



# 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).*