



TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

WYG Planning And Design
5th Floor
Longcross Court
47 Newport Road
Cardiff
CF24 0AD

APP REF: PK11/0613/MW
DATE VALID: 28th February 2011
DECISION DATE: 11th March 2015
PARISH: Sodbury Town Council

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PK11/0613/MW

DESCRIPTION OF DEVELOPMENT: Application for determination of conditions under the Environment Act 1995 - formerly P98/2078/MR

APPLICANT: Hanson Aggregates

LOCATION: Chipping Sodbury Quarry Chipping Sodbury Bristol South Gloucestershire BS37 6AY

In accordance with the application and accompanying plans, subject to the conditions specified below:

CONDITIONS

A. DEFINITION OF TERMS

1. For the purpose of clarification any reference in the following conditions to:
 - (i) **Barnhill** means the area of worked out excavation and the land presently occupied by aggregate stockpiles lying to the west of the B4060 Wickwar Road and to the south of Southfield Way as shown coloured brown on the Quarry Areas site location plan 1.03 attached to this Notice, which benefits from IDO permission NA/IDO/004.
 - (ii) **Hampstead Farm** means the area of present mineral extraction operations lying to the east of the B4060 Wickwar Road and to the south of the Brinsham Stream, as shown coloured yellow on the Quarry Areas site location plan 1.03 attached to this

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Notice, which benefits in part from IDO permission NA/IDO/004 and the adjoining permissions N4997 and P90/1871 (which are subject to renewal decision notices PK11/0398/MW dated 8th March 2013, and PK10/3386/FMW dated 2nd April 2013 .

(iii) **Southfields** means the area of land presently occupied by the plant site lying to the west of the B4060 Wickwar Road and to the north of Southfield Way as shown coloured pink on the Quarry Areas site location plan 1.03 attached to this Notice, which benefits from permissions SG646/C and SG646/H.

(iv) **Brinsham East** means the presently un-worked area of land lying to the east of the B4060 Wickwar Road and to the north of the Brinsham Stream, as shown coloured purple on the Quarry Areas site location plan 1.03 attached to this Notice, which benefits from IDO permission NA/IDO/004.

(v) **Brinsham West** means the presently un-worked area of land lying to the west of the B4060 Wickwar Road and to the north of the Brinsham Stream, as shown coloured blue on the Quarry Areas site location plan 1.03 attached to this Notice, which benefits from IDO permission NA/IDO/004.

(vi) **Chipping Sodbury Quarry** means the quarry complex as a whole comprising those areas of land referred to in (i) to (v) above.

Reason

For the avoidance of doubt and to ensure that there is no misunderstanding as to which area(s) of land the conditions of this permission relate.

B. DURATION OF THE PERMISSION

2. Duration of the Permission

Unless otherwise agreed in writing with the Mineral Planning Authority (MPA) this planning permission for the winning and working of minerals or the depositing of mineral waste shall cease not later than 31st December 2045.

Reason

To define the anticipated duration of the development and to accord with the requirements of National Planning Practice Guidance and the Planning and Compensation Act 1991.

C. HOURS OF OPERATION

Barnhill

3. No lorry movements, heavy plant or any other operations in connection with the stockpiling area at the Barnhill site shall take place outside the hours of 07:00 and 18:30 Mondays to Fridays and 07:00 to 13:00 on Saturdays. No operations shall take place on Sundays or Public Holidays.

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Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

Hampstead Farm

4. Except in emergencies to maintain safe quarry working (which shall be notified to the Local Planning Authority as soon as practicable) or unless the Local Planning Authority has agreed otherwise in writing:
- (a) no operations, other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site except between the following times:
07:00 - 22:00 Mondays to Fridays; and
07:00 - 16:00 on Saturdays;
 - (b) no servicing, maintenance and testing of plant shall be carried out at the site between 22:00 and 07:00 on any day except in operational emergency
 - (c) no operations for the stripping of soils and removal of overburden and the formation and subsequent removal of material from any environmental banks and soil/overburden/storage areas shall be carried out at the site except between the following times:
08:00 - 18:00 Monday to Fridays; and
08:00 - 13:00 hours Saturdays;
 - (d) no operations other than environmental monitoring and water pumping at the site shall take place on Sundays or Public Holidays, except in operational emergency
The 'exceptional' circumstances justifying these operations outside the approved hours must be considered necessary in the interests of maintaining safety or national or regional emergencies.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

Brinsham East

5. Except in emergencies to maintain safe quarry working (which shall be notified to the Local Planning Authority as soon as practicable) or unless the Local Planning Authority has agreed otherwise in writing:
- (a) no operations, other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site except between the following times:
07:00 - 22:00 Mondays to Fridays; and
07:00 - 16:00 on Saturdays;
 - (b) no servicing, maintenance and testing of plant shall be carried out at the site between 22:00 and 07:00 on any day except in operational emergency

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- (c) no operations for the stripping of soils and removal of overburden and the formation and subsequent removal of material from any environmental banks and soil/overburden/storage areas shall be carried out at the site except between the following times:
08:00 -18:00 Monday to Fridays; and
08:00 - 13:00 hours Saturdays;
- (d) no operations other than environmental monitoring and water pumping at the site shall take place on Sundays or Public Holidays, except in operational emergency
The 'exceptional' circumstances justifying these operations outside the approved hours must be considered necessary in the interests of maintaining safety or national or regional emergencies.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

Brinsham West

- 6. Except in emergencies to maintain safe quarry working (which shall be notified to the Local Planning Authority as soon as practicable) or unless the Local Planning Authority has agreed otherwise in writing:
 - (a) no operations, other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site except between the following times:
07:00 - 19.00 Mondays to Fridays; and
07:00 - 16:00 on Saturdays;
 - (b) no servicing, maintenance and testing of plant shall be carried out at the site between 22:00 and 07:00 on any day except in operational emergency
 - (c) no operations for the stripping of soils and removal of overburden and the formation and subsequent removal of material from any environmental banks and soil/overburden/storage areas shall be carried out at the site except between the following times:
08:00 - 18:00 Monday to Fridays; and
08:00 - 13:00 hours Saturdays;
 - (d) no operations other than environmental monitoring and water pumping at the site shall take place on Sundays or Public Holidays, except in operational emergency
The 'exceptional' circumstances justifying these operations outside the approved hours must be considered necessary in the interests of maintaining safety or national or regional emergencies.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

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Southfields

7. With the exception of emergency requirements to be approved beforehand by the Local Planning Authority, and subject to condition ~~5a~~ ^{8.8.} below, no operations shall be carried out on the Southfields site in connection with the primary crushing plant except between the hours of 07:00 to 19:00 Mondays to Fridays and 07:00 to 13.00 Saturdays. No operations shall take place on Sundays or Public Holidays.

Reason

To allow flexibility for the industry to provide material at night and weekends for road works and to balance protection of the amenities of local residents and in accordance with Policies 22 and 27 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

8. Subject to prior notification to the MPA, extended hours of operation of the primary crushing plant between 06:00hrs to 22:00 Mondays to Fridays shall be permissible for a maximum of 12 weeks in any 12 month period. Records shall be maintained by the Operator of the number of days and weeks which the plant is operated within the extended hours, which shall be made available to the MPA upon request.

Reason

To protect the amenities of local residents and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

9. The hours of working of other items of plant (to include the secondary and tertiary crushing plant and screens, and the loading out of aggregate for off site sales) shall be limited to the hours of 05:00 to 19:00 Mondays to Fridays, and 05:00 to 12:00 on Saturdays. There shall be no operation of the secondary and tertiary crushing plant and screens, or off site sales on Sundays and Bank Holidays.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

10. The hours of working of the coated roadstone plant shall be limited to 06:00 to 15:00 Mondays to Fridays and 06:00 to 12:00 on Saturdays, with additional hours as detailed in condition 11.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

11. Extended hours of operation of the coated roadstone plant shall be permissible within the following times and periods:

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- a) 05:00 to 00:00 midnight for a maximum of 12 weeks in any 12 month period;
- b) within the 12 weeks referred to in condition 8a above, the operation for 24 hours / day for up to 35 days in any 12 month period;
- c) when working in accordance with 11a and 11b above, the extended operations shall take place for no more than 5 working days in any 7 day period;

Reason

To allow flexibility for the industry to provide material at night and weekends for road works and to balance protection of the amenities of local residents and in accordance with Policies 22 and 27 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

- 12. Except in emergencies to maintain safety or unless the MPA has agreed in writing, no servicing, maintenance and testing of plant shall be carried out between 22:00 hours and 07:00 hours Mondays to Saturdays and, with the exception of environmental monitoring and water pumping, not at all on Sundays or Public Holidays.

Reason

To protect the amenities of local residents and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

D ACCESS, TRAFFIC AND PROTECTION OF HIGHWAY

- 13. **Access, Traffic and Protection of Highway**
Prior to the commencement of operations in Brinsham West, details shall be submitted for the approval of the MPA of the access to be created onto the B4060, which will provide service access to Brinsham West. The access details shall be based upon the access location illustrated on plan 102, of the approved plans. The use of the Brinsham West access shall be confined to movements associated with the installation and servicing of plant and access for associated personnel, and for temporary movements associated with the transfer of soil to Southfields and / or Barnhill for restoration works (ref condition 21 below).

Reason

In the interests of highway safety and safeguarding the local environment and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

- 14. No loaded lorries shall leave the site un-sheeted except those carrying stone in excess of 750mm.

Reason

In the interests of highway safety and safeguarding the local environment and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

15. No Heavy Goods Vehicles shall leave the Southfields plant site unless their wheels have been cleaned in the existing wheel washing system. In the event of the need for replacement of the wheel wash, the details of the design and location shall be submitted to and approved in writing by the MPA before installation.

Reason

In the interests of highway safety and to prevent mud and dust getting on the highway and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

16. Unless as may be approved otherwise in writing by the Local Planning Authority no access to Heavy Goods Vehicles shall be gained to the quarry workings at Hampstead Farm other than via the existing tunnel beneath the B4060 Wickwar Road.

Reason

In the interests of highway safety and safeguarding the local environment and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

E SCHEME OF WORKING

(i) Limits on Extraction Areas

17. No mineral extraction operations shall take place within the following areas of land at Chipping Sodbury Quarry:

- (i) the un-quarried area on the west side of the Barnhill excavation which is in part presently used for the stockpiling of stone shown hatched horizontally on Plan 1 attached to this Notice;
- (ii) the un-quarried eastern half of the Hampstead Farm IDO permission area shown hatched diagonally on Plan 1 attached to this Notice, except for the carrying out of those works in the eastern half of Hampstead Farm required to permit the full exploitation of those limestone reserves within the remainder of the Hampstead Farm area lying to the east of the Wickwar Road.
- (iii) the corridor of land along the Brinsham Stream, shown cross hatched on Plan 1, except for those works required to provide a haul road crossing of the Brinsham Stream pursuant to condition 22 of this Notice.

Reason

To prevent quarrying taking place in environmentally sensitive parts of the site and in accordance with Policies 6, 14, 16 and 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(ii) Quarry Development Scheme.

18. Unless otherwise approved in writing by the MPA, the phased quarry development scheme for Hampstead Farm, Brinsham East and Brinsham West shall be carried out in accordance with the details illustrated on plan ref numbers 101, 102, and 103 accompanying the decision notice.

Reason

To define and confirm the details of the quarry development scheme and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

19. No quarrying shall take place in Brinsham East until the area of Hampstead Farm has been substantially worked to the intermediate levels illustrated on plan 101.

Reason

To secure the orderly and phased development of the quarry and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

20. During the course of quarrying at Hampstead Farm and East Brinsham Farm the general direction of workings shall be from south to north

Reason

To secure the orderly and phased development of the quarry and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(iii) Soil Management: Brinsham East

Within 3 months of the date of the decision notice a Soil Management Strategy for Brinsham East shall be submitted for the approval of the MPA. The Strategy shall set out a soil stripping, storage and re-use strategy for the use of soils from Brinsham East, and shall draw upon the preliminary strategy set out in chapter 3.0 of the ES accompanying the application. The Strategy shall confirm:

- (i) Proposals for the separate stripping of top soil, sub soil and overburden;
- (ii) Soil handling methods to minimise damage to soil structure;
- (iii) Heights and locations of temporary soil storage bunds;
- (iv) Measures to ensure the safeguarding and enhancement of ecological features and species within and in the vicinity of the proposed storage to the east of Hampstead Farm; and
- (v) Proposals for the permanent use of the soil and overburden resource.

and the strategy shall thereafter be implemented in accordance with the approved details.

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Reason

To ensure the sustainable use of soil resources and in accordance with Policies 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(iv) Brinsham Stream Crossing

Within 3 months of the date of the decision notice, details of the haul road crossing of Brinsham Stream shall be submitted to the MPA. The scheme shall confirm:

- (i) The nature of the works on the bank and in the bed of the Stream;
- (ii) The precise location of the crossing point;
- (iii) The construction details of the crossing point to ensure the integrity of the crossing in terms of the heavy plant usage; and
- (iv) The results of a localised ecological survey of the Stream crossing point, with any ecological mitigation measures which may be required (notably in terms of passage of otters).

Reason

To ensure the protection of the stream and associated ecological interest and in accordance with Policies 14 and 20 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(v) Soil Management: Brinsham West

23. Prior to the commencement of operations in Brinsham West, a Soil Management Strategy shall be submitted for the written approval of the MPA. The Strategy shall set out a soil stripping, storage and re-use strategy for the use of soils from Brinsham West, and shall draw upon the preliminary strategy set out in chapter 3.0 of the ES accompanying the application. The Strategy shall confirm:

- i) Proposals for the separate stripping of top soil, sub soil and overburden;
- (ii) Soil handling methods to minimise damage to soil structure;
- (iii) Heights and locations of temporary soil storage bunds;
- (iv) The volume of soils to be transferred off site for re-use in restoration or other works elsewhere within the Chipping Sodbury complex;
- (v) The timescale of off site movements;
- (vi) The location of temporary storage in Southfields; and
- (vii) Proposals for the permanent use of the soil and overburden resource.

and the strategy shall thereafter be implemented in accordance with the approved details.

Reason

To ensure the sustainable use of soil resources and in accordance with Policies 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(vi) Brinsham West Conveyor Tunnel

Prior to the construction of the conveyor tunnel between Brinsham East and Brinsham West, the details of the tunnel shall be submitted and approved by MPA. The scheme shall draw upon the principles of the tunnel design set out in Chapter 3.0 of the ES and shall confirm:

- (i) The dimensions of the tunnel;
- (ii) The invert level below the B4060; and
- (iii) The method and anticipated timescale for construction

Reason

To ensure the protection of the public highway and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(vii) Barnhill Quarry

25. The processed aggregate stockpiling at Barnhill, including the location, height and area, means of access and measures for the control of dust arising from the stockpiling operations shall be operated in accordance with the scheme referred to in condition 39.

Reason

To minimise visual intrusion, noise and dust arising from the present stockpiling of stone, and in the interests of the amenities of the locality and in accordance with Policies 6 and 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

F ENVIRONMENT PROTECTION

(i) Processing Plant

26. Within Brinsham West, with the exception of temporary works to create an intermediate base at 64m AOD, no fixed or mobile plant shall be installed at the site above the 64m AOD level without the prior agreement in writing of the Minerals Planning Authority.

Reason.

To allow the Minerals Planning Authority to retain full control over the appearance of the site in the interests of the amenities and character of the area and in accordance with Policies 6 and 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002..

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(ii) Blasting and Vibration.

27. Unless there are exceptional circumstances such as a safety emergency, blasting shall only be carried out between 10:00 and 16:00 Mondays to Fridays, and 10.00 to 12.00 on Saturday. No blasting shall take place at any other time, i.e., Saturday afternoons, Sundays or Bank or National Holidays.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

28. Blasting times shall be clearly advertised at the quarry and an audible warning shall be sounded before each blast to alert personnel, residents and visitors to the area.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

29. Each blast at the quarry shall be monitored and the results used to regularly update knowledge of the vibration propagation. Upon request the updated results and regression curves of Peak Particle Velocity against Scaled Distance shall be supplied to the Mineral Planning Authority. The regression curves supplied shall be the mean curve and the 95 percentile limit curves.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

30. A record of each blast at the quarry shall be maintained showing the Maximum Instantaneous Charge, the number of holes and total charge and detonation technique, together with the detailed location of the blast. The record shall also show the minimum distance to the nearest noise vibration sensitive premises.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

31. Ground vibration as a result of blasting operations shall not exceed a peak particle velocity of 6mm/sec in 95% of all blasts measured over any period of 6 months, and no individual blast shall exceed a peak particle velocity of 12mm/sec as measured at vibration sensitive buildings. The measurement to be the maximum of three mutually perpendicular directions taken at ground surface.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

32. No secondary blasting shall take place whatsoever and any work necessary for the breaking of stone shall be by the drop-ball method or by hydraulic hammer only.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(iii) Noise.

33. Except for temporary operations, the free-field Equivalent Continuous Noise Level LAeq 1 hour due to operations in the site shall not exceed the relevant criterion limit specified in Schedule 1 at each nominated representative dwelling for the periods specified. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for such effects.

Schedule 1

Location	07:00 - 19.00 Criterion dB LAeq,T	19:00 - 22:00 Criterion dB LAeq,T	22:00 - 07:00 Criterion dB LAeq,T
1. Rockwood House		47	47
2. Home Farm		46	46
3 Little Brinsham Farm		48	48
4. Badger's Holt		48	48
5. Lattimore Farm		46	46
6. Maple Ridge Farm		55	55
7. Brinsham Farm		48(upper limit of 55 ¹)	48
8. Greenways Rd / Wiltshire Avenue		48	48
9. No 97 Wiltshire Avenue		47	47

¹Higher criterion only relevant during temporary drilling operations on the upper bench at Brinsham West

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

34. Within 3 months of the date of the decision notice a Noise Monitoring Scheme shall be submitted for the written approval of the MPA detailing the locations, frequency and methodology of routine noise monitoring to be undertaken.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

35. During drilling operations on the upper bench of Brinsham West, drilling operations shall be restricted to the hours of 08:00 - 18:00 Mondays to Fridays.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

36. Within 3 month of the date of the decision notice schemes shall be submitted for the written approval of the MPA setting out proposals for noise mitigation during drilling operations on the upper benches of Brinsham East and Brinsham West. These schemes shall include details of temporary noise attenuation barriers or other means of noise mitigation to ensure adherence to the noise criterion levels set out in Schedule 1.

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

37. For temporary operations such as site preparation, soil and overburden stripping, bund formation and removal and final restoration, the free field noise level due to work at the nearest point to each dwelling shall not exceed 70dB LAeq 1 hour (2), expressed in the same manner as for condition 33 above. Temporary operations shall not exceed a total of eight weeks in any calendar year for work close to any individual noise sensitive property.

(2) Temporary higher criterion level of 75dB LAeq 1 hour to be applicable during bund construction to the north and west of Brinsham Farm

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(iv) Dust

Measures shall be taken to minimise dust emissions from quarrying operations, which shall include, but not be limited to:

- (i) Soils and overburden shall not be handled during extreme dry condition unless the working areas are damped down with water bowsers;
- (ii) Drilling of shot holes shall be undertaken by an air flushed drilling rig fitted with a dust collection system;
- (iii) Site haul roads within the quarry shall be dampened down as appropriate using a water bowser;

- (iv) All HGV's travelling on internal haul roads shall be subject to a speed limit of 15MPH.
- (v) All lorries, once loaded at Southfields shall pass through the vehicle wheel wash before existing onto the public highway;
- (vi) All aggregate lorries shall be sheeted, with the exception of those carrying +75mm size stone.

Reason

To protect the amenities of the local area and in accordance with Policy 24 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

39. (a) Stocks of less than 20mm processed limestone at Barnhill shall be progressively reduced in volume, with no additional stocks smaller than 20mm to be placed within the Barnhill stock area after 30th May 2015. Thereafter, all less than 20mm stocks shall be accommodated in the new Southfields stock area in accordance with the details illustrated on plan ref C43m/338 submitted to the MPA on 18th December 2014. Residual stocks of less than 20mm within the Barnhill stock area shall be depleted and fully removed from the Barnhill stock area by 31st December 2015. All greater than 20mm stock shall be relocated to the northern area of Barnhill by 31st March 2016, in accordance with the details illustrated on plan ref C43m338. Thereafter, processed limestone stocks at Barnhill shall be confined to greater than 20mm stock located in the northern area of Barnhill. Future stocks within the Barnhill stock area shall attain a height of no greater than 7m above the stock area floor level.
- (b) Future stocks within the Barnhill stock area shall attain a height of no greater than 7m above the stock area floor level. The existing dust suppression system at Barnhill shall be retained within the reduced stock area, and within 6 months of the date of the permission a scheme of dust suppression for the Southfields stock area shall be submitted for the written approval of the MPA, and thereafter implemented as agreed.
- (c) The southern area of Barnhill, as illustrated on plan ref C43/338, shall, from 30th September 2016 be restored to grassland via the spreading of 200mm of top soil and seeding with a general purpose meadow mixture (Emorsgate EM1).

Reason

To protect the amenities of the local area and in accordance with Policy 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(v) Hydrology and Hydrogeology

40. Within 5 years of the date of this decision notice, or 2 years prior to the commencement of operations in Brinsham West, whichever is the sooner, a scheme shall be submitted for the approval of the MPA setting out proposals for groundwater monitoring in Brinsham West. The scheme shall draw upon the principles set out in Chapter 8.6.1 of the accompanying ES, and shall confirm the locations for additional

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groundwater observation boreholes; the frequency of monitoring; the reporting and interpretation of results; and the means by which the results might inform the need for any additional mitigation measures or refinements of the working scheme. The scheme shall be implemented in accordance with the agreed details.

Reason

To protect the amenities and water environment of the local area and in accordance with Policy 20 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

41. Within 3 months of the date of the decision notice, a scheme shall be submitted for the written approval of the MPA setting out proposals for additional groundwater monitoring at Brinsham West, and additional surface water monitoring of the Brinsham Stream downstream of the existing quarry discharge to the stream. The scheme shall draw upon the results of ongoing monitoring of flows in the Brinsham Stream at the existing monitoring location immediately upstream of Hampstead Farm; the ongoing groundwater monitoring of the existing boreholes at Hampstead Farm and Brinsham East; and the principles of monitoring set out in section 8.6.1 of the ES, and shall be implemented in accordance with the approved scheme.

Reason

To protect the water environment of the local area and in accordance with Policy 20 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(vi) Ecology.

42. Within 12 months of the date of the decision notice, a scheme shall be submitted for the written approval of the MPA, setting out proposals for habitat retention and enhancement in within the area defined on plan 102 to the east of Hampstead Farm as the 'GCN Wildlife Area', and the adjoining areas 1 and 6 shown on plan 101 and 102 to include management of existing hedgerows, and the planting and management of new hedgerows, as illustrated on plan ref. 102 . No further restoration work shall take place within the defined areas 1 and 6 until the required habitat retention and enhancement scheme has been submitted and approved. The scheme shall then be implemented in accordance with a timetable to be set out in the scheme.

(Note, the scheme will be based upon the details of a European Protected Species Licence (EPSL) which will be submitted under separate legislation to Natural England, and which will need to be implemented in accordance with the terms of the Licence).

Reason

To protect the amenities and ecology of the local area and in accordance with Policy 6, 14 and 22 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

43. Within 3 months of the date of the decision notice a scheme shall be submitted confirming the use of turves and/or top-soils from the northern field of Brinsham East, which shall include their retention and use to create species rich neutral MG5 grassland on the new tip areas shown as tip 2 on plan 101, or other locations to be set out in the required scheme. The scheme shall be implemented in accordance with the approved details.

Reason

To protect the amenities and ecology of the local area and in accordance with Policy 6, 14, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

44. Any clearance of vegetation, scrub or trees which may support breeding birds, including ground nesting species such as skylark, will need to be restricted to periods outside the main bird breeding season (March - July inclusive), unless surveys by a suitably qualified ecologist have confirmed that breeding bird species are absent.

Reason

To protect the amenities and ecology of the local area and in accordance with Policy 14 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

45. Prior to the commencement of soil stripping in Brinsham West, an updated Phase 1 Habitat Survey and Phase 2 protected species survey shall be undertaken, which will update and build upon the results of the 2009/ 2010 Phase 1 Habitat survey. The results shall be submitted to the MPA prior to the commencement of soil stripping in Brinsham West, with proposals for mitigation measures, if appropriate. Any such measures shall be implemented in accordance with the approved scheme (4).

(4) Mitigation measures will be controllable under separate legislation in the event that protected species are identified at the site.

Reason

To protect the amenities and ecology of the local area and in accordance with Policy 14 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

46. Within 6 months of the date of the decision notice, a Habitat Management Plan (HMP) shall be submitted for the written approval of the MPA. The HMP shall draw upon the Chipping Sodbury Quarry Biodiversity Action Plan (which is separately and independently prepared by Hanson), and shall include proposals for:
- (i) The management and enhancement of the Brinsham Stream Corridor SNCI;
 - (ii) The management and maintenance of the GCN conservation area to be established to the east of Hampstead Farm;
 - (iii) The management of the new grassland to be established on the new tip areas to the east of Hampstead Farm (tip 2) and in the longer term the tip areas at Brinsham West;

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- (iv) A scheme to ensure the preservation of the two trees near 'Little Wood', Brinsham East, identified as having a high to moderate potential for use by bats (ref. ES Volume 2, Appendix 3H), with a management scheme to minimise indirect effects on bats;
- (v) A mitigation scheme for the protection of badgers and otters; and
- (vi) Management aims for other non operational areas.

The HMP shall thereafter be implemented as agreed

Reason

To protect the amenities and ecology of the local area and in accordance with Policies 14, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

(vii) Archaeology / Cultural Heritage

47. No excavation, including soil stripping operations, shall take place in the un-worked areas of Brinsham East and Brinsham West until the Applicants, or their successors in title, have secured the implementation of a programme of archaeological investigation and recording in accordance with a written scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To protect and record the archaeological interest of the local area and in accordance with Policy 18 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

48. During the period of topsoil and overburden removal in Brinsham East and Brinsham West, the MPA shall be afforded adequate opportunity to inspect any features of possible archaeological value unearthed and the quarry operators shall give the MPA no less than 7 days notice of the date on which topsoil stripping will commence.

Reason

To protect and record the archaeological interest of the local area and in accordance with Policy 18 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

G. LANDSCAPING RESTORATION AND AFTERCARE

49. Within 3 months of the date of the decision notice a scheme shall be submitted for the approval of the MPA setting out proposals for the landscape treatment of the soil storage bunds to be created pursuant to condition 21, and for hedgerow planting in within the Tip 2 area. The approved details shall be implemented as agreed.



Reason

To protect the landscape and amenities of the local area and in accordance with Policies 6, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

50. Within 6 months of the date of the decision notice, a scheme shall be submitted for the approval of the MPA, setting out proposals for intermediate landscape planting and restoration works on corridor of land to the east of Hampstead Farm and west of Tips 1, 6 and 2 shown on plan 101. The scheme shall draw upon the concept set out on plans 101 and 102, and shall include details of tree planting proposals along the eastern edge of Hampstead Farm, and the wildlife pond to be established to the north west of Tip 2 ⁽⁵⁾. The approved details shall be implemented as agreed.

⁽⁵⁾ The details of the wildlife pond will in part be dictated by the requirements of the mitigation strategy for GCN which will be developed as part of the EPSL.

Reason

To protect the landscape and amenities of the local area and in accordance with Policies 6, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

51. Within 12 months of commencement of operations in Brinsham East, a scheme shall be submitted for the written approval of the MPA, setting out proposals for intermediate restoration and landscape treatment of the upper bench and faces of Brinsham East. The scheme shall draw upon the alternative restoration treatments proposed in Chapter 4.0 of the ES, with specific proposals for treatments of the defined areas. The approved details shall be implemented as agreed.

Reason

To protect the landscape and amenities of the local area and in accordance with Policies 6, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

52. Within 12 months of commencement of operations in Brinsham West, a scheme shall be submitted for the written approval of the MPA, setting out proposals for intermediate restoration and landscape treatment of the upper bench and faces of Brinsham West. The scheme shall draw upon the experience of the intermediate restoration of Brinsham East, and the alternative restoration treatments proposed in Chapter 4.0 of the ES, with specific proposals for treatments of the defined areas. The approved details shall be implemented as agreed.

Reason

To protect the landscape and amenities of the local area and in accordance with Policies 6, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

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53. The Chipping Sodbury Quarry complex shall be subject to final restoration in accordance with the principles set out on plans 104 and 105 attached to the decision notice. Not less than 12 months before quarry workings cease at Brinsham West, a detailed scheme of restoration for the Chipping Sodbury Quarry complex shall be submitted to the MPA, drawing upon the restoration strategy plans and the restoration treatments set out in Chapter 4.0 of the ES. The detailed scheme shall include details of and make provision for:-

- (i) the nature of the intended after-use of the lakes which will form within Hampstead Farm, Brinsham East, Brinsham West, Southfields and Barnhill;
- (ii) the sequence and phasing of reclamation of the excavation(s);
- (iii) the final form of the restored land including final restored levels, and the gradients of slopes around the margins of the lakes;
- (iv) overburden and soils to be placed on the the upper benches of the quarry above the reinstated final water level and in-situ overburden face to be re-graded prior to trees and shrub planting;
- (v) the landscape treatment of quarry faces and benches and excavated slopes, above the reinstated water level, including proposals for restoration blasting, or other appropriate techniques, to promote nature conservation interest and replicate those landscape features which occur naturally in limestone scenery;
- (vi) measures to establish and maintain the reinstated surface water level of the flooded quarry within the restored site at a level sufficient to supply the flow of the Brinsham Stream downstream;
- (vii) the boundaries of the lake(s) to be left on the conclusion of workings, which, where practicable shall be designed so as to accommodate shallow water around the waters edge;
- (viii) the location and species of tree and shrub planting to be established on quarry margins;
- (ix) a timetable for the implementation of the final scheme of restoration.

Upon approval, the scheme shall be implemented as approved unless a variation has been agreed in writing by the Local Planning Authority.

Reason

To protect the landscape and amenities of the local area and in accordance with Policies 6, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

54. Within 12 months of the date of the decision notice, the Applicants shall submit an Aftercare Management Plan (AMP) for the written approval of the MPA, which draws upon the outline aftercare management proposals set out in Chapter 4.5 of the ES. The AMP shall include details of:

- (i) Regular maintenance of the planting areas, which in accordance with BS 7370: Part 4:1993: should continue for 5 years after planting and include works as necessary to:

- maintain planted areas weed-free during the establishment period;
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- prune trees and shrubs to encourage even and healthy growth;
 - prune hedges to ensure dense, stock proof hedgerows form;
 - check and adjust or replace tree/shrub ties, stakes and rabbit-guards; and
 - heel-in plants suffering from frost heave.
- (ii) the avoidance of the use of fertilisers and herbicides within the quarry complex, in order to maintain low fertility soil conditions to help prevent unwanted weed growth, and encourage wild flowers;
- (iii) the replacement of shrubs or trees which die or appear sickly in the autumn/winter following planting;
- (iv) the holding of annual aftercare meetings to review progress to date; and
- (v) the removal of any noxious or notifiable weeds invading the site such as thistles (*Cirsium* spp) and Japanese Knotweed (*Fallopia japonica*) via the appropriate treatment.

Aftercare proposals for all other areas, including areas of natural regeneration, will consist of regular monitoring to identify specific maintenance requirements which will be reviewed in the annual aftercare meetings.

The approved details shall be implemented as agreed.

Reason

To protect the landscape and amenities of the local area and in accordance with Policies 6, 22, 28 and 29 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

55. Within 6 months of the date of the decision notice, the applicants shall submit a scheme for the written approval of the MPA, setting out proposals for the recording of geological features within the quarry. The details of the scheme shall thereafter be implemented as approved.

Reason

In the interests of the geology of the site and in accordance with Policy 14 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

IN ACCORDANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010.
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Minerals Planning Authority have worked with the applicant in a positive and proactive manner in seeking to satisfactorily review the historic consents and conditions and balance the requirements of the quarry with those of the surrounding area.

The decision to agree the planning conditions has been taken having regard to the Environmental Impact Assessment considered as part of the application.

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ADDITIONAL INFORMATION

1. This decision relates only to the plans identified below:
Environmental Impact Assessment - Volume 1 - Environmental Statement, Environmental Impact Assessment - Volume 2 - Background Documents and Technical Appendices, Environmental Impact Assessment - Volume 3 - Non-Technical Summary and Environmental Impact Assessment - Volume 4 - Quarry Development, Restoration Plans and LVIA Figures, Plan 1.03, Plan 1 and Plan refs 101, 102, and 103, received by the Council on 28th February 2011 and Minerals Stocking Proposals Plan (Ref. C43m/338), received by the Council on the 11th December 2014.
2. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
3. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.
4. The applicant's attention is drawn to the comments of the Environment Agency as a result of the consultation process. These comments can be viewed on the Council's website or provided upon request.
5. You are advised to consult the Environment Agency with regard to this proposal at Rivers House, East Quay, Bridgwater, Somerset TA6 4YS, Tel: 01278 457333.
6. Applicants should note that it is an offence to allow mud, filth, dirt or anything to be deposited on the highway or to deposit anything whatsoever so as to damage the highway under Sections 131, 148 and 161 of the Highways Act 1980.
7. Under the Wildlife and Countryside Act 1981 it is an offence to damage, destroy or obstruct access to any structure or place that bats, great crested newts or any other animal listed in Schedule 5 of the Act use for shelter or protection.
Under this Act it is also an offence to disturb barn owls whilst building a nest or in the vicinity of a nest containing eggs or young.
If there is any suggestion that the site is being occupied by any of the species, you are strongly advised to consult English Nature, South West Regional Office, Roughmoor, Bishops Hull, Taunton TA1 5AA before proceeding with the development hereby authorised.

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8. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.
9. The decision to agree the planning conditions has been taken having regard to the environmental information contained within the documentation submitted in support of the application.
10. The controls operating the traffic signals on Southfields Road shall be reviewed with a view to ensuring that the lights remain green when the quarry is not operational.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view "compliance with conditions" on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council's planning website.

HC O'Connor

DEVELOPMENT MANAGER

DATE: 11th March 2015



South Gloucestershire Council, Department for Environment and Community Services,
PO Box 299, Strategic Planning, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £28 per request relating to 'householder' applications and £97 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 863451

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse permission/consent for this proposal or to grant permission/consent subject to conditions, he may appeal to the Secretary of State for the Department of Communities and Local Government (SOS) in accordance with the provisions below. All appeals should be submitted on a form obtainable from The Planning Inspectorate, at the address below.

- (a) Refusal of planning permission for **Householder applications – within 12 weeks** (Article 33 of the Town & Country Planning (Development Management Procedure) Order 2010)
- (b) Refusal of planning permission or permission granted subject to conditions - **within 6 months** (Section 78 Town & Country Planning Act 1990 (T & CPA) and (Article 33 of the Town & Country Planning (Development Management Procedure) Order 2010)
- (c) Refusal of Listed Building consent or consent granted subject to conditions. Refusal of Conservation Area consent or the decision of the LPA on an application to vary or discharge conditions attached to a Listed Building consent **within 6 months** (Regulation 8 of the Town & Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (d) Refusal of consent for display of advertisement or consent granted subject to conditions - **within 8 weeks** of the date you receive the Council's decision - please refer to separate notice attached where necessary.
- (e) Refusal of Tree Preservation Order consent or consent granted subject to conditions. Issuing of an Article 5 certificate on refusing consent or an Article 6 direction on granting consent to fell any part of a woodland – within 28 days Town & Country Planning (Trees) Regulations 2012.

The SOS has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. He is not however required to entertain an appeal if it appears to him that permission for the proposals could not have been granted by the LPA, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development orders and to any directions given under the orders.

In the case of refusal of permission to develop land or refusal of Listed Building consent or the granting of permission or Listed Building consent subject to conditions whether by the LPA or SOS and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development works which has been or would be permission, he may serve on the Council in which the land is situated a Purchase Notice (or Listed Building Purchase Notice) requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town & CP Act 1990 and Part 1, Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances (not applicable to Advertisement proposals) a claim may be made against the LPA for compensation where permission is refused or granted subject to conditions by the SOS on appeal or on reference of the application to him.

NOTES IN RESPECT OF SUBMISSION OF APPEALS

Data Protection: Please note all appeal documentation will appear on the Planning Casework Service website.

When submitting an appeal, please note that an identical set of documents should be sent to both the local authority and The Planning Inspectorate at the following addresses:

South Gloucestershire Council.
Department for Environment and Community Services
PO Box 299
Strategic Planning
Civic Centre High Street Kingswood Bristol BS15 0DR

The Planning Inspectorate
Room 3/04 Kite Wing
2 The Square
Temple Quay
Bristol BS1 6PN

Please ensure this instruction is complied with in order to avoid any unnecessary delay.

NOTES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS

1. Under the provisions of Schedule 2 of the Town & Country Planning (Control of Advertisements) Regulations 2007 before any advertisement is displayed, the permission of the owner of the land, or building on which the advertisement is to be displayed must be obtained.
2. If a conditions imposing a time limit has been expressly included as part of a consent, then that condition must be observed. If no such condition is imposed Regulation 14 (7) of the 2007 Regulations provides that any consent is granted for a period of FIVE YEARS from the date hereof.
3. Where the Authority grant consent for a period shorter than five years they shall (unless the application required such a consent) state in writing their reasons for doing so, and the limitation in respect of time shall for the purposes of these Regulations be deemed to be a condition imposed upon the granting of consent.
4. At any time within a period of 6 months before the expiry of a consent granted under these Regulations, application may be made for the renewal thereof and the provisions of these Regulations relating to applications for consent and to the determination thereof shall apply where application is made for such renewal.
5. Penalty for Contravention. The amount of the fine to which a person who displays an advertisement in contravention of these Regulations is liable on summary conviction as set out in Section 224 of the Town and Country Planning Act 1990 and Regulation 30 of the 2007 Advertisement Regulations.

NOTES IN RESPECT OF ALL APPLICATIONS

1. Attention is drawn to the need for strict compliance with the approved plan(s), failing which appropriate action will be taken.
2. If planning permission has been granted for the development, please note that should this involve any work within the highway, such as the construction of a vehicular access, the consent of the Highway Authority should be obtained.
3. WHERE PLANNING PERMISSION OR LISTED BUILDING CONSENT HAS BEEN GRANTED, APPROVAL MAY ALSO BE REQUIRED UNDER THE BUILDING REGULATIONS BEFORE ANY WORK IS COMMENCED.
4. Although planning permission may have been granted, should the proposed work involve the demolition, alteration or extension of a Listed Building or the demolition of an existing building in a Conservation Area, Listed Building or Conservation Area Consent will also be required before the work commences.
5. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of the decision. Failure to do so may result in delay in the provision of these services.
6. If planning permission has been granted this may be subject to condition(s) as listed on the decision notice. Some of these conditions require details to be submitted or other work to be carried out before development commences (conditions precedent). If you start development without complying with any such conditions you may invalidate the permission itself. Requests to discharge or confirm conditions made under Article 30 of the Town and Country Planning (Development Management Procedure) Order 2010 should be submitted on the appropriate forms and with any required fee.

Any further information concerning this decision may be obtained from the Director of Environment and Community Services Please quote the Reference Number of this permission in any correspondence.

Key

-  Brinsham West
-  Brinsham East
-  Hampstead Farm
-  Southfields
-  Barnhill

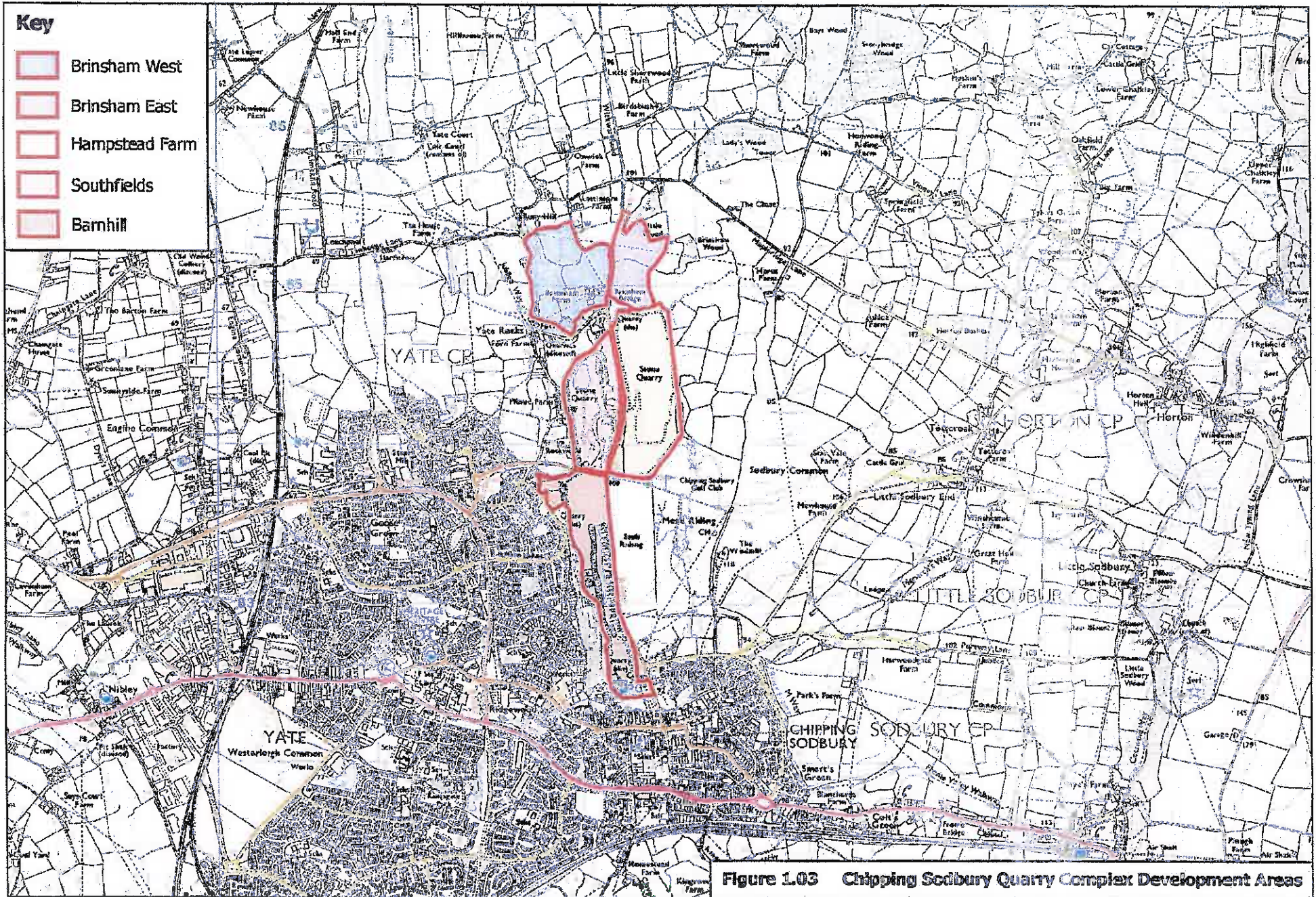


Figure 1.03 Chipping Sodbury Quarry Complex Development Areas



Chipping Sodbury

Schedule of proposed
planning
conditions

Plan 1



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Scale 1:7500 @ A3

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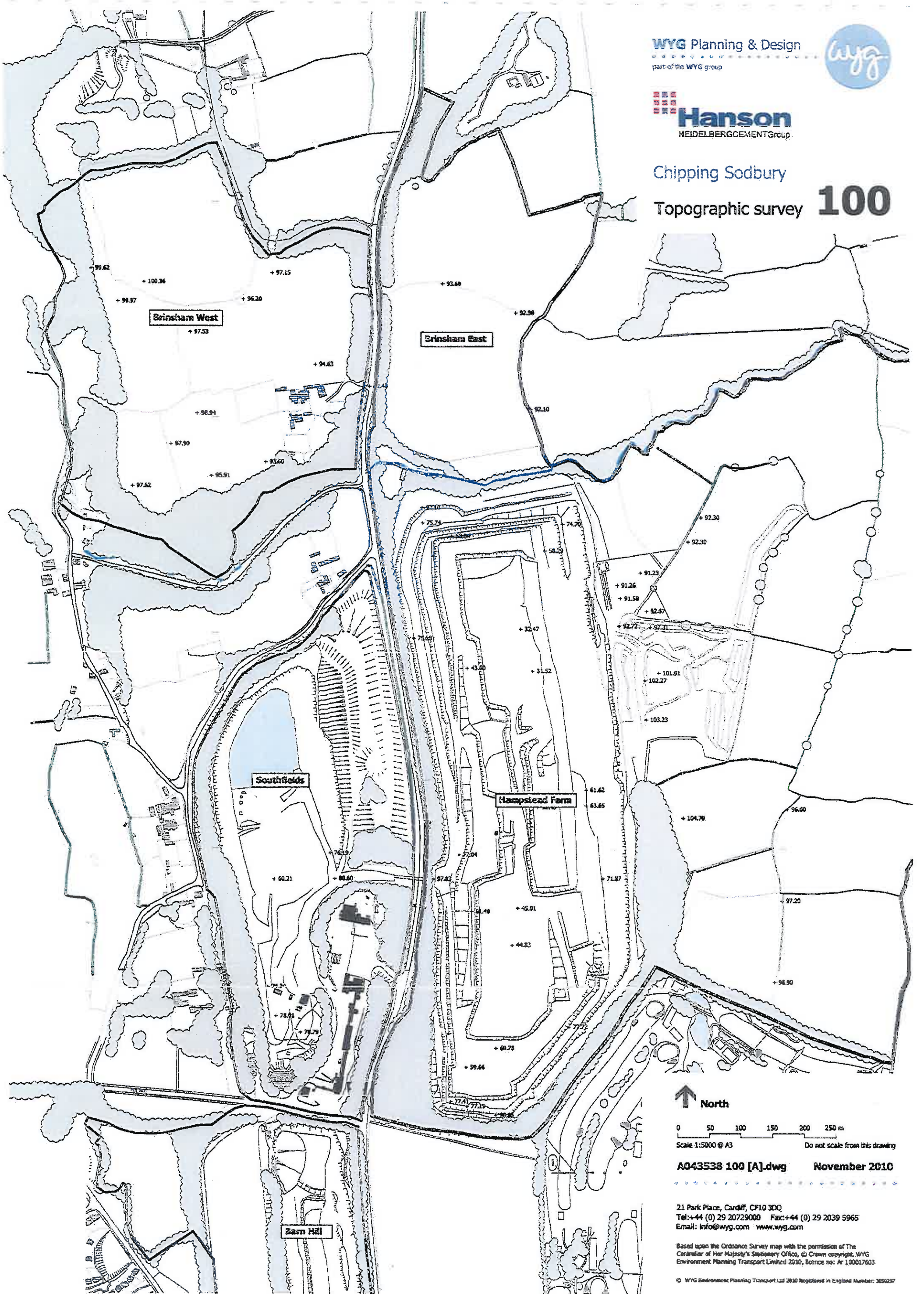
A043538 1.dwg

January 2011

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0 50 100 150 200 250 m
Scale 1:5000 @ A3 Do not scale from this drawing

A043538 100 [A].dwg November 2010

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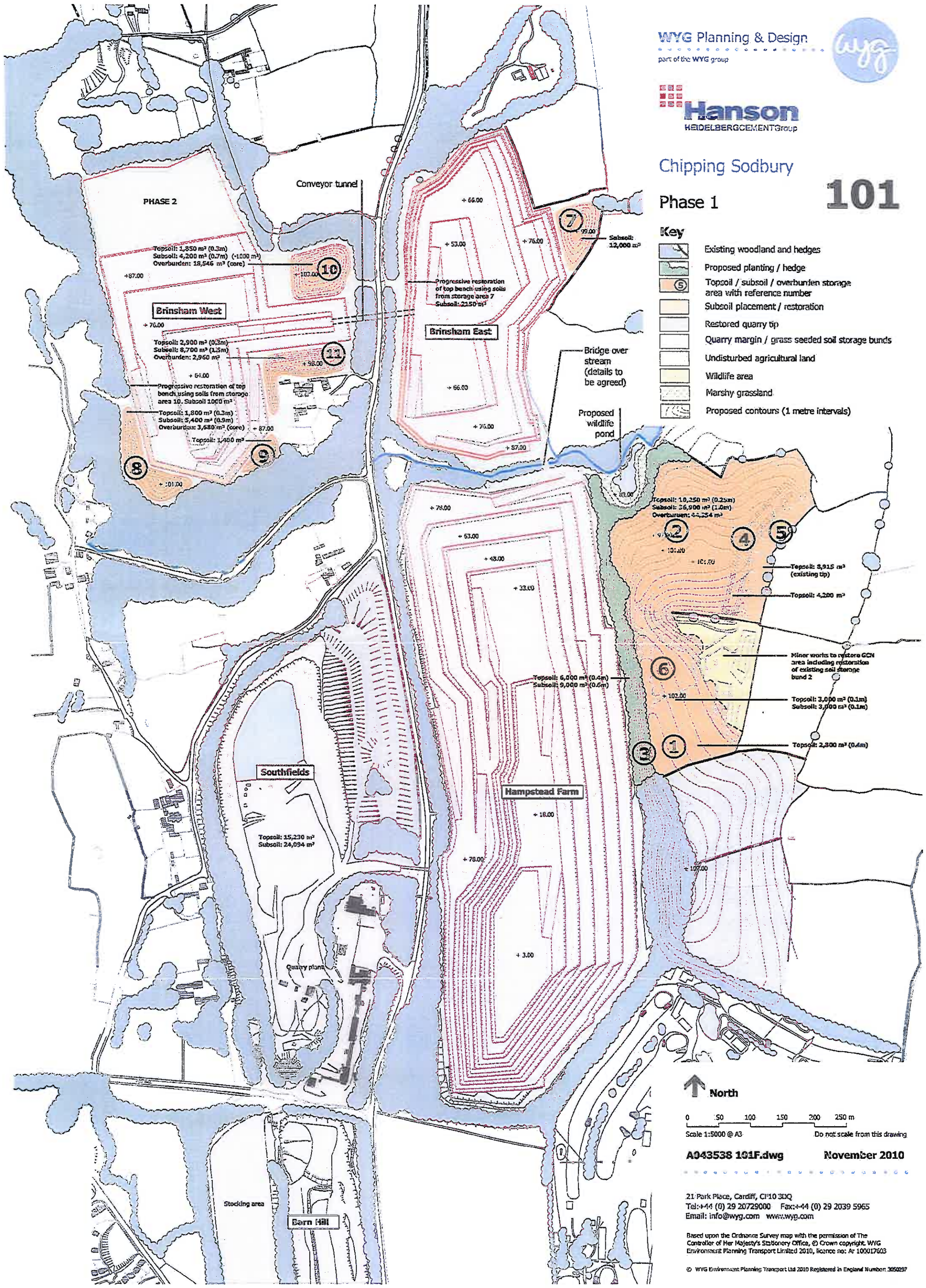
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Chipping Sodbury

Phase 1

101





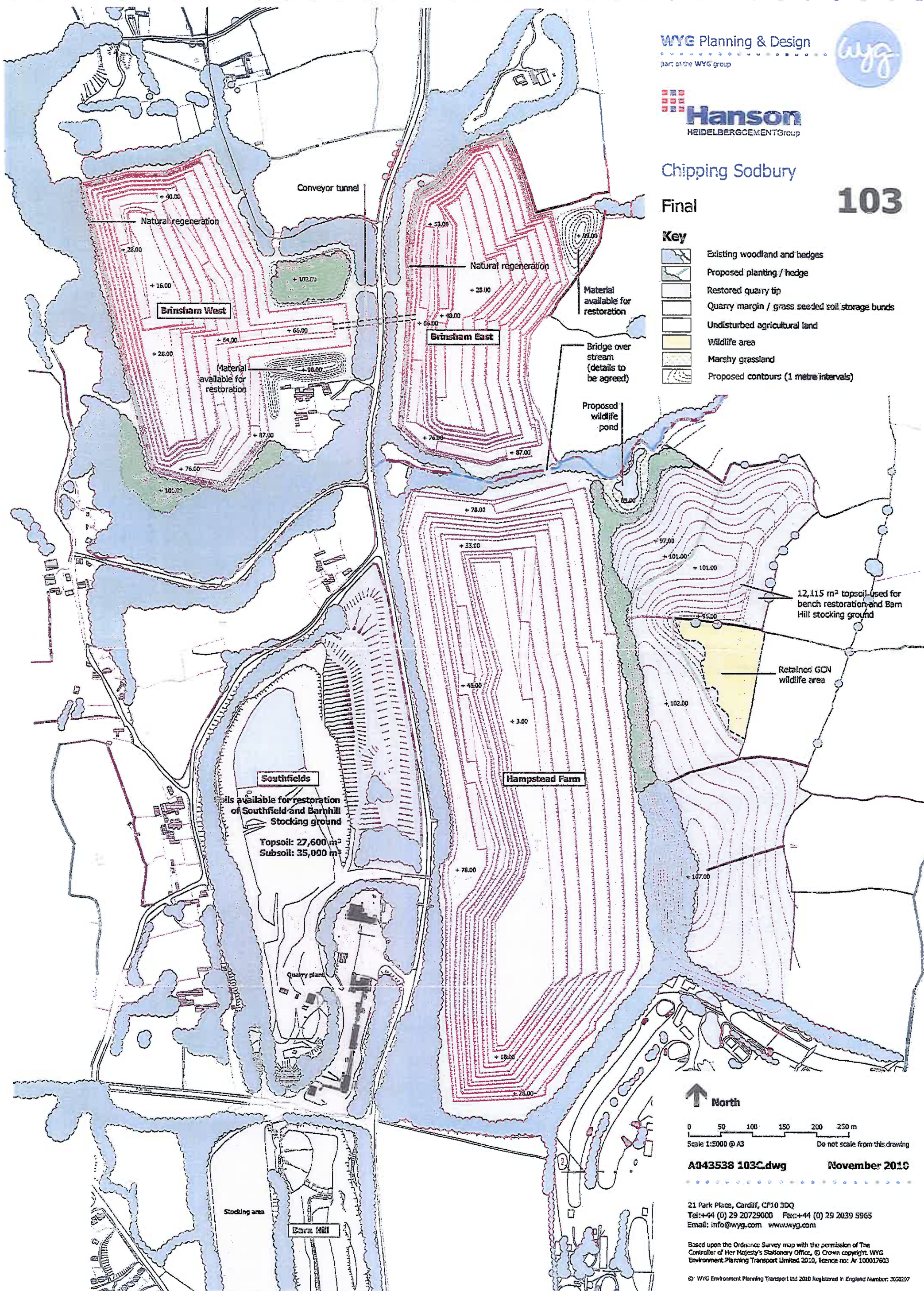
Chipping Sodbury

103

Final

Key

- Existing woodland and hedges
- Proposed planting / hedge
- Restored quarry tip
- Quarry margin / grass seeded soil storage bunds
- Undisturbed agricultural land
- Wildlife area
- Marshy grassland
- Proposed contours (1 metre intervals)



0 50 100 150 200 250 m
 Scale 1:5000 @ A3 Do not scale from this drawing

A043538 103C.dwg November 2010

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