation of conveyor, servicing, testing or maintenance of plant and machinery		

**16. Noise levels and proposed controls** – Details are set out in Chapter 7 of the Environmental Statement.

16.1 State existing background noise levels at site boundaries and/or nearest properties, where measured (delete as appropriate)

Details are set out in Chapter 7 of the Environmental Statement.

16.2 State predicted noise levels at site boundaries and / or nearest properties where assessed (delete as appropriate)

Details are set out in Chapter 7 of the Environmental Statement.

16.3 State predicted sound power levels from plant to be deployed at the site.

Details are set out in Chapter 7 of the Environmental Statement.

16.4 Describe proposed measures for controlling noise and arrangements for noise monitoring (as relevant)

Details are set out in Chapter 7 of the Environmental Statement.

**17.** 17.1 Describe proposed measures for controlling and suppressing dust for all stages of the process (eg stockpiles, haulage, processing and maintenance of hardstanding).

Details are set out in Chapter 9 of the Environmental Statement.

17.2 Describe measures for minimising the spread of any minerals and waste onto the public highway (ie wheelwashing/road sweeping etc)

Details are set out in Chapter 9 of the Environmental Statement.

**18. Blasting** (where relevant)

18.1 Will mineral extraction require blasting? YES  
If yes, state predicted maximum blasting vibration levels at nearby properties.

Details of predicted maximum blasting vibrations levels are set out in Chapter 8 of the Environmental Statement.

18.2 State anticipated frequency and hours of blasting (weekdays; other)

Details are set out in Section 3 of the Planning Statement and Chapter 8 of the Environmental Statement.

18.3 Indicate proposed public warnings for blasting

Details are set out in Chapter 8 of the Environmental Statement.

18.4 Indicate proposed methods for monitoring vibration from blasting

Details are set out in Chapter 8 of the Environmental Statement.

**19.** Will any hazardous materials be used or stored on site? NO  
If yes, specify type and storage method.  
(See Guidance notes for details).

.....  
.....

**20. Water**

20.1 Outline any proposed measures to control water pollution and drainage/flood control measures

Details are set out in Chapter 10 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Environmental Statement Addendum.

20.2 If working is to take place below the natural water table, is the working to be ~~WET~~/ DRY (delete as appropriate)

If dry, please provide details of existing water table levels and describe proposed methods of dewatering, proposed method of water disposals and any proposed mitigation measures.

Details are set out in Chapter 10 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Environmental Statement Addendum.

20.3 State the measures to be taken to prevent the spillage or seepage of fuel oils during delivery, storage and handling on site.

Details are set out in Chapter 10 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Environmental Statement Addendum.

20.4 Has a flood risk assessment been undertaken for this development; if so please provide details.

Yes - please see that attached Flood Risk Assessment and Flood Risk Assessment Update.

21. State whether any processes are to be registered under Part A and B of the Environmental Protection Act 1990 and describe the nature of these operations.

N/A

22. Outline any screening and landscaping proposals during working, location, height and length of bunds, tree planting schemes etc.

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Planning Statement (Section 2) and Environmental Statement Addendum.

23. Outline any measures to ensure stability of working faces, tips and associated structures.

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Planning Statement (Section 2) and Environmental Statement Addendum.

24. **Landfilling of Mineral Extraction Sites**

**If your application involves any landfilling using materials not generated on the application site, eg Household Waste please complete the Council's Waste Application Forms.**

25. If your application includes:

- Mineral exploration also complete Annex 1 – N/A
- Underground mining also complete Annex 2 – N/A
- Major surface disposal of mine or quarry waste complete Annex 3 – N/A
- Oil and Gas operations complete Annex 4 – N/A

This application is part of a wider consolidating scheme for which there is a proposed restoration plan in place. Figures below thus cover the whole of the consolidated planning submission area. Further area details are set out in Chapter 6 of the Environmental Statement.

**26. Restoration, Aftercare and Afteruse**

26.1 Summarise the intended afteruse(s)

Agricultural	YES/NO	Total area .....	ha
Forestry	YES/NO	Total area .....	ha
Amenity (specify) Woodland; Grassland	YES/NO	Total area 44.4ha; 32.2ha.....	ha
Other .....Water (including built development, specify)	YES/NO	Total area 28.4ha .....	ha

26.2 Is restoration and aftercare to be phased? YES/NO  
 If yes, please summarise number and duration of phases and the interaction between extraction, restoration and aftercare (indicate on plans and gphant chart)

The restoration plan is shown on Figure 3.6 of the Planning Statement and Figure 3.8 of the Environment Statement, as updated by Figure 2.6 of the Westdown Quarry Revised Scheme of Working Planning Statement. Further details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement, as updated by Section 2 of the Westdown Quarry Revised Scheme of Working Planning Statement.

**27. Give details of the proposed use of soil materials in restoration**

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Planning Statement (Section 2) and Environmental Statement Addendum. **Total Amounts (m³) Average Thickness**

	<b>Total Amounts (m³)</b>	<b>Average Thickness to be Spread (mm)</b>
Topsoil from site		
Subsoil from site		
Overburden/other soil making material		
Other soil sources (please state)		

**28. Summarise the methods and machinery to be used in stripping, restoring soils and formation of storage mounds.**

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, as updated by the Westdown Quarry Revised Scheme of Working Planning Statement (Section 2) and Environmental Statement Addendum.

**29.**

29.1 Is any restoration work likely to take place within 12 months of the commencement of working? YES/NO  
 If yes, describe the proposed aftercare.

Details are set out Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

29.2 If no, summarise the items proposed for inclusion in an aftercare scheme, to be agreed at a later date, including land management during the aftercare period and intended arrangements in the longer term.

N/A

29.3 Who would carry out the aftercare operations?

Hanson

29.4 Are there any specific proposals or agreements for the management of the land YES/NO  
 (Give details)

.....  
 .....  
 .....



**34. Declaration**

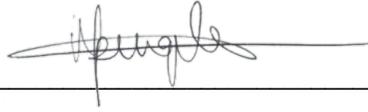
(Delete as appropriate)

I / ~~We~~ hereby apply for permission to carry out the development described in this application and declare that, to the best of my/our knowledge, the information is correct; and

(in the case of agents)

that I am/~~we~~ are fully authorised to submit this application on behalf of the applicant(s)

Signed

A handwritten signature in black ink, appearing to read 'Hanson', is written over a horizontal line.

\*On behalf of Hanson Quarry Products Europe Limited

\*delete as appropriate

Date 27 January 2021

**APPLICATION TO CARRY OUT MINERAL WORKINGS AND ASSOCIATED DEVELOPMENT  
TOWN AND COUNTRY PLANNING ACT 1990**

THIS ANNEX SHOULD BE COMPLETED (IN ADDITION TO THE MAIN MINERALS APPLICATION FORM AND ANY OTHER RELEVANT ANNEXES) FOR PROPOSALS INVOLVING MINERALS EXPLORATION (INCLUDING OIL OR GAS). **PLEASE READ THE ACCOMPANYING GUIDANCE NOTES BEFORE COMPLETING THESE QUESTIONS.**

Location : Westdown Quarry, near Frome, Somerset

A1.1 Mineral(s) sought  
(gas, oil, coal methane)

This application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

Please see Sections 1, 2 and 3 of the accompanying Planning Statement for further details.

A1.2 Exploration site area ..... ha

A1.3 (a) Duration of operations ..... Months ..... Days

(b) Hours of Working

	Time of Day	Days of Week
Operational periods		

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

A1.4 If exploration involves boreholes or other excavations, please state:

Number ..... Depth .....

Details are set out in Section 3 of the Planning Statement and Chapter 8 of the Environmental Statement.

A1.5 If the exploration involves seismic methods, state the route of the survey.

.....  
.....

A1.6 If explosive charge will be used, state:

Depth of charge .....

Ground vibrations expected at the nearest affected properties .....

Maximum instantaneous charge .....

Proposed maximum and average number of blasts per day .....

Details are set out in Section 3 of the Planning Statement and Chapter 8 of the Environmental Statement.

A1.7 Summarise measures to make the site safe after cessation of operations

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

A1.8 State restoration proposals.

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

**GUIDANCE NOTES FOR MINERAL EXPLORATION**

**DETAILS OF WHAT IS EXEMPT FROM PLANNING PERMISSION CAN BE FOUND IN PART 22 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

A1.1	In most cases the minerals type will be known and should be stated. Where the minerals being sought are not known, applicants should state the purpose of operations being undertaken.
A1.2	This should give an indication of the site area (ha) to be explored.  Applicants should ensure that this is outlined in red on a plan and specified in the main minerals application form.
A1.3	Applicants should state the length of working in months and/or days the time of day when exploration works will occur.
A1.4	To be completed by applicants whose works involve use of boreholes or other excavations.
A1.5 + 1.6	To be completed by applicants whose works involve use of seismic methods.
A1.7	Applicants should indicate the measures they intend adopting to make the site safe after cessation of exploration using boreholes or seismic methods (if appropriate).
A1.8	Applicants should specify any restoration proposals they intend to adopt after the cessation of exploration.

# Appendix B

UPDATED SCHEDULE OF  
CONDITIONS





# WESTDOWN REVISED SCHEME OF WORKING: UPDATED SCHEDULE OF PLANNING CONDITIONS

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## Approved Documents

1. The development hereby approved shall only be carried out in accordance with the following documents:
  - (a) Description of the working method and of restoration and aftercare as set out in Section 2 of the document entitled 'Westdown Quarry Revised Scheme of Working Planning Statement' dated October 2023.
  - (b) Mitigation measures as set out in the document entitled 'Westdown Quarry Environmental Statement' dated January 2021: Chapter 7 in relation to noise; Chapter 8 in relation to blasting; Chapter 9 in relation to air quality; Chapter 12 in relation to traffic; Chapter 10 in relation to the water environment; and Chapter 11 in relation to ecology.
  - (c) The following drawings of the document entitled 'Westdown Quarry Revised Scheme of Working Planning Statement' dated October 2023:
    - a. Figure 1.1 – Site location plan;
    - b. Figure 1.2 – Existing planning consent boundaries;
    - c. Figure 1.3 – Westdown Revised Scheme consolidated site boundary and wider Heidelberg landholdings;
    - d. Figure 2.1 to 2.5 – Phasing plans (Phases 1-5);
    - e. Figure 2.6 – Restoration Plan;
    - f. Figure 2.7 – Typical cross section through perimeter upfront mitigation and screen bank corridor and
    - g. Figure 2.8 – Upfront off-site mitigation area.

*Reason: To ensure the development is carried out in accordance with the approved documents.*

2. From the date of this decision notice to the completion of development, a copy of this permission, including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be available for inspection in the site office during the permitted hours of operation, and subsequently, shall be made available to all persons with responsibility for the site's aftercare and management.

*Reason: To ensure the development is carried out in accordance with the approved documents.*

## Matters Requiring Subsequent Approval Relating to Groundwater

### EXCAVATION DEPTH LIMIT

3. There will be no extraction of limestone below 120 metres above ordnance datum (m AOD) – apart from the provision of a quarry drainage sump - until such time as an agreed Groundwater Investigation, Monitoring and Mitigation Strategy (GIMMS) has been submitted to and approved in writing by the Mineral Planning Authority. As a minimum the GIMMS should include:
  - (a) An update to the groundwater impact assessment set out in Chapter 10 (Water Environment) of the Environmental Statement (January 2021) (Doc Ref. 40380-WOOD-ZZ-XX-RP-O-0001\_S0\_P02) based upon the latest agreed version of the East Mendips Groundwater Model. Model version to be agreed by the East Mendips Groundwater Model Technical Working Group (TWG), the membership of which and the



TWG's Terms of Reference specified therein. The TWG to consist of the following minimum membership: Somerset County Council, Environment Agency, Hanson (Developer), Hanson's Hydrogeological Consultant, Minerals Products Association, Model External Reviewer, Bristol Water Company). The TWG to operate to the following agreed Terms of Reference [to be agreed].

- (b) The updated groundwater impact assessment must include:
- i. A review of the receptors that may be impacted by each extraction phase of Westdown Quarry below 120m AOD.
  - ii. Conclusions on the drawdown or reduction in flow that may result to each receptor – both individually and in combination - as a result of operations below 120m AOD at Westdown Quarry.
  - iii. Proposed mitigation measures to address any predicted significant adverse groundwater effects.
  - iv. Details of historic and on-going groundwater level and quality monitoring – including frequency, method and duration.
  - v. A review of the extent and suitability of the existing environmental monitoring scheme. Thereafter, an annual submission of an Environmental Monitoring Statement will be made to the Environment Agency (EA) and Somerset Council (SCC).
- (c) A summary of all available monitoring data highlighting and interpreting any observed changes to the site's groundwater regime (quality and level). To include quarry dewatering rates, rainfall, groundwater levels, surface water flows and water quality, update for the quarry development, future plans and interpretive and conceptual hydrogeological reporting.
- (d) An appropriate method and timescale for the submission of on-going groundwater monitoring data, and identification of appropriate triggers for action.
- (e) A water resource mitigation strategy (with associated measures and timescales), to include details of on-site water use and management practices. This to include details of a proof of concept to show that the mitigation scheme is achievable.
- (f) Provision to undertake review of monitoring network, conceptual hydrogeological reporting, quarry dewatering rates and mitigation measures every 5 years.

The GIMMS shall be submitted to the Mineral Planning Authority (MPA) for consideration, in consultation with the Environment Agency (EA), at least 24 months prior to progressing below 120m AOD. If, in the opinion of the MPA, the GIMMS fails to demonstrate that there has not been, or will not be, any significant adverse effect on groundwater by quarrying at Westdown Quarry, and if remedial measures would not mitigate any significant adverse effect, the MPA shall give notice, in writing, to the operator of this opinion within 6 months of receipt of the investigation findings.

Following receipt of such notice, no further deepening of the quarry will be permitted below 120m AOD.

The operator shall submit a revised Restoration Plan within 6 months of the date of the notice served by the MPA, showing the final quarry floor at 120m AOD. Thereafter the site shall be restored in accordance with the requirements of Condition 44.

*Reason: In order to protect the integrity of groundwater resources and to prevent the pollution of the water environment. (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Policy DM5 Mineral extraction below the water table, and Parts 14 and 17 of the National Planning Policy Framework).*

## EXCAVATION BELOW 120M AOD

4. If the operator has demonstrated to the satisfaction of the Mineral Planning Authority (MPA), in consultation with the Environment Agency (EA) that there has not been, or will not be, any significant adverse effect on groundwater, under the requirements of Condition (3), further investigations shall be carried out, in accordance



with the same criteria outlined in Condition (3), for each subsequent bench drop; these being: (a) 105m AOD and (b) 90m AOD.

The findings of such investigations shall be submitted to the MPA for consideration, in consultation with the EA, at least 24 months prior to progressing below each bench.

If, in the opinion of the MPA, in consultation with the EA, such investigations fail to demonstrate that there has not been, or will not be, any adverse effect on groundwater at Westdown Quarry, and if remedial measures would not mitigate any adverse effect, the MPA shall give notice, in writing, to the operator of this opinion within 6 months of receipt of the investigation findings.

Following receipt of such notice in respect of (a) above, no further deepening of the quarry will be permitted below 105m AOD.

Following receipt of such notice in respect of (b) above, no further deepening of the quarry will be permitted below 90m AOD.

The operator shall submit a revised Restoration Plan within 6 months of the date of the notice served by the MPA, showing the final quarry floor at the level that quarrying ceased. Thereafter the site shall be restored in accordance with the requirements of Condition 44.

*Reason: In order to protect the integrity of groundwater resources and to prevent the pollution of the water environment. (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Policy DM5 Mineral extraction below the water table, and Parts 14 and 17 of the National Planning Policy Framework).*

## MONITORING AND REPORTING

5. For each calendar year, and for a minimum of the previous calendar year, the following information shall be retained on site and made available at all reasonable times to the Mineral Planning Authority upon request:

- A general introduction stating company aims and the relevant planning documents.
- The relevant limiting conditions.
- Other measures, either planning or self-imposed, employed to reduce impact.
- The objectives of the monitoring scheme.
- The methods by which monitoring is undertaken.
- The times at which monitoring occurs.
- The information gathered and its presentation.
- The actions resulting from monitoring.
- The actions resulting from public complaint.
- An up-to-date survey of the quarry.
- The depth of extraction.

The information retained and provided upon request shall address the following:

- Weather - a log of daily weather conditions to be incorporated in the analyses of impacts.
- Blasting - to include results of the vibration and air overpressure monitoring.
- Noise - to include the measured LAeq 1 hour (free field) level in dB(A), date and time of measurement, description of site activity, and details of measuring equipment.
- Dust monitoring.



- Light monitoring.
- Water resource monitoring.
- Stability - to include results of the inspection and assessment of excavated slopes and tips where the 1999 Quarry Regulations have required this.

The effectiveness of the mitigation and monitoring shall be reviewed with the Mineral Planning Authority on an annual basis, except for stability, which shall be reviewed biennially.

*Reason: In the interests of the residential and visual amenities of the area, to safeguard the ecology and water environment of the locality and to protect the landscape character of the area.*

**Note:**

The above conditions relate specifically to the need for the GIMMS to be agreed by the MPA and the EA, as these are the bodies with the appropriate statutory duty.

It is recognised however, that a Technical Working Group (TWG) for the East Mendips Groundwater Model has been formed. This working group would effectively discharge the functions of the EA (as covered by these conditions).

## **Matters Requiring Approval prior to Commencement of Phase 1**

6. The development hereby approved shall only be carried out in accordance with a scheme or schemes to be approved in writing by the Mineral Planning Authority prior to the commencement of Phase 1, relating to the matters listed below:
- (a) A Soil Replacement Strategy linked to Figure 2.6 Restoration Plan of 'Westdown Quarry Revised Scheme of Working Planning Statement' dated October 2023, which shall clearly describe the proposed soil handling and replacement methods to be used at the site, appropriate to the grade of soil and intended after-use. The Soil Replacement Strategy shall also include details of the proposed soil depths upon restoration and plant and machinery to be used as appropriate steps to prevent the spread of any soil-borne plant or animal diseases.

*Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

- (b) A Blasting and Vibration Monitoring Plan which shall identify suitable monitoring locations as well as mitigation measures and measures to be implemented during blasting operations to minimise the effects of air overpressure, and details of the proposed monitoring frequency and a plan showing the monitoring locations. The scheme shall also include details of the siting of warning flags and notice boards and procedures for informing occupiers of adjacent residential properties of blasting procedures.
- (c) 32. No development hereby approved which shall interfere with or compromise the health and safety of the public using the PROWs shall take place until a system of advance warning of quarry blasting has been submitted and approved in writing by the Mineral Planning Authority.

*Reason: To ensure the development is carried out in an orderly manner and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM 6 Public Rights of Way, Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).*

- (d) A Noise Monitoring Plan including exact locations of noise monitoring points and proposed monitoring frequency for both normal and temporary operations. The locations of noise monitoring points shall be chosen to ensure that the possibility of off-site noise affecting measurements is reduced to a minimum.

*Reason: To ensure the development is carried out in an orderly manner and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).*

(e) A Dust Action Plan, which shall include:

- i. Exact locations of monitoring points.
- ii. Proposed monitoring frequency and methodology to be used for assessing monitoring results.
- iii. Identification of plant and machinery and working methods to be employed on site.
- iv. Use of baseline Real Time and Passive Dust Monitoring information to establish a 'trigger' levels.
- v. Arrangements for the monitoring of wind direction and speed.
- vi. A strategy identifying normal extreme conditions having regard to historical meteorological data.
- vii. The measures to be triggered during periods of extreme conditions.
- viii. Arrangements for reporting to the Mineral Planning Authority and for recording and review.
- ix. Details of all measures to minimise and control dust, including dust control equipment.
- x. A programme for regular review of the Dust Action plan.

*Reason: To ensure the development is carried out in an orderly manner and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).*

(f) A Habitat Management Plan detailing the arrangements for creating and managing habitat for badgers, bats, great crested newts, otters, reptiles, breeding birds and invertebrates. The Habitat Management Plan should also detail measures for protecting and positively managing on-site veteran trees, woodland, water bodies and for the management of non-native invasive plant species.

*Reason: To ensure the development is carried out in a manner which protects interests of ecological importance. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM2 Biodiversity and Geodiversity and Parts 15 and 17 of the National Planning Policy Framework).*

(g) Details of any planting and landscaping including:

- i. The species to be planted, and the percentage of the total to be accounted for by each species;
- ii. The size of each plant and the spacing between them;
- iii. The preparations to be made to the ground before planting;
- iv. The fencing off of planted areas; and
- v. A subsequent maintenance and management programme during the after-care period once the hedgerow, tree, and shrub planting has been carried out, which shall include the weeding of the planted area, repairing if any damaged fencing, and the replacement of any plants which die or are seriously affected by disease and a detailed schedule as to when the aftercare period commences for each area;

*Reason: In the interests of residential and visual amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM1 Landscape and Visual Amenity and Parts 15 and 17 of the National Planning Policy Framework).*

(h) A Water Monitoring and Mitigation Strategy is agreed, which should include:

- i. Details of the sizing, location and maintenance of the settlement lagoons required to collect all surface water runoff;
- ii. Details of the drainage arrangements within the site's compound area;
- iii. Details of the groundwater monitoring borehole network;
- iv. An appropriate method and timescale for the submission of on-going groundwater monitoring data.



- v. Hydraulic modelling of the Fordbury Water Ordinary Watercourse, and any associated refinement of the restoration proposals as required.

*Reason: To ensure the development is carried out in a manner which protects the water environment and manages flood risk. (Adopted Somerset Minerals Local Plan (February 2015) Policies DM4 Water Resources and Flood Risk and DM5 Mineral Extraction below the Water Table and Parts 14, 15 and 17 of the National Planning Policy Framework).*

- (i) A written scheme of investigation setting out a programme of archaeological work, including the building recording of Westdown Farm. Development shall thereafter take place in accordance with the agreed details.

*Reason: To comply with Paragraphs 197 and 199 of the National Planning Policy Framework, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible and Somerset Minerals Local Plan (February 2015) Policy DM3 Historic Environment and Part 16 of the National Planning Policy Framework).*

- (j) Details of the type and height of fencing to be provided around the site boundary and within the site.

*Reason: To ensure the development is satisfactorily worked and restored and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).*

- (k) A scheme for the installation of permanent and mobile lighting on the site shall be submitted in writing to the Minerals Planning Authority. All lighting shall be designed and located in a manner so that illumination is not obtrusive beyond the site boundary.

*Reason: To ensure the development is satisfactorily worked and restored and in the interests of residential amenity.*

## **Matters Requiring Approval prior to Commencement of Subsequent Phases (Phase 2 Onwards)**

- 7. Prior to the commencement of soil and overburden being removed in **each phase**, a detailed scheme of working which shall include timing of when areas are to be progressively restored and soil and overburden mounds removed and, where appropriate, the following shall be shown on an appropriately scaled plan:
  - (a) an update of the soil replacement strategy referred to in Condition 6a including details of a phased scheme for the removal, movement, handling and replacement of all soil resources and overburden within the phase, including depths;
  - (b) details of the location of existing and intended stockpiles of mineral, waste materials on site and their heights within the phase;
  - (c) details of drainage arrangements;
  - (d) a detailed working method for the phase, including extraction limits;
    - i. proposed depth of working;
    - ii. phasing of operations (extraction and restoration);
    - iii. details of design of internal access and haul roads, surfacing of them, and provision and surfacing of hard-standings;
    - iv. the erection of any fences as appropriate to their intended use;
    - v. habitat creation works;
    - vi. details of any planting and landscaping including:

- the species to be planted, and the percentage of the total to be accounted for by each species;
  - the size of each plant and the spacing between them;
  - the preparations to be made to the ground before planting;
  - the fencing off of planted areas;
  - a subsequent maintenance and management programme during the after-care period once the hedgerow, tree, and shrub planting has been carried out, which shall include the weeding of the planted area, repairing if any damaged fencing, and the replacement of any plants which die or are seriously affected by disease and a detailed schedule as to when the aftercare period commences for each area;
- (e) details on the treatment of the final quarry faces and the establishment of vegetation on screes and ledges;
- (f) the final contours for the area that has been restored (at 2 metre intervals), indicating how such contours tie in with the contours on adjacent land and future phases of restoration.

*Reason: To ensure the development is satisfactorily worked and restored and in the interests of residential amenity and environmental protection. (Adopted Somerset Minerals Local Plan (February 2015) Policies DM8 Mineral Operations and the Protection of Local Amenity; Policy DM7 Restoration and Aftercare; and Parts 15 and 17 of the National Planning Policy Framework).*

8. Prior to the commencement of soil and overburden being removed in Phase 5, a restoration strategy for all of the land edged red and identified as ‘*Westdown Revised Scheme consolidated site boundary*’ (as illustrated in Figure 1.3) and Figure 2.6 Restoration Plan (dated October 2023) and a timetable for implementation shall be submitted, which shall include, where appropriate:
- (a) Regarding, replanting, management and/or removal of bunds located within the site boundary.
  - (b) The final contours of the site (at 2 metre intervals), indicating how such contours tie in with the existing contours on adjacent land.
  - (c) The timing and phasing of progressive restoration works including, where necessary, the removal of plant, buildings and areas of hardstanding.
  - (d) Details of the drainage of the restored site including any drainage ditches and discharge points.
  - (e) The retention or erection of fences.
  - (f) Details of depth, design and means of construction of the waterbody, including the marginal wetlands, and drainage of the restored site including any drainage ditches and discharge points.
  - (g) Tree, scrub and hedgerow planting including:
    - i. The species to be planted, and the percentage of the total to be accounted for by each species;
    - ii. The size of each plant and the spacing between them;
    - iii. the preparations to be made to the ground before planting;
    - iv. the fencing off of planted areas;
    - v. a subsequent maintenance and management programme during the aftercare period once the hedgerow, tree and shrub planting has been carried out, which shall include the weeding of the planted area, repairing any damaged fencing, and the replacement of any plants which die of disease or are seriously affected by disease and a detailed schedule as to when the aftercare period commences for each area.



- (h) Details on the treatment of the final quarry faces and the establishment of vegetation on screes and ledges.
- (i) Measures to ensure that the risk of erosion within the site is minimised.
- (j) A detailed specification, including a programme for cultivation, seeding, fertilising, and the aftercare of the land for five years to restore the land to a condition fit for the intended after-use.

*Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

## **Completion**

9. All mineral extraction shall cease by no later than 21 February 2042.

*Reason: To comply with the Environment Act 1995. To avoid the unnecessary delay in the restoration of the site. (Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

10. The site as identified on Figure 1.3 *Westdown Revised Scheme consolidated site boundary and wider Heidelberg landholdings* ('*Westdown Quarry Revised Scheme of Working Planning Statement*' dated October 2023) shall be restored within 2 years of the cessation of mineral extraction.

*Reason: To avoid unnecessary delay in the restoration of the site. (Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

## **Working Period**

11. Operations authorised by this consent shall be restricted to the following periods. The hours for temporary operations are set out in Condition 12:

Extraction (including drilling and processing), servicing, maintenance and testing of plant:

06.00\* – 20.00 Monday – Friday

06.00\* – 12.00 Saturday

[\* to minimise noise effects, extraction and mobile processing from the working faces will not take place until 0700 until the quarry sides are at least 5m deep from the surface].

Haulage:

07.00 – 20.00 Monday – Friday

07.00 – 12.00 Saturday

Blasting:

09.00 – 16.30 Monday to Friday

No operations other than water pumping shall take place outside these hours or at any time on Sundays, Bank, or other public holidays, save in cases of emergency when life, limb, or property are in danger. The Minerals Planning Authority shall be notified as soon as is practicable after the occurrence of any such operations or working.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

12. Temporary operations such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance including the removal of bunds giving rise to elevated noise levels shall only take place between 0800 and 1700

Monday to Friday and 0800 to 1200 on Saturday. No temporary operations shall take place outside these hours or at any time on Bank Holiday, or other Public Holidays or on Sundays.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## **Soil Management**

13. The method of soil removal and replacement within the site shall only be undertaken in accordance with the scheme submitted under Condition 6 and shall be appropriate to the quality of the soils and intended after-use.

*Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

14. The movement of topsoil and subsoil shall only be carried out under sufficiently dry and friable conditions, to avoid soil smearing and compaction, and to ensure that all available soil resources are recovered.

*Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

15. There shall be no stripping of overburden on the sites of, or construction of works on, the proposed environmental banks except between 0800 and 1700 hours Mondays to Fridays and 0800 and 1200 hours on Saturdays. There shall be no construction work on Sundays or on public holidays.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

16. The noise levels generated by the construction of the screen bunds and any other temporary operations within the area of the application hereby permitted as measured at any noise sensitive property (see condition 25) shall not exceed a level of 70dB(A) Leq 1 hour free field and shall not exceed 55 dB(A) Leq 1 hour free field for more than eight weeks in any 12 month period.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## **Site Working**

17. Until the restoration of the site the following shall be carried out:

- (a) The maintenance of fences in a secure condition between areas used for development and any adjoining land.
- (b) The maintenance of haul roads between wheel cleaners and the public highway, ensuring that they are kept clean from mud.
- (c) The maintenance of drainage ditches and settlement lagoons and the clearance of mud and silt from any settlement lagoons to avoid reducing their capacity to intercept sediment.
- (d) The treatment of trees affected by disease in accordance with accepted practices of good arboriculture practice.
- (e) All storage mounds of soil and overburden to be kept free of weeds and necessary steps taken to destroy weeds at an early stage of growth to avoid seeding.

*Reason: To ensure the site is satisfactorily worked. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

18. No waste materials shall be imported, or non-mineral waste be deposited at the site other than in accordance with the provisions of these conditions or subsequent replacement conditions.



*Reason: To ensure the site is satisfactorily worked. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity; Policy DM11 Management of Solid Mineral Wastes and Part 17 of the National Planning Policy Framework).*

19. No burning of rubbish or waste materials shall take place at any time at the site, except as may be required by the Mines and Quarries Act 1954 and any other relevant legislation.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

20. Operations hereby approved following recommencement of development after the date of this decision notice shall not cease for a continuous period of more than 2 years without the prior written notification to the Minerals Planning Authority. Should extractive operations cease for a continuous period greater than 2 years then such operations shall have deemed to have ceased. Extractive operations shall not recommence without the prior written approval of the Minerals Planning Authority and the site in its entirety shall be restored in full accordance with the restoration scheme agreed with the Minerals Planning Authority in accordance with Condition 6.

*Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*

21. The developer shall convene at least every six months or at such other frequency agreed by the liaison committee, a liaison committee composed of representatives of the Company, the Mineral Planning Authority and the Environment Agency and up to two councillors or nominated representatives from the Parish Council, for the purpose of exchanging information and comment about the Site.

*Reason: To ensure the development is carried out in an orderly manner. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## **Access and Protection of the Public Highway**

22. The surfaces of the site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times.

*Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).*

23. Wheel cleaning facilities shall be used to ensure all vehicles leaving the site are thoroughly cleansed of mud before entering the public highway. No vehicle shall be allowed to enter the public highway unless its wheels and chassis have been cleaned such that mud and other debris shall not be deposited on the public highway.

*Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).*

24. All loaded lorries leaving the quarry, except for vehicles less than three and a half tonnes gross vehicle weight, part-loaded large articulated lorries and lorries carrying stones in excess of 500mm shall be adequately sheeted to secure their loads.

*Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).*

25. The number of laden heavy goods vehicles exiting Westdown Quarry and Whatley Quarry [as covered by consent 109122/002 dated 6 July 1996] shall not exceed a combined equivalent output of 4 million tonnes in any calendar year. A daily log of all heavy goods vehicles entering and leaving Westdown Quarry shall be kept at the site office and shall be made available for inspection by the Mineral Planning Authority on request.

*Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).*



## General Development Order

26. Notwithstanding the provisions of parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order):

- (a) No fixed plant or machinery, buildings, plant or machinery shall be erected, extended, installed or replaced without the prior approval of the MPA; and
- (b) No additional lights or fences shall be installed or erected unless details of them have been submitted to and approved by the MPA.

*Reason: In the interests of residential amenity and to enable the local planning authority to consider the implications of any proposal to expand the activities which take place within the site. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## Noise Levels

27. Noise associated with the operation of the site will be monitored and mitigated in accordance with the scheme submitted under Condition 6 or a revision of this scheme as agreed in writing with the Mineral Planning Authority.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

28. Except when short term temporary operations such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance are taking place, the noise emitted from operations in the site shall not exceed 55 dBL Aeq, 1 hour between the hours of 0700 to 1900 and shall not exceed 50dBL Aeq, 1 hour, between the hours of 0600 to 0700 and 1900 to 2000 at the properties/locations listed below and in Figure 7.1 of the Environmental Statement (Volume 3) Noise Monitoring Locations (dated January 2021). Measurements so taken shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

- i. South Chantry;
- ii. Horn Street and West Nunney;
- iii. Broadgrove House Cloford;
- iv. Leighton; and
- v. Lodge Hill Manor and Downhead.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

29. Noise from short term temporary operations (soil-stripping, construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance) shall not exceed a free-field level of 58dB(A) LAeq (1 hour) for more than eight weeks in any 12-month period at any occupied residential property constructed prior to the grant of this consent or exceed the level of 70dB LAeq (1 hour).

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## Blasting

30. Blasting at the site will be monitored and mitigated in accordance with the scheme submitted under Condition 6 or a revision of this scheme as agreed in writing with the Mineral Planning Authority.



*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

31. All blasting operations in the area hereby permitted shall be designed to minimise vibration and air-overpressure in accordance with best practice and the details identified in the blast monitoring scheme. Blasts shall be designed using an identified regression design curve such that vibration does not exceed a peak particle velocity of 9mm/s to 95% confidence at any residential property constructed prior to the grant of this consent.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## **Dust**

32. The Dust Action Plan submitted in accordance with Condition 6 shall be implemented and adhered to at all times.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

33. Dust control equipment shall be used when appropriate to suppress dust on the site arising from all operations, including vehicular movements, excavation operations, mineral, soils and overburden stockpiling arrangements, and soils stripping and placement operations. At such times when the equipment provided is not sufficient to prevent fugitive dust emissions from the site, to the satisfaction of the Minerals Planning Authority, operations giving rise to fugitive dust shall cease until additional equipment is provided when necessary and found to be adequate.

34. Dust suppression measures employed shall include:

- (a) the provision of a mobile water bowser or bowzers as necessary;
- (b) the use of dust suppression equipment on all fixed plant and machinery where appropriate
- (c) a speed limit of 15 mph on all internal haul roads, with plant operating with exhausts upturned where appropriate;
- (d) all active haul roads and areas used for the loading and storage of minerals shall be watered during dry, windy weather conditions;
- (e) storage mounds for soils and overburden which will be untouched for more than three months shall be seeded in accordance with details agreed.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

35. At any when the equipment provided and the provisions in the Dust Action Plan submitted under Condition 6 are not sufficient to minimise and control dust arising from and leaving the site, operations shall temporarily cease until additional dust suppression equipment is provided to minimise and control dust from leaving the site.

*Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).*

## **Surface Water Drainage and Pollution Control**

36. The development shall be operated in accordance with the Water Monitoring and Mitigation Strategy submitted in accordance with Condition 6.

*Reason: To ensure the development is carried out in accordance with the approved documents.*

37. Any changes to the submitted Water Monitoring and Mitigation Strategy (WMMS) shall be submitted to the Mineral Planning Authority at least one month prior to their implementation; except where unacceptably high risks to groundwater require an immediate response.

*Reason: To prevent the pollution of the water environment. (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Parts 14 and 17 of the National Planning Policy Framework).*

38. If at any time during the development, the mitigation scheme is not successful as judged by the trigger level methodology incorporated in the WMMS, then all dewatering activities shall cease and further excavation in the saturated limestone shall cease. Further excavation in the saturated limestone shall only recommence when an alternative mitigation scheme is submitted and approved in writing with the Mineral Planning Authority.

*Reason: To prevent the pollution of the water environment. (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Parts 14 and 17 of the National Planning Policy Framework).*

39. Facilities for the storage of oils, fuels or chemicals 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 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 watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All fillings points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

*Reason: To prevent the pollution of the water environment (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Parts 14 and 17 of the National Planning Policy Framework).*

## **Items of Archaeological Interest**

40. All working shall be carried out in accordance with the written scheme of investigation agreed under Condition 6(i).

*Reason: To protect features of cultural heritage significance. (Somerset Minerals Local Plan (February 2015) Policy DM3 Historic Environment and Parts 16 and 17 of the National Planning Policy Framework).*

41. Should any item of archaeological interest be discovered, no further development shall take place in the area of that discovery until the operator has secured and implemented a programme of archaeological work.

*Reason: To protect features of cultural heritage significance. (Somerset Minerals Local Plan (February 2015) Policy DM3 Historic Environment and Parts 16 and 17 of the National Planning Policy Framework).*

## **Ecology**

42. The Habitat Management Plan submitted in accordance with Condition 6 shall be implemented and adhered to at all times.

*Reason: In the interests of nature conservation. (Somerset Minerals Local Plan (February 2015) Policy DM2 Biodiversity and Geodiversity and Parts 15 and 17 of the National Planning Policy Framework).*

43. No site clearance works or development affecting trees, scrub, ground vegetation or other semi-natural vegetation shall take place between March and August inclusive unless survey work by a suitable qualified person(s) immediately prior to the start of works confirms that breeding birds are absent. This is particularly relevant to the works to remove areas used by birds such as trees and scrub. If nesting birds are found, then work in that area must be avoided until the birds have fledged.

*Reason: In the interests of nature conservation. (Somerset Minerals Local Plan (February 2015) Policy DM2 Biodiversity and Geodiversity and Parts 15 and 17 of the National Planning Policy Framework).*

## **Restoration and Aftercare**

44. The quarry and benches of the area of the application hereby permitted shall be restored progressively and managed for nature conservation purposes in accordance with the schemes submitted under Condition 6. Such



restoration shall be maintained for a period of five years following final completion, including the replacement of any trees or shrubs which die.

*Reason: To ensure the proper restoration of the quarry in the interests of health and safety, the amenity of the area and its ecology. (Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).*



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