

APPENDIX E: Draft List of Conditions (without prejudice)

General

1. The development hereby permitted shall commence no later than three years from the date of this planning permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be commenced, nor shall any soil movement operations, demolition or other site clearance occur until such time as planning permission reference: PL/20/4332/OA has been granted and all subsequent reserved matters pursuant to that permission have been approved and a contract has been let for the works permitted under that planning permission and a copy of the contract has been submitted to the local planning authority prior to such commencement. This is with the exception of any necessary ground investigations and surveys. The operator shall provide written notification of the date of commencement to the Local Planning Authority within one week of that date.

Reason: The application has been considered in the context of which it is put forward. The application is primarily for prior-extraction of mineral and some facilitating works to provide a development base for the development put forward under application ref: PL/20/4332/OA. For this reason, there needs to be reasonable probability that this application is implemented. Further, it is required to ensure that the M25 trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. For the avoidance of doubt National Highways will be consulted on any submitted details.

3. The development hereby permitted shall not be carried out other than in complete accordance with the following documents:
 - C17_LAN_001 – Location and Existing Situation.
 - C17_LAN_002 Phase 1_Establishment_Rev A.
 - C17_LAN_003 Phase 2_Mineral_Working Rev A
 - C17_LAN_004 Cross Sections_Rev A.
 - C17_LAN_008 Initial Site Management Compound .
 - JNY10850-07 Proposed Slough Road Access.

Reason: To define the development which has been permitted and so to control the operations in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

Highways

4. No development hereby permitted shall commence until detailed design drawings and specifications of the slip roads onto and off the M25 motorway, have been submitted to and approved in writing by the local planning authority. The details submitted shall be broadly in accordance with drawing ref: JNY10850-16a Temporary Construction Access. The development shall thereafter be carried out in accordance with the approved drawings.

Reason: To define the development which has been permitted and so to control the operations in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan. For the avoidance of doubt National Highways will be consulted on any submitted details.

Hours of operation

5. No operations authorised by this permission shall be carried out other than between the following hours with the exception of night-working in accordance with condition 6:

7:00 am to 7:00 pm Mondays to Fridays;

7:00 am to 1:00 pm Saturday;

No operations shall be carried out on Saturday 1:00pm to 7:00pm, or on Sundays or Public Holidays.

Reason: In the interests of local amenity in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

6. Prior to any night-working (for the purposes of this condition this is to be working between the hours of 7.00 pm – 7.00 am) being carried out in accordance with the permitted development, a scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail works to be undertaken, their duration and measures to minimise impacts. The development shall thereafter be carried out in accordance with the submitted scheme.

Reason: In the interests of local amenity in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

7. All and any plant and machinery shall operate only during the hours permitted by conditions 5 and 6, except in the case of an emergency, and shall be properly silenced and maintained in accordance with the manufacturer's specification.

Reason: In the interests of local amenity in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

Lighting

8. Prior to commencement of the development hereby permitted, a lighting scheme for both fixed and mobile task lighting including (as appropriate) details of arrangement within the site, type of fixtures, consideration of non-diesel generator methods of power generation, a lux plan to show any lighting spillage and hours of usage shall be submitted to and approved in writing by the Local Planning Authority. No lighting shall be erected or operated other than in accordance with the approved scheme thereafter.

Reason: To minimise lighting impacts and in the interests of the local landscape and the amenities of local residents in accordance with policies 16 and 20 of the Buckinghamshire Minerals and Waste Local Plan.

Contamination

9. Prior to the commencement of development hereby permitted the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - i) A site investigation, based on the preliminary assessment of existing ground conditions and contamination risks set out within chapter 11 of the Environmental Statement, Volume 1: Main Report dated July 2021, to provide information for a detailed assessment of the risk to all receptors that may be affected including those off site. This shall include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
 - ii) The site investigation results and the detailed risk assessment (i) 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.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme shall be implemented as approved.

Reason: This pre commencement condition is required to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Also to accord with policy 16 of the Buckinghamshire Minerals and Waste Local Plan and paragraph 174 of the National Planning Policy Framework.

10. Following completion of measures identified in the remediation strategy, if such a strategy is required arising from condition 9, prior to commencement of the development, a verification report demonstrating the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme. Copies of any waste transfer notes relating to exported soils shall be submitted to the Local Planning. The verification report must be undertaken in accordance with the Environment Agency's 'Land contamination risk management' guidance published 8th October 2020. The approved monitoring and maintenance programme shall be implemented.

Reason: This pre commencement condition is required to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Also to accord with policy 16 of the Buckinghamshire Minerals and Waste Local Plan and paragraph 174 of the National Planning Policy Framework.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be

prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Also to accord with policy 16 of the Buckinghamshire Minerals and Waste Local Plan and paragraph 174 of the National Planning Policy Framework.

Highways

12. Prior to commencement of the development hereby permitted a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority for alterations to the existing field access onto Slough Road for temporary construction purposes. The access shall be constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy 17 of the Buckinghamshire Minerals and Waste Local Plan.

13. Prior to commencement of the development hereby permitted a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of (but not limited to):
 - i. A construction programme for the Motorway Service Area
 - ii. Construction worker travel arrangements
 - iii. The routing of construction vehicles along the local highway from the nearest motorway or large distributor road to the site.
 - iv. Details of vehicles accessing the site and a schedule identifying when they would need access
 - v. Swept path drawings for vehicle routes for all vehicle sizes
 - vi. Maximum number of site operative LGV movements
 - vii. Pre-condition surveys of the agreed route for construction vehicles where within Buckinghamshire
 - viii. Measures/systems to manage HGV construction traffic
 - ix. The parking of vehicles of site operatives and visitors

- x. Loading and unloading of plant and materials
- xi. Storage of plant and materials used in constructing the development
- xii. Details of how the spread of dirt or dust onto the public highway would be prevented (e.g. Wheel washing facilities).

The approved plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents in accordance with policy 17 of the Buckinghamshire Minerals and Waste Local Plan.

14. Upon completion of the slip road accesses to the M25 as approved under condition 4 above no HGVs associated with the development hereby permitted shall access the site other than via these slip roads.

Reason: In the interests of local amenity and the local highway network in accordance with policies 16 and 17 of the Buckinghamshire Minerals and Waste Local Plan.

15. Export of mineral and soils shall not be carried out other than via the slip road accesses to the M25 as approved under condition 4 above.

Reason: In the interests of local amenity and the local highway network in accordance with policies 16 and 17 of the Buckinghamshire Minerals and Waste Local Plan.

16. The total combined maximum number of heavy goods vehicle movements (where heavy goods vehicles are those greater than 3.5 tonnes unladen weight) accessing the site via the A4007 shall not exceed 50 (25 in, 25 out) per day. For the avoidance of doubt, in combination with condition 14, upon completion of the slip road accesses to the M25 in accordance with the details approved pursuant to condition 4 above, no heavy good vehicles shall access the site via the A4007.

Reason: To protect local residents from being adversely impacted by noise from HGVs travelling to and from site in accordance with policies 16 and 17 of the Buckinghamshire Minerals and Waste Local Plan.

17. Records of the daily heavy good vehicle movements accessing and egressing via the A4007 shall be maintained for the duration of the development hereby permitted. These records shall include the dates and timings of movements (access and egress) and the associated numberplates for the vehicles either in writing and/or CCTV footage. These records shall be made available to the Local Planning Authority no later than one week after any request to view them has been made.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policies 16 and 17 of the Buckinghamshire Minerals and Waste

Construction Environmental Management Plan (CEMP)

18. Prior to commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall set out but not be limited to the following:
- a) Programme for the extraction of minerals approved under planning application CM/0036/21
 - b) The proposed traffic routes to the site, to be identified on a plan;
 - c) Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from by vegetation clearance, ground works, demolition and/or construction to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0930) and PM Peak (1630-1800) periods);
 - d) an estimate of the daily traffic movements, profiled for each minerals extraction phase, identifying the peak level of vehicle movements for each day;
 - e) details of local road temporary traffic management measures.
 - f) confirmation that a formal agreement from National Highways for temporary access/egress has been obtained (if required) for the M25 motorway
 - g) details of any proposed strategic road temporary traffic management measures on the M25 motorway;
 - h) Management and hours of construction work and deliveries;
 - i) area(s) for the parking of vehicles of site operatives and visitors;
 - j) area(s) for the loading and unloading of plant and materials;
 - k) area(s) for the storage of plant and materials used in constructing the development;
 - l) details of wheel washing facilities;
 - m) the mitigation measures in respect of noise and disturbance during the minerals extraction including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes;

- n) a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;
- o) details of waste management arrangements;
- p) the storage of materials and construction waste, including waste recycling where possible;
- q) the storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- r) measures to avoid impacts on the non-statutory designated sites and retained habitats;
- s) details of drainage arrangements during the minerals extraction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas because of the construction programme;
- t) protection measures for hedgerows and grasslands;
- u) contact details of personnel responsible for the works; and
- v) soil movement methods and tracking of soil movement

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting amenities, minimising damage during construction and highway safety, convenience of highway users and to ensure that the M25 and M40 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. For the avoidance of doubt National Highways will be consulted on any submitted details.

Noise

19. Prior to commencement of the development hereby permitted, a Noise Monitoring, Mitigation and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following details: noise monitoring methods, measures to reduce noise impacts upon nearby noise sensitive receptors, details of all machinery to be utilised on site (including their acoustic specification) and the method of recording noise complaints submitted to the operator and the corresponding action taken to address the complaint. The development shall not thereafter be carried out other than in accordance with the approved details for the duration of the development.

Reason: To limit the impact of noise on the residential and other amenities of locality and to comply with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

Dust

20. Prior to commencement of the development hereby permitted, a detailed scheme for the monitoring and mitigation of dust shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter for the duration of the development.

Reason: This pre commencement condition is required to ensure air quality impacts from the proposal would not be unacceptable and in the interests of local amenity in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

Ecology

21. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112) and with the proposals detailed on plan "Proposed CVS Minerals Site: Impact Plan for great crested newt District Licensing (Version 1)", dated 24th January 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112.

22. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the local planning authority and the local authority has provided authorisation for the development to proceed under the district newt licence. The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts.

23. Prior to the commencement of development hereby permitted, reptile verification surveys, badger surveys and bat surveys of affected trees or structures, shall be carried out and submitted to and approved in writing by the Local Planning Authority, including any mitigation. Should development not commence within twelve months from the date of completion of those updated protected species and habitat surveys with the exception of Badger surveys which will be valid for no longer than six months further updated surveys shall therefore be submitted in writing to the Local Planning Authority prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The results of the updated survey(s) and any required amended mitigation will be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development and works shall be carried out in accordance with the approved details thereafter, unless otherwise agreed in writing by the Local Planning Authority. Any mitigation shall be retained thereafter.

Reason: This condition is required prior to commencement in order to comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Protection of Badgers Act 1992 and Wildlife and Countryside Act 1981 (as amended).

Arboriculture

24. Prior to the commencement of the development hereby permitted, a site specific Arboriculture Method Statement (AMS) taking into account guidance within British Standard 5837 :2012 to cover all aspects of tree protection/retention and proposed tree works and including details of all tree protection measures (including root protection areas and fencing), tree works specifications and a detailed tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be carried out in accordance with the approved Arboriculture Method Statement.

Reason: To maintain the amenity of the area and ensure retained trees, shrubs and hedges are not damaged during all phases of development to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 by ensuring the development accords with method statement and that the correct materials and techniques are employed which conform to current British Standard 5837 specification guidance. Also, to accord with policy 18 of the Buckinghamshire Minerals and Waste Local Plan.

Soil Stripping and Storage

25. Prior to commencement of the development hereby permitted a scheme for stripping, handling and storage of soils shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail tests for ascertaining that ground and soil conditions are suitable for soil handling. The scheme shall also include any necessary biosecurity measures to ensure earthmoving plant does not introduce non-native / invasive species to the site. The development shall be carried out in accordance with the approved details

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

26. All topsoil shall be stored separately from subsoil and over or underburden (soil substitute material). All subsoil shall be stored separately from over or underburden. Topsoil shall be stripped from areas where mounds of subsoil and over or underburden (soil substitute material) and subsoil are to be stored. Where continuous bunds are used dissimilar soils shall be separated by a third material the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the bund construction. The bunds shall not be located other in the positions specified on the plans approved pursuant to condition 3 of this permission.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

27. All stored topsoil, subsoil over or underburden mounds shall be constructed with the minimum of compaction necessary to ensure stability. The storage mounds shall be shaped to avoid the collection of water in surface undulations.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

28. Except for the purposes of soil stripping or replacement operations, no topsoil or subsoil shall be traversed by heavy vehicles and no storage mounds shall be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or maintenance.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

29. Topsoil storage mounds shall not exceed three metres in height. Subsoil mounds shall not exceed five metres in height.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

30. The topsoil and subsoil material storage mounds once constructed shall not be subsequently disturbed until required for construction or restoration purposes whether for use in the development permitted under application ref: PL/20/4332/OA or the restoration required by condition 39 of this consent.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

31. No subsoil or topsoil shall be exported from the site until such time as planning permission reference PL/20/4332/OA has been granted, all subsequent reserved matters pursuant to that permission have been approved and the consented development commenced with written notification provided to the Local Planning Authority.

Reason: To ensure that sufficient soils are available for restoration purposes in accordance with policy 25 of the Buckinghamshire Minerals and Waste Local Plan.

Extraction and Processing

32. No processing of any sand and gravel extracted under this permission shall occur on the site.

Reason: In the interests of local amenity in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

33. Stockpiles of unprocessed sand and gravel within the 'staging area' identified on drawing ref: C17_LAN_003 Phase 2_Mineral_Working) Rev A shall not exceed 5 metres in height.

Reason: To minimise the visual impact of the development on the locality in accordance with policies 16 and 20 of the Buckinghamshire Minerals

Archaeology

34. (1) No development shall take place, unless authorised by the Local Planning Authority, until the developer have undertaken archaeological evaluation in form of a geophysical survey and trial trenching in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Where significant archaeological remains are confirmed these will be preserved in situ.

(2) Where significant archaeological remains are confirmed, no development shall take place until an appropriate methodology for their preservation in situ has been submitted to and approved in writing by the Local Planning Authority.

(3) Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ but are worthy of recording no development shall take place until a programme of archaeological work has been secured and implemented in accordance with a written scheme of investigation which has been first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the Historic Environment in accordance with policy 19 of the Buckinghamshire Minerals and Waste Local Plan.

Water Environment

35. The development shall not begin until a surface water drainage scheme for the site, based on the principles of Phase 2 – Schematic Drainage Plan (drawing no. C17_LAN_006, September 2021, ESP) and Flood Risk Assessment (ref. B/CSV/CSVMSA/FRA001/21, 13th July 2021, BCL Hydro), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall also include:

- Full construction details of all surface water drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete (where necessary), together with storage volumes of all surface water storage components

- 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 shall 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-commencement condition is to ensure that a surface water drainage strategy has been agreed prior to construction in accordance with Paragraph 167 and 169 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk and policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

36. No development shall take place until a scheme for the provision and management of a 10 metre wide buffer zone alongside the watercourse has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting and landscaping. The scheme shall include:

- plans showing the extent and layout of the buffer zone.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the buffer zone will be protected during development and managed over a five year period following completion of the development
- details of any proposed footpaths or fencing

Reasons: By including a 10m buffer zone throughout the duration of the mineral extraction operation, the integrity of the watercourse is maintained. The buffer zone will provide additional protection to the watercourse against surface water run off. This approach is supported by paragraph 179 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. This condition is also supported by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the

Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. This condition is also supported by local plan policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

37. No drainage systems for the infiltration of surface water to the ground shall be constructed unless a scheme pertaining to these works has been submitted to and approved in writing by the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework and policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

Time Limit

38. Extraction of minerals shall cease no later than 14 months after the development hereby approved has been commenced.
Reason: To define the development which has been permitted and so to control the operations in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

Restoration

39. In the event that the development hereby permitted has been commenced and either:
- a) no material operation comprised within planning permission reference: PL/20/4332/OA (and all subsequently approved reserved matters applications) has occurred within 12 calendar months of the date of commencement for planning permission reference: CM/0036/21
 - or
 - b) the mineral extraction or mineral export has ceased for a period of time greater than 3 consecutive calendar months following the date of commencement of the development hereby permitted and no material operation comprised within planning permission reference: PL/20/4332/OA (and all subsequently approved reserved matters applications) has occurred,

the operator must immediately notify the Local Planning Authority in writing that a) or b) has occurred and within 3 calendar months of the date of the aforementioned written notice, the operator must submit to the Local Planning Authority a revised scheme of restoration, (based upon the Drawing titled: “Mineral Restoration without Non-mineral Development”, Figure 14.1, and dated April 2022) for the Local Planning Authority’s written approval. The revised scheme shall include:

- a biodiversity action plan (“BAP”) identifying specific opportunities for the re-creation of priority habitats and the protection and recovery of priority species population
- a surface water drainage scheme for the site where this differs from the details approved pursuant to condition 35 and based upon the principles of Phase 2 – Schematic Drainage Plan (drawing no. C17_LAN_006, September 2021, ESP) and Flood Risk Assessment (ref. B/CVS/CVSMSA/FRA001/21, 13th July 2021, BCL Hydro)
- a programme for implementing that scheme (including a Construction Environmental Management Plan and Landscape and Ecological Management Plan)

The site must then be restored in accordance with the aforementioned approved documents within 12 calendar months of the date of the Local Planning Authority’s written approval.

Reason: To ensure the satisfactory restoration of the site in accordance with policy 25 of the Minerals and Waste Local Plan.

Aftercare

40. Within six months of the date of any written approval of documents from the Local Planning Authority pursuant to condition 39, an aftercare scheme for a period of five years for the site detailing the steps necessary to bring the land to the required standard for agriculture including biodiversity enhancements as indicated upon documents approved pursuant to condition 39, shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the annual aftercare programme which shall be carried out in each year of the aftercare period. This shall include provision for any necessary planting, cultivating, fertilising, watering, draining or otherwise treating the land. The scheme shall also provide for an annual meeting throughout the five-year aftercare period between the landowner or successor in title, and the Local Planning Authority.

The development shall be implemented in accordance with the approved aftercare scheme.

Reason: To ensure the satisfactory restoration of the site in accordance with policy 25 of the Minerals and Waste Local Plan.