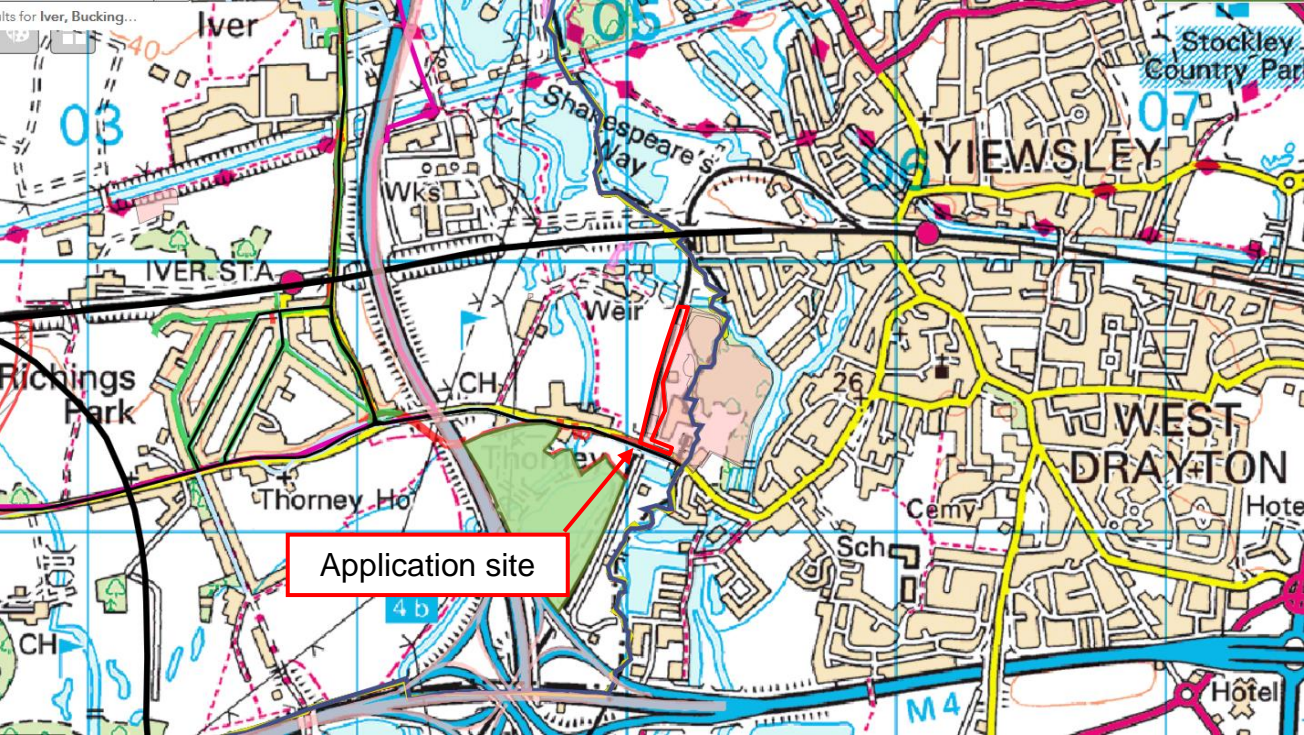


APPENDIX A: Plans

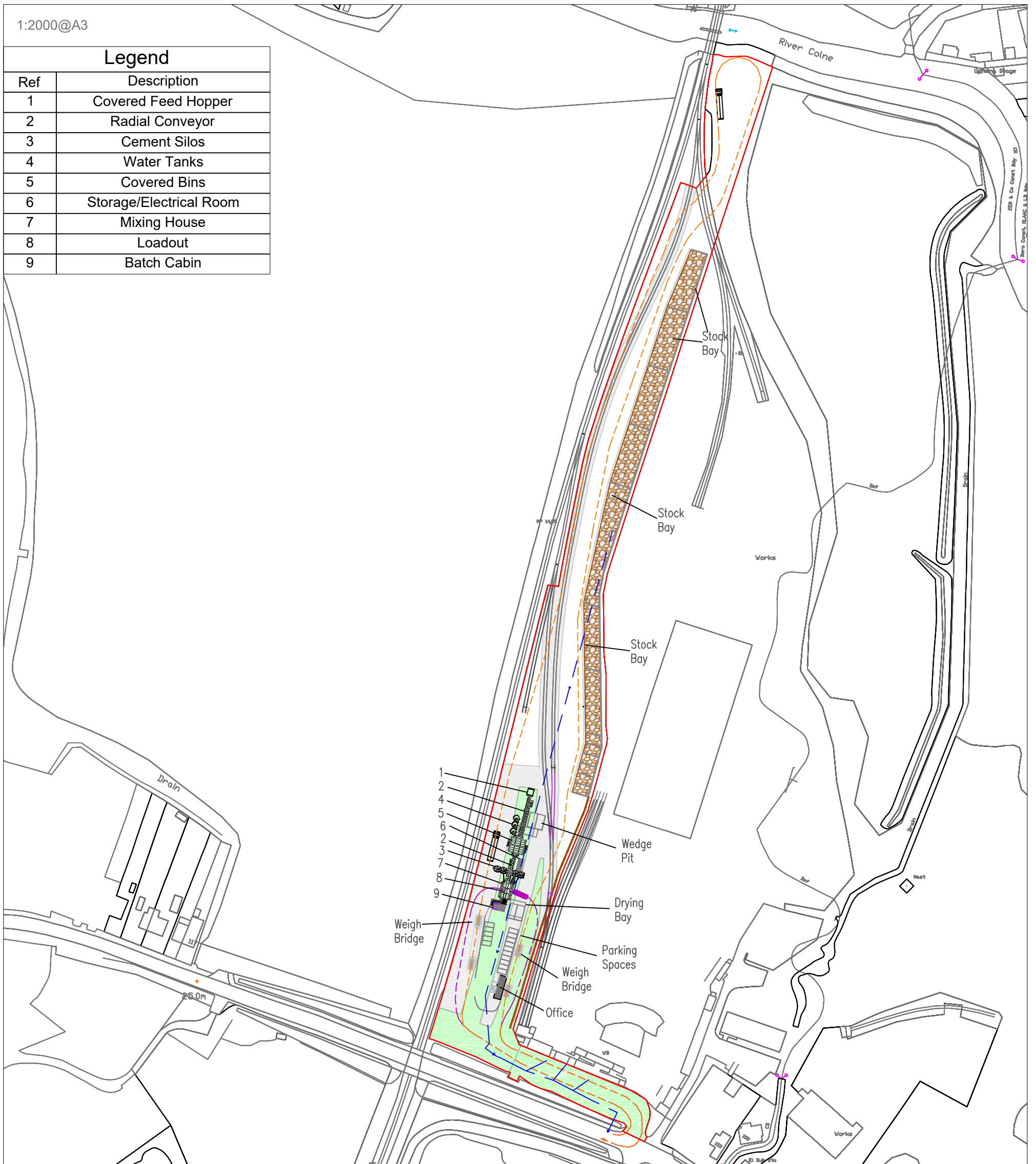
Site Location Plan



Proposed Development – Site Layout

1:2000@A3

Legend	
Ref	Description
1	Covered Feed Hopper
2	Radial Conveyor
3	Cement Silos
4	Water Tanks
5	Covered Bins
6	Storage/Electrical Room
7	Mixing House
8	Loadout
9	Batch Cabin



Legend

- Planning Application Boundary
- New Surfacing
- Existing Surfacing - to be retained
- - - HGV Tracking
- - - Mixer Tracking
- Stock Bays
- Acoustic Fence
- - - Drainage
- Proposed Rail

Land & Mineral Resources . Breedon Southern Limited
Breedon Quarry, Main Street, Breedon on the Hill, Derby, DE73 8AP

Site:
Thorney Mill

Title:
Proposed Development



Drawn By: MTP
Scale: 1:2000 @A3

Date: 25/01/17
Drawing No: THM001-0065-2015-D03

APPENDIX B: Recommended Conditions

General

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. Unless agreed otherwise in writing by the County Planning Authority, the development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application dated 17th May 2017, accompanying Environmental Assessments, plans and additional information, including the following:

Planning application and Supporting Statement, PDE Consulting, dated March 2017, including Application Forms, dated 15 March 2017

PDE Consulting letter, dated 17 May 2017

Arboricultural Impact Assessment Report, Dr F Hope, dated 2 August 2017

Surface Water Drainage Strategy, Ambiental, dated October 2017

Landscape & Visual Aspects Supplementary Information, Pleydell Smithyman, September 2017

Topographical Survey dwg no. M16.161.M.002, September 2017

Planting Plan dwg no. M16.161.D.002, August 2017

Lighting Scheme dwg no. M16.161.D.003, September 2017

Vehicle Autotrack HGV and Large Tipper dwg no. C161479-TM-TR001, 7 August 2017

Air Quality Assessment, WYG, August 2017

Air Quality Response, WYG, 27 September 2017

Air Quality Response, WYG, 16 November 2017

Air Quality Response, WYG, 4 July 2018

Ground Condition Assessment, Ridge and Partners LLP, February 2016

Highways Response, The Hurlstone Partnership, 17 November 2017

PDE Consulting letter, dated 3 May 2018

PDE Consulting letter, dated 5 July 2018

Noise Technical Note, WBM, 14 November 2018

Air Quality Response, WYG, 8 February 2019

Reason: To define the development which has been permitted and so to control the operations and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

3. No more than 210,000 tonnes of aggregate shall be imported to the site per annum. Records of materials imported to and exported from the site shall be made available to the Country planning Authority upon request.

Reason: In order to safeguard the amenities of neighbouring properties and the environment and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

4. No aggregates are to be imported to site by road, unless previously agreed in writing by the County Planning Authority, and in any case, no more than 8,000 tonnes per annum.

Reason: In order to safeguard the amenities of neighbouring properties and the environment and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

Construction

Construction Environment Management Plan

5. Prior to the commencement of any works on the site a Construction Management Plan (CMP) detailing the management of construction traffic, including deliveries and parking of site operatives vehicles to include a plan showing the construction layout of the site shall be submitted to and approved in writing by the County Planning Authority. The CMP shall include, but not be limited to, the following:
 - a. Hours of construction;
 - b. Layout of construction compound, designed to minimise impacts;
 - c. Proposed mitigation for dust, including:
 - i. Dust Management Plan (DMP)
 - d. Proposed mitigation for noise;
 - e. Recording of complaints and measures to identify cause and to take appropriate measures to reduce emissions;
 - f. measures to be taken to manage any contaminated material that may be encountered during the construction process and shall comply with any relevant Construction Code of Practice; and
 - g. How compliance will be monitored, including site inspections and the recording compliance matters.

The CMP shall then be implemented and adhered to as approved.

Reason: In the interests of highway safety, the amenities of the local area, to ensure that risks from land contamination are minimised and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan, Policy CS22 of the Buckinghamshire Minerals and Waste Core Strategy and Policies EP3 and TR5 of the South Bucks District Local Plan 1999.

Hours of Operation

6. No works, including the ingress and egress of vehicles, shall be carried out on site other than within the following hours:
 - 07:00 to 23:00 Monday to Friday;
 - 07:00 to 16:00 Saturdays;
 - No working on Sundays and Bank Holidays.

Reason: In the interests of local amenity and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policy EP3 of the South Bucks District Local Plan 1999.

7. No material shall be imported to the site by rail, other than within the following hours:
07:00 on Monday to 16:00 on Saturdays;
No working on Sundays and Bank Holidays

Reason: In the interests of local amenity and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policy EP3 of the South Bucks District Local Plan 1999.

Submission of Details

8. Prior to the commencement of the development hereby permitted, a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the County Planning Authority. The TMP shall include, but not be limited to:
- a. Proposed routing of HGV's entering and leaving the site, to avoid Iver High Street and where possible minimise the movements using the Sutton Lane/A4 junction and the AQMA at Junction 5 of the M4;
 - b. Measures to ensure drivers are aware of and adhere to the approved routing agreement; and
 - c. Details of the materials to be imported by road (these are to be ancillary materials required for the permitted use) and not aggregates, which are to be imported by rail, including tonnages, types of vehicles and number of movements.

Reason: To minimise impacts upon the local Highway Network and in the interests of local amenity and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

Highways

9. The total number of HGV movements to and from the site shall not exceed 82 per day (41 in, 41 out). Records of vehicle movements shall be provided to the County Planning Authority upon request.

Reason: In the interests of highway safety and the amenities of the local area and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

10. Prior to the initial occupation of the development hereby permitted, the scheme for parking and manoeuvring as shown on Vehicle Autotrack HGV and Large Tipper dwg no. C161479-TM-TR001, dated 7 August 2017 and Detailed Layout dwg no. THM001-0065-2015-D04, dated 25 January 2017, shall be laid out in accordance with the approved plans and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to ensure the development is carried out in accordance with the approved details and to

comply with Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

11. Adequate precautions shall be taken for the duration of the development to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted and agreed in writing by the County Planning Authority prior to the commencement of the development.

Reason: To minimise danger and inconvenience to highway users and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

12. Prior to commencement of the development a scheme for gates at the site access shall be submitted and agreed in writing by the County Planning Authority. Thereafter the gates shall be implemented as approved.

Reason: To minimise danger and inconvenience to highway users and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policies EP3 and TR5 of the South Bucks District Local Plan 1999 and Core Policy 7 and 14 of the South Bucks Core Strategy 2011.

Environmental Controls

Noise

13. Prior to first use of the development hereby permitted, a Noise Monitoring, Mitigation and Management Plan shall be submitted to and approved in writing by the County Planning Authority.

The development shall not thereafter be carried out other than in accordance with the approved details for the duration of the development.

Reason: To safeguard the amenity of the occupiers of nearby residential properties and to comply with Policy EP3 of the South Bucks District Local Plan 1999.

14. Prior to the use of the site, details of the Noise Barrier to be constructed along the south-eastern boundary of the site, as shown on drawing THM001-0065-2015-D04 (Detailed Layout) dated 25 January 2017, and on the northern boundary of the site, shall be submitted to and approved in writing by the County Planning Authority. Details shall include a report to demonstrate the noise levels to be achieved by the proposed barrier. The noise barrier shall then be constructed prior to the first use of the site in accordance with the approved details and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the development is carried out in accordance with the approved details and in the interests of local amenity and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policy EP3 of the South Bucks District Local Plan 1999.

Dust

15. Prior to the commencement of the development hereby approved, a Dust Mitigation and Management Plan, in respect of both the construction and operational phases of the development hereby permitted shall be submitted to and approved in writing by the County Planning Authority. The plan shall include mitigation measures set out within the Air Quality Assessment, WYG, August 2017, and including the following:
- a. dampening down of surfaces to minimise dust generation;
 - b. avoiding dust generating activities in windy conditions;
 - c. storage of materials away from sensitive receptors; and
 - d. use of a road sweeper where necessary.

The development shall be carried out in accordance with the approved dust action plan for the duration of the development.

Reason: To ensure the development is carried out in accordance with the approved details and in the interests of local amenity and to comply with Policy 28 of the Buckinghamshire Minerals and Waste Local Plan and Policy EP3 of the South Bucks District Local Plan 1999.

Flood Risk and Drainage

16. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- The site will be limited to a discharge rate of 28.8l/s
- Confirmation of outfall, the applicant shall demonstrate that a means of surface water disposal is practicable subject to the drainage hierarchy listed in the National Planning Policy Guidance.
- Where a pumping station is proposed, confirmation that sufficient storage has been provided in the event of pump failure and the proposed exceedance routes if the storage volume is exceeded must be provided. A warning system in the event of a pump failure should also be provided along with a maintenance plan for the pumping station.
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Full construction details of all SuDS and drainage components
- A water quality assessment in accordance with the SuDS manual for each treatment process in the drainage scheme to confirm sufficient treatment has been provided
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of

the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk and to comply with Policy CS22 of Buckinghamshire Minerals and Waste Core Strategy.

17. Prior to the commencement of the development hereby permitted a “whole-life” maintenance and management plan for the site shall be submitted to and approved in writing by the County Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.

18. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards.

Contaminated Land

19. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the County Planning Authority. The scheme shall be implemented as approved.

Reason: The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. The Water Framework Directive (WFD) also requires that all water bodies are protected and prevented from deterioration and pollution.

Refer to planning practice guidance on gov.uk for information.

<https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality>

20. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the County Planning Authority. This strategy will include the following components:

- a. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
- b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- c. The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the County Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the National Planning Policy Framework. Generic remedial options are available to manage the risk of pollution to controlled waters but further details are required to characterise the site and update the conceptual site model.

21. Prior to any part of the permitted development being brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the County Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National Planning Policy Framework.

22. The development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the County Planning Authority, has been submitted to, and approved in writing by, the County Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the County Planning Authority.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 109 of the National Planning Policy Framework.

23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the County Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

24. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the County Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework.

The previous uses of the proposed development site present a high risk of contamination that could be mobilised by surface water infiltration and as such the use of infiltration SuDS is not appropriate in this location.

Ecology

25. No works shall take place within 5m of the river bank.

Reason: To protect the river habitat and riparian fauna and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.

26. Prior to the commencement of the development hereby permitted, details of the new fence to be erected along the northern boundary of the site to protect the adjacent riparian habitats shall be submitted to and approved in writing by the County Planning Authority. The fence shall then be erected and maintained in accordance with the approved details for the duration of the development.

Reason: To protect the river habitat and riparian fauna and to comply with Policy EP3 and EP4 of the South Bucks District Local Plan 1999 and Core Policy 8 of the South Bucks Core Strategy 2011.

27. No vegetation shall be removed during the bird nesting season. This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible, a qualified ecologist shall check the areas concerned immediately prior to vegetation removal to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation should be removed until the fledglings have left the nest.

Reason: To protect ecological interests at the site and to comply with Policy CP9 of the South Bucks Core Strategy and Policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

28. Prior to the commencement of the development hereby permitted, a Landscaping and Ecological Enhancement Strategy shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but is not limited to: Creation of habitats and incorporation of ecology enhancement features such as bat or bird boxes.

The approved scheme shall be implemented in the first planting season following the completion of the development and maintained in accordance with the requirements of this condition and the approved details for the duration of the development.

Reason: To conserve and enhance the natural environment, to provide biodiversity net gain and in the interests of the visual amenities of the local area and to comply with Policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy and Policy CP9 of the South Bucks Core Strategy.

Landscape

29. Prior to / Within three months of the commencement of the development, a detailed Landscape Management Plan, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:
- a. Accord with the Arboricultural Impact Assessment Report, Dr F Hope, dated 2 August 2017;
 - b. Details of the locations, species (native) and size of any further vegetation to be removed;
 - c. Details of the protection measures to be provided for all new and retained vegetation, including the Poplars to the east of the site which should be physically protected in accordance with British Standard 5837;
 - d. Details of proposed new planting, including that along the northern site boundary (for the protection of visual amenity), including locations, species (native), size and density;
 - e. A monitoring and maintenance programme for retained and new planting to include the replanting of any new or retained trees or shrubs which die or become diseased.

The approved scheme shall be implemented in the first planting season following the completion of the development and maintained in accordance with the requirements of this condition and the approved details for the duration of the development.

Reason: To conserve and enhance the natural environment and in the interests of the visual amenities of the local area and to comply with Policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy and Policy CP9 of the South Bucks Core Strategy.

Lighting

30. Prior to the commencement of the development hereby permitted, a Lighting Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to, the details set out within the Lighting Scheme, as shown on drawing no. M16.161.D.003, dated September 2017, as well as the following:
- a. Specification,
 - b. Location;
 - c. Mechanism for control of the lights, including timings;
 - d. Details of the light spill;
 - e. Measures to prevent light spillage from the site, including control and tilt/uplift angles and details of the cowls to be fitted to the floodlights, as recommended in "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

The approved scheme shall be implemented in accordance with the approved details and thereafter maintained for the duration of the development.

Reason: In the interests of the visual amenities of the area and to protect the ecological interests of the site and local area and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 9 of the South Bucks Core Strategy 2011.

31. No lighting shall be used on site other than in accordance with the hours of operation set out in condition 6 above.

Reason: In the interests of the visual amenities of the area and to protect the ecological interests of the site and local area and to comply with Policy EP3 of the South Bucks District Local Plan 1999 and Core Policy 9 of the South Bucks Core Strategy 2011.