



Heidelberg Materials

TYTHERINGTON QUARRY: 6 MILLION TONNES ADDITIONAL RESERVES

Planning Supporting Statement





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CONTENTS

1	INTRODUCTION	1
1.1	BACKGROUND	1
	OVERVIEW OF TYTHERINGTON QUARRY	1
	REASON FOR THE SUBMISSION	1
1.2	CONTENT	3
1.3	APPLICANT	3
1.4	STATUTORY REQUIREMENTS AND CONSULTATIONS	3
	ENVIRONMENTAL IMPACT ASSESSMENT SCOPING	4
	THE ENVIRONMENTAL IMPACT ASSESSMENT	5
	PRE-SUBMISSION CONSULTATION / COMMUNITY INVOLVEMENT	5
2	SITE DETAILS	7
2.1	THE SITE AND ITS ENVIRONS	7
2.2	GEOLOGY	8
	GEOLOGICAL OVERVIEW	8
	REGIONAL GEOLOGY	8
	SUPERFICIAL DEPOSITS	8
	LOCAL GEOLOGY	8
2.3	PLANNING HISTORY	9
3	MINERAL OPERATIONS AT TYTHERINGTON QUARRY	10
3.1	BACKGROUND	10
3.2	DEVELOPMENT PHASES	10
	OVERVIEW	10
	PHASE 1 – UP TO THE END OF YEAR 4	11

PHASE 2 – UP TO THE END OF YEAR 7	11
PHASE 3 – UP TO END OF YEAR 9	12
OPERATIONAL ACCESS AND MOVEMENT	12
Access	12
Weighbridge, Wheel Wash and Site Office	12
Movement	12
Site Security and Lighting	12
Operational Hours	12
MINERAL EXTRACTION AND PROCESSING	13
EMPLOYMENT	13
SITE CLEARANCE	13
3.3 RESTORATION AND AFTERCARE SCHEME	14
PROGRESSIVE RESTORATION	14
FINAL RESTORATION	14
4 ENVIRONMENTAL ISSUES AND MITIGATION	16
4.1 OVERVIEW	16
4.2 LANDSCAPE AND VISUAL	16
BACKGROUND	16
EMBEDDED ENVIRONMENTAL MEASURES	17
MITIGATION AND ENHANCEMENT MEASURES	17
CONCLUSIONS OF THE ASSESSMENT	17
Landscape Elements	17
Landscape Character	18
Visual Receptors	18
4.3 NOISE	19
BACKGROUND	19
EMBEDDED ENVIRONMENTAL MEASURES	19
MITIGATION MEASURES	20
CONCLUSIONS OF THE ASSESSMENT	20
Preparation Phase	20

	Operational Noise	20
4.4	VIBRATION	21
	BACKGROUND	21
	EMBEDDED ENVIRONMENTAL MEASURES	21
	MITIGATION MEASURES	21
	CONCLUSIONS OF THE ASSESSMENT	22
4.5	WATER	22
	BACKGROUND	22
	Surface Water	22
	Groundwater	23
	EMBEDDED ENVIRONMENTAL MEASURES	23
	MITIGATION AND ENHANCEMENT MEASURES	23
	CONCLUSIONS OF THE ASSESSMENT	23
4.6	BIODIVERSITY	24
	BACKGROUND	24
	Protected Habitats and Species	24
	EMBEDDED ENVIRONMENTAL MEASURES	25
	MITIGATION	25
	CONCLUSIONS OF THE ASSESSMENT	25
4.7	TRAFFIC AND TRANSPORT	26
	BACKGROUND	26
	MITIGATION MEASURES	27
	CONCLUSIONS OF THE ASSESSMENT	27
4.8	SOCIO-ECONOMICS	27
	BACKGROUND	27
	MITIGATION MEASURES	28
	CONCLUSION OF THE ASSESSMENT	29
4.9	CLIMATE CHANGE – CLIMATE RESILIENCE	29
	BACKGROUND	29
	EMBEDDED ENVIRONMENTAL MEASURES	29
	CONCLUSION OF THE ASSESSMENT	29

4.10	CLIMATE CHANGE – GREENHOUSE GAS EMISSIONS	30
	BACKGROUND	30
	MITIGATION	30
	CONCLUSION OF THE ASSESSMENT	30
4.11	CUMULATIVE EFFECTS	31
	BACKGROUND	31
	ASSESSMENT	31
4.12	OTHER	32
	LAND CONTAMINATION	32
	Site History and Potential for Land Contamination	32
	Pollution Prevention During Operation	33
5	PLANNING POLICY APPRAISAL	34
5.1	INTRODUCTION	34
5.2	NATIONAL PLANNING POLICY FRAMEWORK (NPPF)	34
	BACKGROUND	34
	Minerals Supply	34
	Achieving Sustainable Development	35
	Meeting the Challenge of Climate Change, Flooding and Coastal Change	36
	Conserving or Enhancing the Natural Environment	36
	Promoting Sustainable Transport	37
	Supporting a Prosperous Rural Economy	38
	National Planning Practice Guidance (NPPG)	39
	Circulars	40
5.3	OTHER POLICY DOCUMENTS	40
	UK Minerals Strategy (2018)	40
5.4	LOCAL PLANNING POLICY	40
	CORE STRATEGY	41
	Overview and Assessment	41
	POLICIES, SITES AND PLACES PLAN (PSP)	44
	Overview and Assessment	44

	JOINT WASTE CORE STRATEGY	48
	Overview and Assessment	48
5.5	OTHER RELEVANT DOCUMENTS	49
	CLIMATE EMERGENCY STRATEGY FOR SOUTH GLOUCESTERSHIRE COUNCIL	49
	Assessment	49
6	CONCLUSIONS	52

TABLES

Table 1-1 – Scoping Letter Consultee Responses	4
Table 1-2 - Main issues raised in response to the pre-application consultation	6
Table 2-1 – Relevant Planning History	9
Table 5-1 – Statement of Conformity to the South Gloucestershire Core Strategy 2006-2027 (2013)	41
Table 5-2 – Statement of Conformity to the Policies, Sites and Places Plan (2017)	44
Table 5-3 – Statement of Conformity to the Joint Waste Core Strategy (2011)	49
Table 5-4 – Consideration of South Gloucestershire’s Climate Change Strategy relevant to the Proposed Scheme	50

FIGURES

Figure 1-1 - Site Location	6
Figure 1-2 – Land Ownership and Extant Planning Consent Boundaries	6
Figure 3-1– Phase 1	15
Figure 3-2 – Phase 2	15
Figure 3-3 – Phase 3	15
Figure 3-4 – Restoration plan	
Figure 4-1 - Extracts of 1879 Ordnance Survey Map (left) and 1955 Ordnance Survey Map (right). Red marker shows location of current soil store into which quarrying will be extended.	32

APPENDICES

APPENDIX A

PLANNING APPLICATION FORMS & CERTIFICATES

APPENDIX B

STATEMENT OF COMMUNITY INVOLVEMENT

APPENDIX C

NA/IDO/002/A APPROVED COMPOSITE RESTORATION SCHEME'

1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1. This document provides supporting information in respect of two Section 73 planning applications to enable a change to the existing working method at Tytherington Quarry to release an additional 6 million tonnes of mineral reserves from the quarry.

OVERVIEW OF TYTHERINGTON QUARRY

- 1.1.2. Tytherington Quarry is an operational limestone quarry, which is located adjacent to the west of the village of Tytherington. Further information regarding the site and surroundings are provided in **Section 2.1** of this Planning Statement.
- 1.1.3. Tytherington Quarry currently comprises two historic quarries. Grovesend Quarry was the initial quarry to the north of Itchington Road and comprises the main quarry offices, weighbridge, processing plant and quarry railway sidings. Woodleaze Quarry is located to the south of Itchington Road but is only accessible from Grovesend Quarry via a tunnel underneath the railway. All ongoing mineral extraction is currently taking place within Woodleaze Quarry. Immediately north of Tytherington Quarry, north of Grovesend on the opposite side of Tytherington Road, is North Face Quarry, which is owned by FCC Environment.
- 1.1.4. During operations in the early 2000's, Itchington Road was moved further south to extend Woodleaze Quarry. Mineral extraction ceased between 2013 and 2017 during which time Tytherington Quarry was mothballed. Following a two-year period to dewater the quarry, Tytherington was reopened in Autumn 2018, initially extracting approximately (~) 1.5 million tonnes per annum (mtpa).
- 1.1.5. Today, Tytherington Quarry is operated by Heidelberg Materials and is being worked at a capacity of ~2mtpa. Heidelberg Materials employs some 40 full time equivalents (this includes Heidelberg Materials staff and contractors) at the quarry, plus many more in the supply chain. Heidelberg Materials, the Applicant, is committed to being a good neighbour and actively supports local initiatives and programmes which benefit the community and environment. They also work in close partnership with a number of conservation bodies to protect and enhance biodiversity at the site and regularly host school and college visits.

REASON FOR THE SUBMISSION

- 1.1.6. Tytherington is one of the Applicant's flagship sites. Its rail link means that this quarry is only one of a handful across England that has the capacity to supply the wider UK markets – and most notably those markets in London and the southeast of England, where geology dictates that the majority of crushed rock requirements must be met by imports of material from other English regions.
- 1.1.7. The limestone is considered a nationally significant resource and is used to make ready-mixed and precast concrete products, as well as asphalt for use in road construction and maintenance. Tytherington Quarry is also one of the main suppliers of aggregates for nationally significant infrastructure projects such as Hinkley Point C and cross rail networks, including until recently HS2. It is envisaged that Tytherington will continue to supply material for the likes of Hinkley Point C as well as serve local and regional markets, notably hundreds of settlements across South

Gloucestershire and Gloucestershire, including the proposed Buckover Garden Village to the east of Thornbury and potentially the Sizewell C development in east Suffolk.

- 1.1.8. Existing permitted mineral reserves at Tytherington Quarry¹ total some 29 million tonnes (mt) – 11mt in Grovesend and 18mt in Woodleaze. All 11mt of permitted mineral reserves within Grovesend are constrained by existing operational and processing facilities and/or proposed new plant site and it is envisaged these would be extracted towards the end of the quarry's life once all other reserves have been exhausted. Similarly, of the permitted mineral reserves within Woodleaze, 10mt are constrained by the working method with mobile plant and proposed new plant requirements. As such, there are only 8mt of unconstrained accessible permitted mineral reserves remaining at Tytherington Quarry, all within Woodleaze. With the quarry currently operating at a capacity of 2 million tonnes per annum (mtpa), it is estimated there are only some 4 years of unconstrained consented limestone reserves left within the quarry (i.e. Woodleaze).
- 1.1.9. To secure the continuity of mineral supply and operations at Tytherington in the short to medium term, as well as sustainable minerals extraction, Heidelberg Materials propose to secure the continuation and extraction of all consented limestone reserves, and extraction of further unconsented reserves, within the existing footprint of Tytherington Quarry.
- 1.1.10. It is proposed to deepen the existing Woodleaze area of the quarry to release an additional 3mt as well as enable the extraction of a further 3mt from the southern part of the quarry, beneath the existing and consented soil store area. This will increase the site's overall mineral reserve and ensure that principles of sustainable mineral extraction are adhered to through ensuring that all workable deposits at the permitted site are extracted and will help to secure the continuity of limestone provision locally, regionally, and nationally. Based on current output rates, it is estimated that the Proposed Scheme will provide the quarry with the equivalent of an additional 3 years of reserve but not extend beyond the extant 2042 end date of the principal planning consent.
- 1.1.11. In order to achieve this, the following two planning applications are being made to South Gloucestershire Council:
- Section 73 planning application to vary conditions 1 (duration of permission)² and 25 (restoration and aftercare) to the extant principal planning consent NA/IDO/002/A (dated February 2006) for Tytherington Quarry; and
 - Section 73 planning application to vary conditions 4 & 5 (approved working scheme), 17 & 18 (overburden and topsoil store area) to the extant planning consent P93/2645 (dated December 2002) covering the soil store area.
- 1.1.12. The two Section 73 planning applications are accompanied by a single overarching Environmental Impact Assessment (EIA), the results of which are reported in the Environmental Statement (ES). They are also supported by this single Planning Statement, which considers both submissions.

¹ As of April 2024.

² Despite the title of this condition, Heidelberg Materials are **not** seeking to change the duration of the permission but rather to amend the condition to reference the approved documents relevant to the permission.

1.2 CONTENT

1.2.1. This planning submission for Tytherington Quarry is comprised of:

- This supporting Planning Statement, which sets out the following:
 - Details of the Applicant, and the background to the planning submissions;
 - A description of the proposed working method and restoration plan for Tytherington Quarry;
 - An outline of the methodology applied in formulating the development scheme in the context of EIA, the findings of which are set out in the ES and summarised in this supporting Planning Statement;
 - An explanation of why the proposals are consistent with the Development Plan; and
 - The completed planning application forms and associated certificates. These are provided at **Appendix A**;
- An Environmental Statement (ES) and associated Non-Technical Summary (NTS); and
- A stand-alone Flood Risk Assessment (FRA).

1.3 APPLICANT

- 1.3.1. The applications have been prepared by WSP UK Ltd (hereafter referred to as 'WSP'), on behalf of Heidelberg Materials (the 'Applicant').
- 1.3.2. Heidelberg Materials, previously known as Hanson UK, is one of the UK's leading suppliers of heavy building materials to the construction industry. The company produces aggregates (crushed rock, sand and gravel), ready-mixed, asphalt, cement and cement related materials.
- 1.3.3. Heidelberg Materials (part of the Heidelberg Materials Group) is one of the largest building materials manufacturers in the world, the global market leader in aggregates which also has leading positions in cement, concrete and other downstream activities. The Group employs around 60,000 people across five continents. The Applicant's UK business employs around 4,000 people in jobs ranging from specialist and professional managers through to production operatives.

1.4 STATUTORY REQUIREMENTS AND CONSULTATIONS

- 1.4.1. This planning application submission(s) has been prepared in accordance with the Town and Country Planning Act (TCPA) 1990.
- 1.4.2. All submissions have also had regard to the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The Proposed Scheme falls within the scope of Schedule 1 of the Regulations, where an EIA is mandatory.
- 1.4.3. The preparation of the submission(s) has involved pre-submission consultation, including formal pre-application advice from South Gloucestershire Council³, and community involvement with a view to ensuring that adequate information is supplied to enable regulatory bodies to determine the

³ Although a pre-application request was submitted to SGC on 8 November 2023, no formal response to this request has been received to date. In an email from the Council's case officer dated 2 May 2024, they confirmed that the requested pre-application advice had been addressed by means of the Council's scoping opinion.

Section 73 applications in a timely manner. Part of these consultations included the ‘Scoping’ of the Environmental Statement (ES) and the results of this exercise are summarised below.

- 1.4.4. The submission has also been informed by the South Gloucestershire ‘Planning Application Requirements Local List Updated March 2022’.

ENVIRONMENTAL IMPACT ASSESSMENT SCOPING

- 1.4.5. In accordance with the EIA Regulations, a request for a formal scoping opinion was submitted to South Gloucestershire Council on 30 October 2023.
- 1.4.6. The scoping letter set out in broad terms the Proposed Scheme, the environmental issues likely to arise as a result of the development, the methodologies to be applied in the EIA, and the scope of the proposed ES.
- 1.4.7. A scoping opinion was received from South Gloucestershire Council on 18 January 2024 (Reference Number: P23/031/SCO).
- 1.4.8. **Table 1-1** details those consultees from whom a response was received.

Table 1-1 – Scoping Letter Consultee Responses

Consultee	Summary of Response
Contaminated Land	Consideration for the potential of contaminated land will be included within the permission and relevant environmental permits.
Archaeology Officer - Natural and Built Environment Team	Agrees with the conclusions of the scoping report submitted by WSP, that the potential impacts are likely to be low, and that archaeology can be scoped out of the ES.
Environment Agency	Advised that the following areas are considered necessary to include within the planning submitted; surface water drainage flood risk; water supply (resources) and water efficiency; wastewater; groundwater protection; impact on protected species and habitat; Construction Environment Management Plan; and waste management.
Ecology Officer – Natural and Built Environment Team	Advised that nationally designated sites should be included within the baseline conditions, and that there are four SSSI's within 5km of the site that need to be considered. Ponds within 500m should also be considered.
Highway Structures	No comment.
Lead Local Flood Authority	Advised that a Flood Risk Assessment (FRA) and comprehensive Surface Water Drainage Strategy will be required to be submitted.
Trees	The proposed additional reserves will require some loss of vegetation. The planning proposals will need to be accompanied by an arboricultural report and a scheme of landscaping. It was advised that, in principle, the scheme will not have a significant impact on trees and provided that the required documents are submitted, an arboricultural objection is not foreseen.
National Highways	Note that M5 J14 currently operates under constraint during network peak hours and is sensitive to additional vehicle movements. As such, evidence demonstrating that the proposals will not result in an increase over and above existing vehicle movements is expected with the application.

Consultee	Summary of Response
Network Rail	Advised that they would like to arrange a site visit to understand the current and planned operations at the development.

- 1.4.9. Overall, consultees agreed that the scope of the EIA should include the matters covered by the Scoping Report. However, it was considered that Transportation and Traffic should be scoped into the EIA. Additional detailed comments were also received, and these have been considered and addressed (where appropriate) in the individual sections of the ES.

THE ENVIRONMENTAL IMPACT ASSESSMENT

- 1.4.10. In order to complete a comprehensive EIA of the submission for Tytherington Quarry, a team of environmental consultants managed by WSP undertook a number of assessments to identify any significant impact on the environment with respect to ecology, hydrogeology, hydrology, landscape, noise and vibration, and climate change as a result of the Proposed Scheme.
- 1.4.11. The approach included the identification of any sensitive aspects of the site and its surroundings. The potential effects were identified, together with the extent to which the effects may be ameliorated. Any opportunities for improvements to the development scheme were also identified by the consultants and Heidelberg Materials was notified with a view to influencing the development and restoration proposals. These are fully described in the ES.
- 1.4.12. The effects of the development were then assessed in detail and mitigation measures evolved via an iterative process undertaken by the same consultancy team. The result has been the evolution of a preferred option from an engineering and environmental point of view.

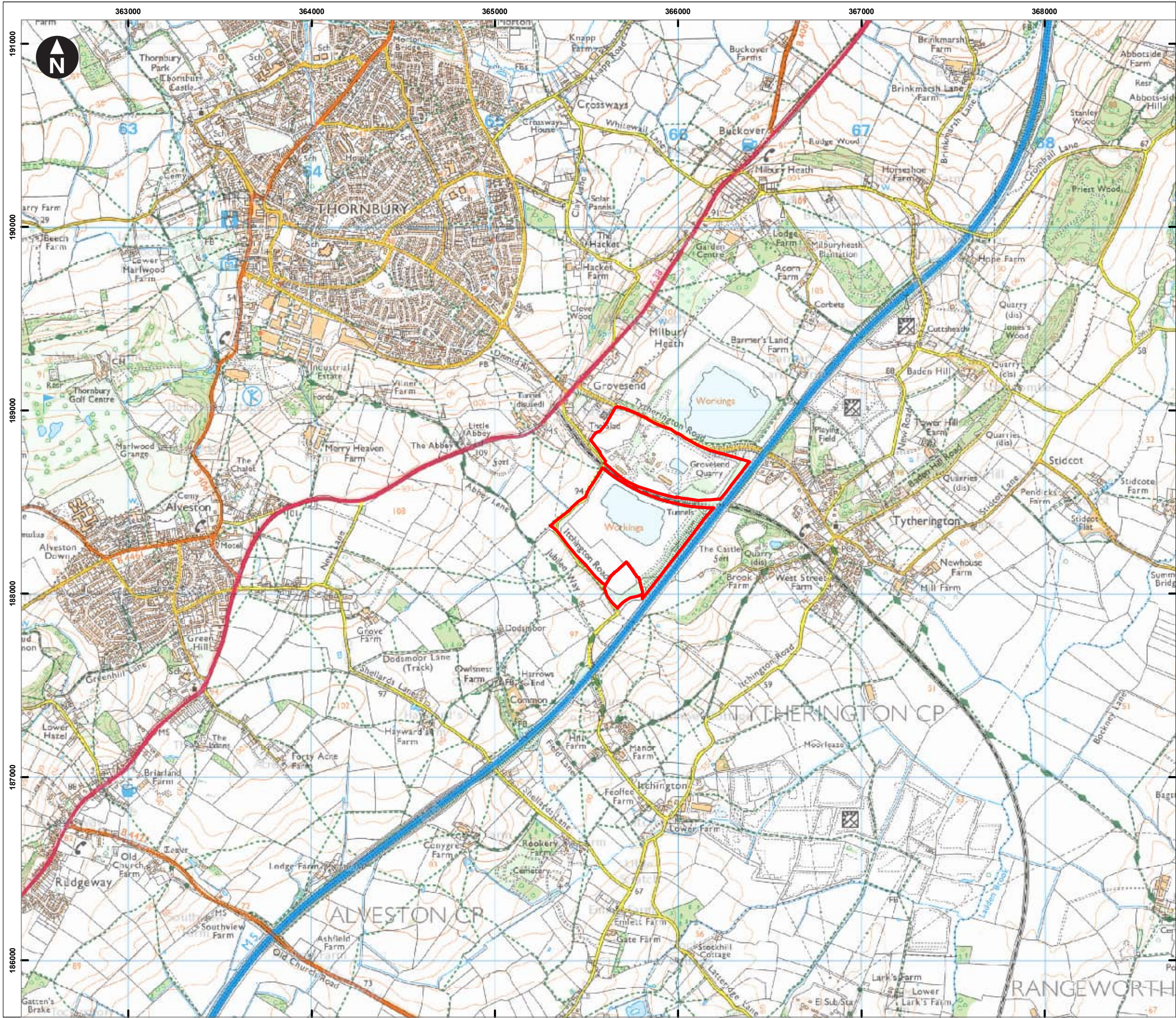
PRE-SUBMISSION CONSULTATION / COMMUNITY INVOLVEMENT

- 1.4.13. Heidelberg Materials is committed to ensuring that the development of Tytherington Quarry proceeds with the involvement of stakeholders, including regulators, people living near the site, and local community representatives. A series of actions have been undertaken during the preparation of this planning submission and Heidelberg Materials intends that active engagement with stakeholders will continue throughout the implementation of the project.
- 1.4.14. Heidelberg Materials' approach to engagement has been undertaken in accordance with the South Gloucestershire Council Statement of Community Involvement (SCI) (March 2021). In summary, the engagement and consultation programme has comprised:
- Pre-application discussions with the Planning Authority – an initial overview of the plans for Tytherington Quarry has been provided, and initial feedback has been sought on the proposed planning approach, and on key policy and environmental issues.
 - Public consultation was undertaken between 5 March 2024 and 20 March 2024, with a drop-in event held on 6 March 2024 at Tytherington Village Hall. **Appendix B** sets out details relating to this public consultation event.
 - Statutory and technical stakeholder were invited to a meeting to gain feedback on the scheme. A Teams meeting was held with the Environment Agency on 14 March 2024.
- 1.4.15. **Table 1-2** summarises the main issues that were raised in response to the pre-application consultation, and outlines how these have been addressed / considered as part of the Proposed Scheme:

Table 1-2 - Main issues raised in response to the pre-application consultation

Main issues raised	How the issue is addressed in the Proposed Scheme
That current drainage issues which lead to flooding on Itchington Road and Laddon Brook would be exacerbated by additional extraction at the quarry.	Chapter 9 of the ES assesses the potential impacts of the Proposed Scheme on the water environment. This is supported by a stand-alone Flood Risk Assessment (FRA). Both the FRA and ES demonstrate that the Proposed Scheme will not exacerbate any current drainage issues in the locality.
Drivers speeding along Itchington Road.	The Proposed Scheme is to vary planning conditions from extant permissions to allow an amendment to the extraction limits and approved working scheme at Tytherington Quarry. Permitted extraction techniques and output rates will remain unchanged. Traffic movements and access arrangements will also remain unchanged. As such, there will be no impact on the local transport network as a result of the Proposed Scheme. This is confirmed within Chapter 11 of the ES.
Dust and mud along Itchington Road caused by vehicles from the quarry.	The traffic and transport assessment of the Proposed Scheme is set out in Chapter 11 of the ES. As set out within the Chapter, there will be no change in traffic as a result of the Proposed Scheme. The transference of dust and mud to the local road network will be minimised through existing regulatory controls, e.g. wheel washing of HGVs.
Noise and vibration impacts upon amenity from blasting.	The Proposed Scheme has been subject to an Environmental Impact Assessment (EIA) which has assessed the potential impacts of the development on sensitive receptors, including on the residential properties in close proximity. The results of these assessments are set out in the ES. Potential noise impacts are assessed in Chapter 7, and vibration impacts in Chapter 8.
Comments regarding increased rail and road traffic as a result of the proposals.	The Proposed Scheme is to vary planning conditions from extant permissions to allow an amendment to the extraction limits and approved working scheme at Tytherington Quarry. Permitted extraction techniques and output rates will remain unchanged. Traffic movements and access arrangements will also remain unchanged. As such, there will be no impact on the local transport network as a result of the Proposed Scheme. This is confirmed within Chapter 11 of the ES.

1.4.16. Further information regarding the consultation that has been undertaken can be found in the accompanying Statement of Community Involvement (**Appendix B**).



Key

Extant planning permissions

0 500 1,000 m

Scale at A3: 1:20,000

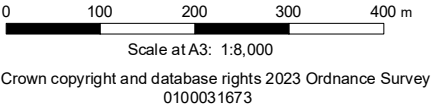
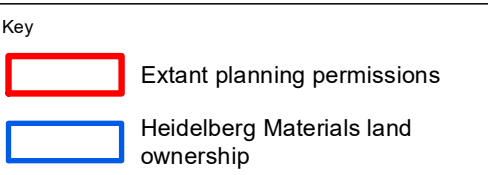
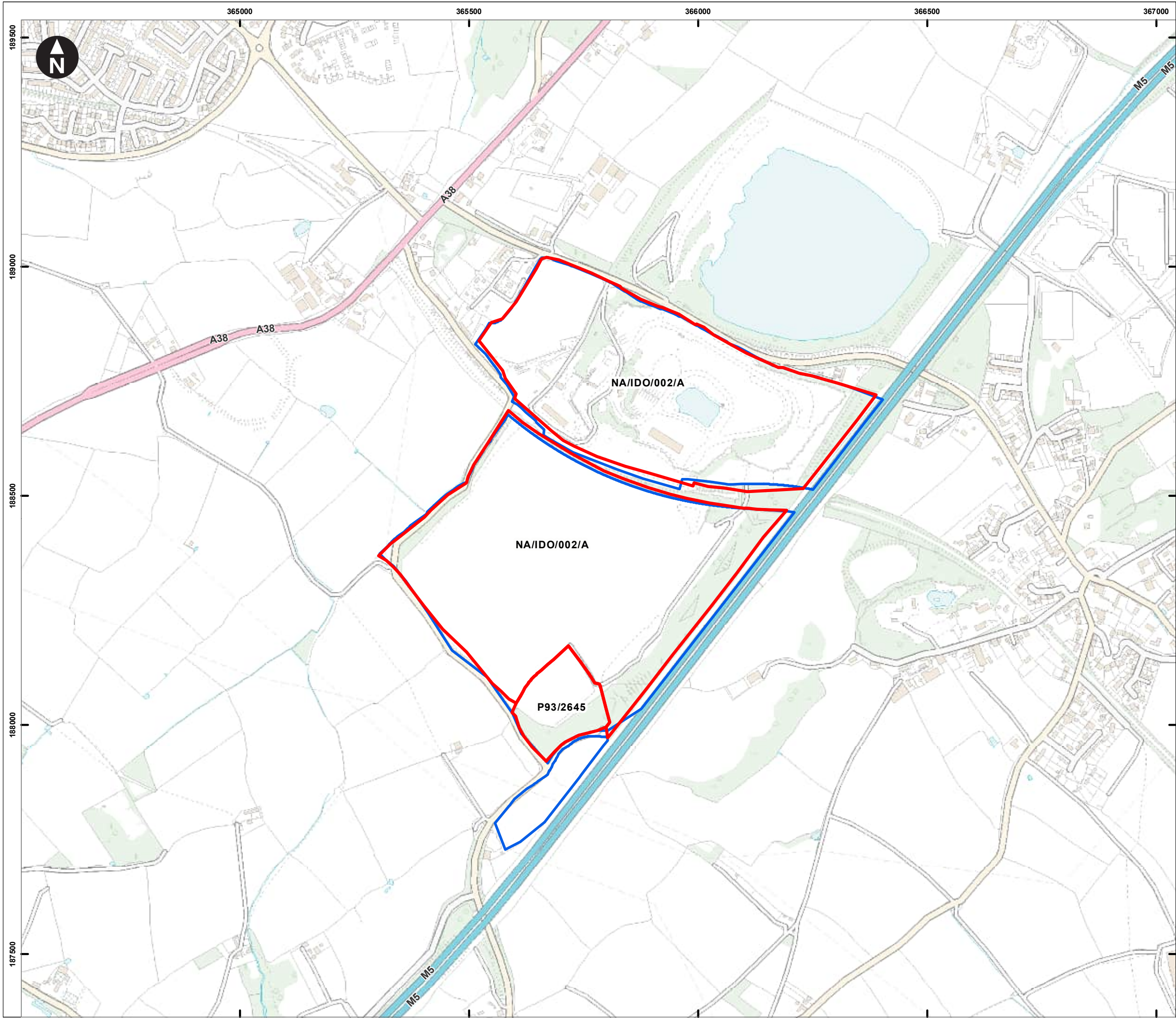
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Tytherington Quarry - 6 Million Tonne
Additional Reserves
Planning Statement

Figure 1.1
Site location

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Heidelberg Materials
Tytherington Quarry - 6 Million Tonne
Additional Reserves
Planning Statement

Figure 1.2
Land ownership and extant planning
consent boundaries

May 2024



2 SITE DETAILS

2.1 THE SITE AND ITS ENVIRONS

- 2.1.1. Tytherington Quarry is an operational limestone quarry, which is located to the west of the village of Tytherington. Other settlements in close proximity to Tytherington Quarry include the market town of Thornbury, which is located ~1.5 kilometres (km) north-west from the quarry; the village of Alveston which is located ~2.5km south-west from the quarry; and the village of Cromhall which is located ~3km north-east from the quarry. The quarry (including the plant area and areas where soils are stored etc.) covers a total area of ~42 hectares (ha).
- 2.1.2. The site is effectively split into two historic quarries. Grovesend Quarry, which was the initial quarry to the north of Itchington Road. Woodleaze Quarry is located to the south of Itchington Road, but it is only accessible from Grovesend Quarry via a tunnel underneath the railway. All ongoing mineral extraction is currently taking place within Woodleaze Quarry. Together, these two parts are covered by existing minerals consent NA/IDO/002/A. Immediately north of Tytherington Quarry, north of Grovesend on the opposite side of Tytherington Road, is North Face Quarry. This quarry has been exhausted and restored and is owned by FCC Environment.
- 2.1.3. The other relevant planning consent for the Proposed Scheme is P93/2645 dated 5 December 2002, which permits (amongst other development) a soil store area in the southern part of the quarry.
- 2.1.4. The southern part of Tytherington Quarry, including the soil store area is located within the Green Belt. With regard to environmental designations, the Site is located immediately adjacent to the Tytherington Quarry Site of Special Scientific Interest (SSSI), which is located to the north of the development. A Site of Importance for Nature Conservation (SINC) is located between Grovesend Quarry and Woodleaze Quarry (outside of the red line boundary), and a large part of the Site is designated as a Regionally Important Geological Site (RIGS).
- 2.1.5. The nearest residential receptors are located on Itchington Road to the south-west of the site, the closest of which is ~20m away. There are also a number of residential properties ~180m to the north-west. The village of Itchington is located ~500m west of the quarry.
- 2.1.6. Access to Tytherington Quarry is via Tytherington Road, which runs in a north-west/south-east direction and is accessed from the A38. The quarry is adjacent to the M5, which forms the eastern site boundary. The Thornbury Branch Line is a dedicated freight rail line which passes the quarry sidings from Grovesend Overbridge. The route is a 12km branch of the Midland Railway and runs from Yate to Thornbury.
- 2.1.7. There are no Public Rights of Way (PRoWs) within the site. The local PRoW network predominantly extends to the west of the site where a moderately high level of provision is present linking minor roads and settlements via a network of footpaths and bridleways which cross the agricultural landscape. Further footpaths and bridleways extend to the south-east of the M5 motorway where they link the two settlements of Itchington and Tytherington.
- 2.1.8. The site location is illustrated further in **Figure 1.1** and the boundaries of the existing consents are illustrated in **Figure 1.2**.

2.2 GEOLOGY

GEOLOGICAL OVERVIEW

- 2.2.1. The Bristol and Gloucester district is one of the geologically most varied parts of Britain. British Geological Survey (BGS) data indicates the Carboniferous Limestone of the Mendips and around Bristol are strongly folded and faulted. The Quarry Complex is sited on the western flank of a north-south syncline with Carboniferous Limestone strata dipping generally to the southeast.

REGIONAL GEOLOGY

- 2.2.2. The area around Tytherington Quarry is largely covered by Triassic strata, except where it has eroded to the west and east of the quarry following topographic highs and also to the north of the quarry. In these areas the older Palaeozoic strata is revealed, consisting from north to south of Silurian, Devonian and Carboniferous.

SUPERFICIAL DEPOSITS

- 2.2.3. Superficial deposits are sparsely distributed around the Study Area as can be seen from the digital BGS 1:50k superficial deposits geology mapping. Tidal flat deposits extent into the northwest of the Study Area along the un-named headwaters of the Oldbury Naite Rhine. Alluvium flanks the Ladden Brook over its entire length within the Study Area and is also present along parts of the un-named Tortworth Brook headwaters. There is a larger area of river terrace deposits bound to the north by a western un-named tributary of the Ladden Brook which reaches southwards beyond the second parallel Ladden Brook tributary. Head deposits are mapped to the northeast of the Site and partially along the Tortworth Brook headwaters. The BGS mapping shows no superficial deposits within or in the immediate vicinity of the site.

LOCAL GEOLOGY

- 2.2.4. Various site investigation reports, some of which present the findings from exploration boreholes for the various Tytherington Quarries, provide an additional refined understanding of the local geology.
- 2.2.5. The local bedrock map confirms the three Tytherington Quarries to be located on an outcrop of the Black Rock Limestone and the Black Rock Dolomite. For the two quarries to the southeast, the further south the quarry, the more additional younger strata is exposed south eastwards in down dip direction. I.e. the Grovesend Quarry extends south eastwards into the Gully Oolite and Clifton Down Mudstones and the southeast corner of Woodleaze Quarry, including the soil store area, extends further to close to the Cromhall Sandstone. The latter strata are overlain in the far southeast of the section by sediments of the Triassic Penarth Group.
- 2.2.6. A shallower dip in the North Face Quarry section compared to the two southern sections is apparent. In all three sections, the Black Rock Limestone is underlain by the Avon Group (former 'Lower Limestone Shales', interbedded mudstones and limestones) with a thickness of a few tens of metres. The local geological map shows the Quarry Complex to be bounded along its western and northern boundary by the underlying Avon Group.
- 2.2.7. Further details of the geology at Tytherington Quarry are set out in **Chapter 9** of the ES.

2.3 PLANNING HISTORY

- 2.3.1. The planning history at Tytherington Quarry is complex and dates back to the 1940's. As noted in the previous section of this document, Grovesend and Woodleaze Quarries are covered by one historic extant planning consent which covers some 235 acres (95 hectares) – Interim Development Order (IDO) permission reference NA/IDO/002 dated 13 November 1992, for the planned development of land for quarrying.
- 2.3.2. The other relevant planning consent is P93/2645, dated 5 December 2002, which included the quarrying of the area to the south west of Itchington Road (which benefits from the IDO permission), extraction of carboniferous limestone from beneath a section of Itchington Road, the south westwards extension of an existing screening bund which is adjacent to/parallel with the M5 motorway, and the use of land in the southern part of the quarry (OS 6400) for the temporary storage of soil/overburden. It also included provision of a new circular “recreational” bridleway to link the severed ends of Itchington Road, to compensate for the loss of the section of Itchington Road that was proposed to be removed as part of the extension to the quarry.
- 2.3.3. This application was submitted as part of and in parallel with the quarry operators submitted scheme of working and restoration conditions to be attached to the IDO permission for the approval of the Mineral Planning Authority as required under Stage 2 of the IDO legislation. The submitted conditions application (Ref. NA/IDO/002/A) which was received by the Mineral Planning Authority in February 1994, proposed the comprehensive phased development of the Applicant's land. This application was approved in February 2006.
- 2.3.4. The boundaries of these consents are illustrated at **Figure 1.2**. An overview of the planning history at Tytherington Quarry as appropriate is set out below:

Table 2-1 – Relevant Planning History

Planning Application Reference	Description of Development	Decision
NA/IDO/002	The planned development of land for quarrying dated 03 February 1948.	Approved – 13 November 1992
P93/2645	Extraction of stone from beneath part of Itchington Road, extend existing M5 screenbank further to the south west and temporary storage of soil / overburden on OS 6400 to the south west of Itchington Road.	Approved – 05 December 2002
NA/IDO/002/A	Determination of a scheme of operating and restoration conditions to be attached to IDO permission NA/IDO/002.	Approved – 07 February 2006

3 MINERAL OPERATIONS AT TYTHERINGTON QUARRY

3.1 BACKGROUND

- 3.1.1. Heidelberg Materials proposes to secure the continuation and extraction of all consented limestone reserves, and extraction of further unconsented reserves, within the existing footprint of Tytherington Quarry (hereafter referred to as 'the Proposed Scheme'). It is proposed to deepen the existing Woodleaze area of the quarry to release an additional 3 million tonnes (mt) as well as enable the extraction of a further 3mt from the southern part of the quarry, beneath the existing and consented soil store area.
- 3.1.2. The Proposed Scheme seeks an amendment to the extraction limits and approved working scheme at Tytherington Quarry to allow for the deepening of the existing Woodleaze area and an extension into the consented soil store area (covered by extant consent P93/2645). The proposed extraction of the additional 6mt of limestone will be over and beyond that already permitted and will be undertaken prior to the end of 2042, as per extant IDO consent NA/IDO/002/A. **Figure 1.2** illustrates the consented planning boundaries.
- 3.1.3. Additional information in relation to the Proposed Scheme, including the main aspects and aims can be found in **Chapter 3** of the Environmental Statement.
- 3.1.1. The main aspects of the Proposed Scheme include:
- The phased extraction, processing, and export of circa 6mt of saleable limestone aggregates (based on available geological information) from the existing Woodleaze and soil store areas.
 - The average output rate of circa 2 million tonnes of limestone aggregates per annum (as per current output rates).
 - Mineral extraction of the proposed areas will last for a period of circa 7.5 years (although this could be longer subject to changes in market demand) and include progressive restoration where achievable. Final restoration of the Site post 2042 will be to a deep waterbody with upper benches and a mix of woodland and grassland habitat as per the extant consent.
 - Permitted extraction techniques and output rates would remain unchanged as per the principal consent NA/IDO/002/A.
 - Mineral would continue to be processed at the site's mobile / fixed processing plant located within Woodleaze / Grovesend.
 - Existing access arrangements into and out of the site would remain unchanged.
 - Establishment of mineral and overburden stocking areas as well as temporary topsoil and subsoil storage mounds within the confines of the existing quarry (these will be developed in accordance with the phasing of operations and mitigation proposals).

3.2 DEVELOPMENT PHASES

OVERVIEW

- 3.2.1. The Proposed Scheme will be undertaken within 3 development phases, which in total will last a period of circa 6 to 7.5 years subject to market conditions, but not extend beyond the extant 2042 end date of the principal planning consent. Restoration of the site will take place in a progressive manner – as extraction progresses to depth, restoration will follow behind. The phasing plans are illustrated in **Figures 3.1 to 3.3**. Extraction of mineral will continue within the existing Woodleaze

area working in a south-eastern direction (including the soil store area) towards the eastern quarry edge alongside the M5 motorway.

- 3.2.2. The phased approach comprises:

PHASE 1 – UP TO THE END OF YEAR 4

- 3.2.3. The first phase of the Proposed Scheme will see the continued extraction of permitted mineral reserves in the southern area of the existing Woodleaze area of the quarry. The limestone in this area will be worked in seven benches in a south-easterly direction, with safe working heights of up to 15m. The top quarry level will remain at 95m AOD and the maximum extraction depth during this phase will be to -10m AOD in accordance with the quarry's existing working plan. A small sump will be installed in the quarry floor.
- 3.2.4. As Woodleaze forms part of the existing operational area of the quarry, no topsoil or subsoil will need to be removed. The deepening of the quarry will continue as per existing permitted arrangements for extraction using the permitted plant and equipment and access arrangements. It is estimated that during this phase approximately 8mt of permitted mineral reserve will be extracted. Use of the existing weighbridge and office area will also continue as per the extant principal IDO consent.
- 3.2.5. During this phase progressive soil stripping of the soil store area will also begin. Stripped soils and other overburden materials will be stored on site and used for progressive restoration as and when required. As preparatory works in advance of Phase 2, the coppicing and translocation of the existing hedgerows along the north-western and north-eastern boundaries of the soil store area and felling of plantation woodland would also begin towards the end of this phase, during the appropriate season.
- 3.2.6. All operations described above are illustrated on **Figure 3.1**.

PHASE 2 – UP TO THE END OF YEAR 7

- 3.2.7. The second phase of extraction will see both the continued extraction of permitted mineral reserves by the continued deepening of Woodleaze and the extraction of additional mineral reserves from the soil store area. The limestone from the soil store area would be worked to minimum 7m wide final benches with safe working heights of up to 15m, continuing the line of benches already established in the Woodleaze area. The continued deepening of Woodleaze would be worked in two additional benches with safe working heights of 15m. The top quarry level would remain at 95m AOD and the maximum extraction depth during this phase will be to -40m AOD, taking the deepening of Woodleaze quarry void to its maximum depth.
- 3.2.8. The extraction of the soil store area and surroundings areas will require the removal of approximately 60,000m³ of overburden and topsoil which will be used and recovered to assist with the progressive restoration of the site. Until required, the majority of this overburden and topsoil will temporarily be used to create a perimeter screening bund around the soil store area, in the southwestern and southeastern corner of the quarry. The overburden and topsoil will also be used to extend the existing screening bund alongside the M5 to an approximate elevation of 110m AOD, which is between 5-7.5m higher than the crest of the existing screening bund to the south.
- 3.2.9. Extraction of the soil store area will be accessed via an internal access haul road which excavators, other equipment and HGVs will use to work the area. All other operations including use of the weighbridges and office will continue to be used as per consented arrangements. It is estimated that

during this phase approximately 6.2mt of combined permitted and new mineral reserve will be extracted.

- 3.2.10. All operations described above are illustrated on **Figure 3.2.**

PHASE 3 – UP TO END OF YEAR 9

- 3.2.11. The third and final phase of the Proposed Scheme will see the extraction of the soil store area complete and restoration in situ. This phase also focuses on the deepening and extraction of the Woodleaze quarry floor and requires additional working of all bench levels. The limestone will be worked in a total of nine benches with safe working heights of up to 15m. The top quarry level will remain at 95m AOD, and the maximum extraction depth during this phase will be to -40m AOD, taking the deepening of Woodleaze quarry void to its maximum depth. It is estimated that during this phase up to 4mt of combined permitted and new mineral reserves will be extracted. As appropriate, progressive restoration of the site would be undertaken.
- 3.2.12. All operations described above are illustrated on **Figure 3.3.**

OPERATIONAL ACCESS AND MOVEMENT

Access

- 3.2.13. The deepening of the existing Woodleaze area of Tytherington Quarry will be accessed as per extant consented arrangements. This is via Tytherington Road located west of the site and which is accessed via the A38. No changes are proposed to the access in and out of the quarry. Access to the soil store area will be via the Woodleaze area using the existing internal haul road and any required changes thereof.

Weighbridge, Wheel Wash and Site Office

- 3.2.14. The Tytherington Quarry weighbridge, wheel wash and site office will remain unchanged and as per the extant principal IDO consent.

Movement

- 3.2.15. No changes are proposed to the extant consented vehicle and train movements.
- 3.2.16. Staff and visitors will continue to access and park at the quarry as per the existing arrangements.

Site Security and Lighting

- 3.2.17. The site is an existing operational quarry and is secured with high quality fencing. The perimeter of the entire quarry including the application boundaries is fenced with a mix of palisade and post and wire fencing. The site is also secured with CCTV infrastructure.
- 3.2.18. Access to the site is gated and all plant and equipment is safely secured within the site boundary.
- 3.2.19. The existing lighting arrangements will be retained and will remain unchanged as a result of the Proposed Scheme.

Operational Hours

- 3.2.20. The opening hours in the extant permission for Tytherington Quarry (NA/IDO/002/A – Condition 3) will remain unaltered, as follows:

“No mineral extraction, crushing and screening of stone or any other ancillary operations involving aggregate processing (other than the production of coated roadstone, water

pumping, servicing, environmental monitoring, maintenance and testing of plant or other similar work) shall be carried out on the site except between the following times:

6.00am to 9.00pm Mondays to Fridays; and

7.00am to 1.00pm on Saturdays

No servicing, maintenance and testing of plant shall be carried out between 10.00pm and 4.30am;

Operations for the stripping of soils and removal of overburden and the formation and subsequent removal of material from any environmental bank or soil storage are shall not be carried out except between the following times unless otherwise agreed in writing by the Local Planning Authority:

8.00am to 6.00pm Mondays to Fridays; and

8.00am to 1.00pm on Saturdays

No operations or activities (other than the produce of coated roadstone and environmental monitoring and water pumping) shall take place on Sundays, Bank Holidays and National Holidays.”

MINERAL EXTRACTION AND PROCESSING

- 3.2.21. The total extent of mineral extraction covers an area of circa 25 hectares (ha) in size, compared to the overall site area of ~42ha. The maximum extraction depth will be deepened to -40m AOD, which is expected to be reached during Phase 2 of the Proposed Scheme.
- 3.2.22. All material will be extracted and moved using the permitted mobile plant equipment, including long-arm and 360-degree excavators, loading shovel or front-end loaders (FEL) and HGVs.

EMPLOYMENT

- 3.2.23. Heidelberg Materials is a well-established company who currently employs over 4,000 people across the UK. The company’s existing operations at Tytherington Quarry mean that Heidelberg Materials is already an important local employer, currently directly supporting some 40 full time equivalents (this includes Heidelberg Materials staff and contractors) and many more in the supply chain.
- 3.2.24. The Proposed Scheme will support the existing operations at Tytherington Quarry and thereby secure long-term job retention.
- 3.2.25. A detailed assessment of the socio-economic effects of the Proposed Scheme is set out in Chapter 12 of the ES.

SITE CLEARANCE

- 3.2.26. Site clearance of the soil store area will require removal of vegetation and shrubs. An ash tree considered to be suitable for bats will remain; where clearance of the site and extraction of material will apply a stand-off to ensure there is no harm to the Ash tree. Where appropriate, any existing hedgerows which require removal will be translocated to an area immediate to the south of Woodleaze but within the landownership of Heidelberg Materials.

3.3 RESTORATION AND AFTERCARE SCHEME

3.3.1. The proposed restoration masterplan is illustrated in **Figure 3.4**.

PROGRESSIVE RESTORATION

3.3.2. Progressive restoration will take place across the site with opportunities concentrated across the following areas:

- Upper benches above final water levels (i.e. above 68-70m AOD) will be restored through the placement of quarry waste and soils as soon as upper faces have been taken back to final face positions. These upper benches will feature a combination of calcareous grassland on areas of shallow soils with clumps of trees and shrubs across corresponding areas of deeper soils. Natural regeneration of scrub may also occur on any inaccessible areas of bench. Rock trap bunds will be installed on wide benches as indicated in **Figures 3.1 to 3.3**.
- This restoration principle would also be applied to the lower benches which would receive soils and overburden and be seeded to grassland. This would serve as interim habitat until the water level rebounds at the end of quarry operations.
- Trial over-tipping of the steep and inaccessible dip-slope within Woodleaze will be undertaken to allow substrate to collect on rough ledges and provide for varied natural regeneration of both wildflowers and scrub.
- A new hedgerow with trees would extend along the northern edge of the existing soil store area (south of the proposed southern limit of extraction) to provide connectivity between the lengths of remaining hedgerow along the access track and the existing woodland belt along the western perimeter of the site.

FINAL RESTORATION

3.3.3. The proposed final restoration of the site is illustrated in **Figure 3.4** and demonstrates that the quarry will continue to be restored to a deep-water body with dry upper benches and a mix of woodland and grassland habitat. The proposals allow for the total re-use of indigenous soils and quarry waste on-site and consequently, no material import is required for restoration.

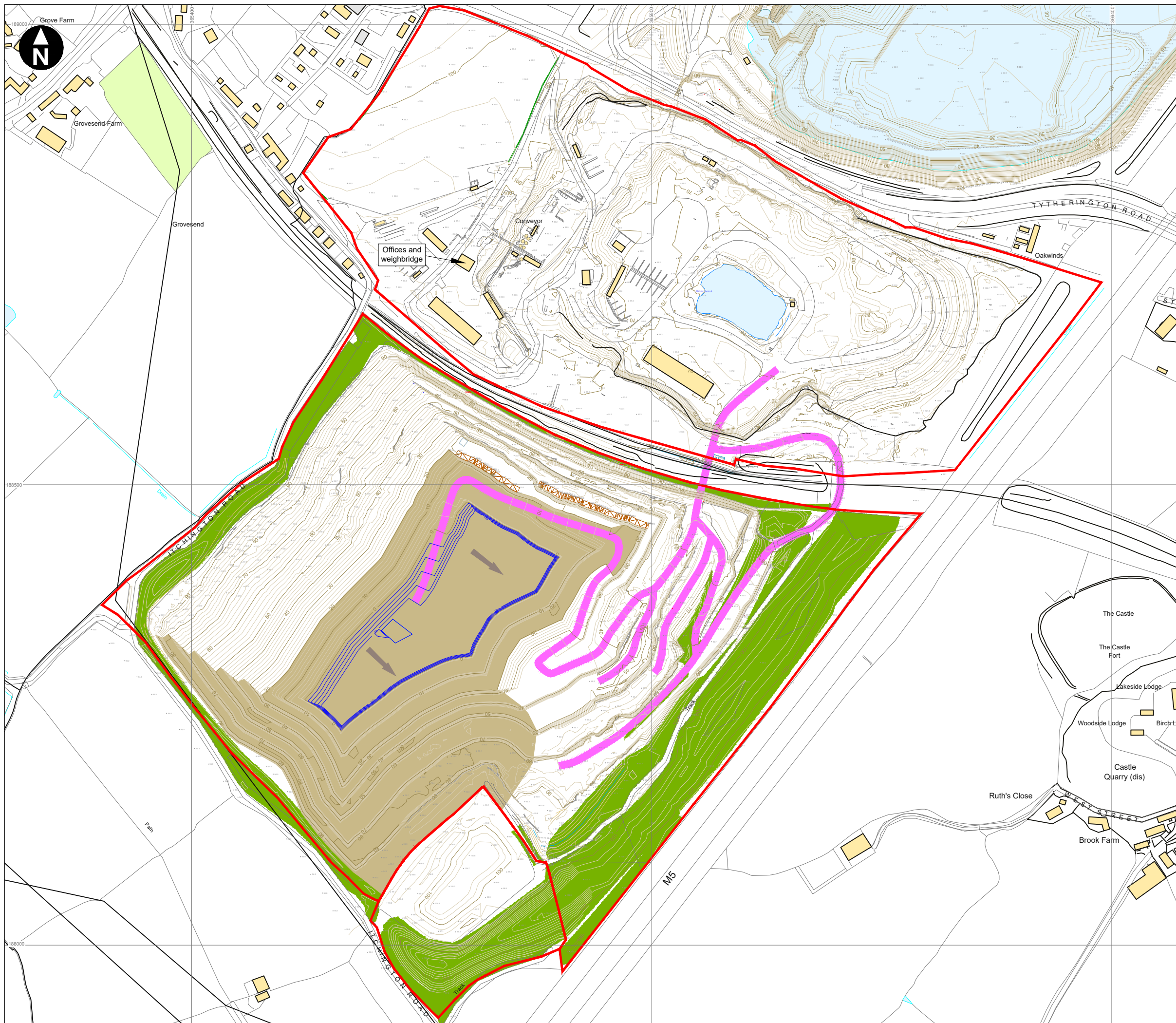
3.3.4. The restoration scheme has been developed to take account of the proposed extension and amendments to the soil store bunds. These amendments do not depart from the overall approved restoration scheme (as detailed in planning consent NA/IDO/002/A dated 7 February 2006). A copy of the approved composite restoration scheme (Drawing No. T6m/86b dated March 2011) is enclosed in **Appendix C**.

3.3.5. In addition to the bench and dip-slope measures detailed as part of the progressive restoration, the key restoration principles are as follows:

- The restoration plan assumes that water will rebound at 68-70m AOD in line with current best available knowledge of likely rebound levels and the permitted restoration scheme.
- The screenbank adjacent to the current soil store and modified to accommodate the storage of additional overburden and soils in Phases 2 and 3, will be returned to a landform which is similar to baseline conditions. Where trees have been removed from the internal face of the screenbank during the operational phases, native trees and shrubs will be re-planted as part of the restoration to recreate the woodland belt. The proposed species list is set out in Chapter 6: Landscape and Visual Impact Assessment of the ES.

- The remainder of the soil store area will be restored to deliver habitat gain. Species-rich grassland (calcareous or neutral depending on the soil chemistry beneath the soil store) will extend across the area alongside a mosaic of small ponds/scrapes and bare ground for the benefit of invertebrates, reptiles, and amphibians.

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- Key
- Extant planning permissions
 - Contour (2m interval)
 - Negative contour (2m interval)
 - Rock traps
 - Limestone extraction and direction of working: extant permitted mineral reserves
 - Limestone extraction and direction of working: new mineral reserves
 - Haul road
 - Existing woodland/vegetated areas to be retained
 - Relocated soils from soil storage area
 - Grassed soil bund

0 m 150 m
Scale 1:2500 @ A3
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Heidelberg Materials
Tytherington Quarry - 6 Million Tonne
Additional Reserves
Planning Statement

Figure 3.1
Phase 1 (Up to the end of Year 4)

May 2024



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- Key
- Extant planning permissions
 - Contour (2m interval)
 - Negative contour (2m interval)
 - Rock faces
 - Limestone extraction and direction of working: extant permitted mineral reserves
 - Limestone extraction and direction of working: new mineral reserves
 - Haul road
 - Existing woodland/vegetated areas to be retained
 - Relocated soils from soil storage area
 - Grassed soil bund

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Heidelberg Materials
Tytherington Quarry - 6 Million Tonne
Additional Reserves
Planning Statement

Figure 3.2
Phase 2 (up to end of Year 7)

May 2024



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- Key
- Extant planning permissions
 - Contour (2m interval)
 - Negative contour (2m interval)
 - Rock faces
 - Limestone extraction and direction of working: extant permitted mineral reserves
 - Limestone extraction and direction of working: new mineral reserves
 - Haul road
 - Existing woodland/vegetated areas to be retained
 - Relocated soils from soil storage area
 - Grassed soil bund

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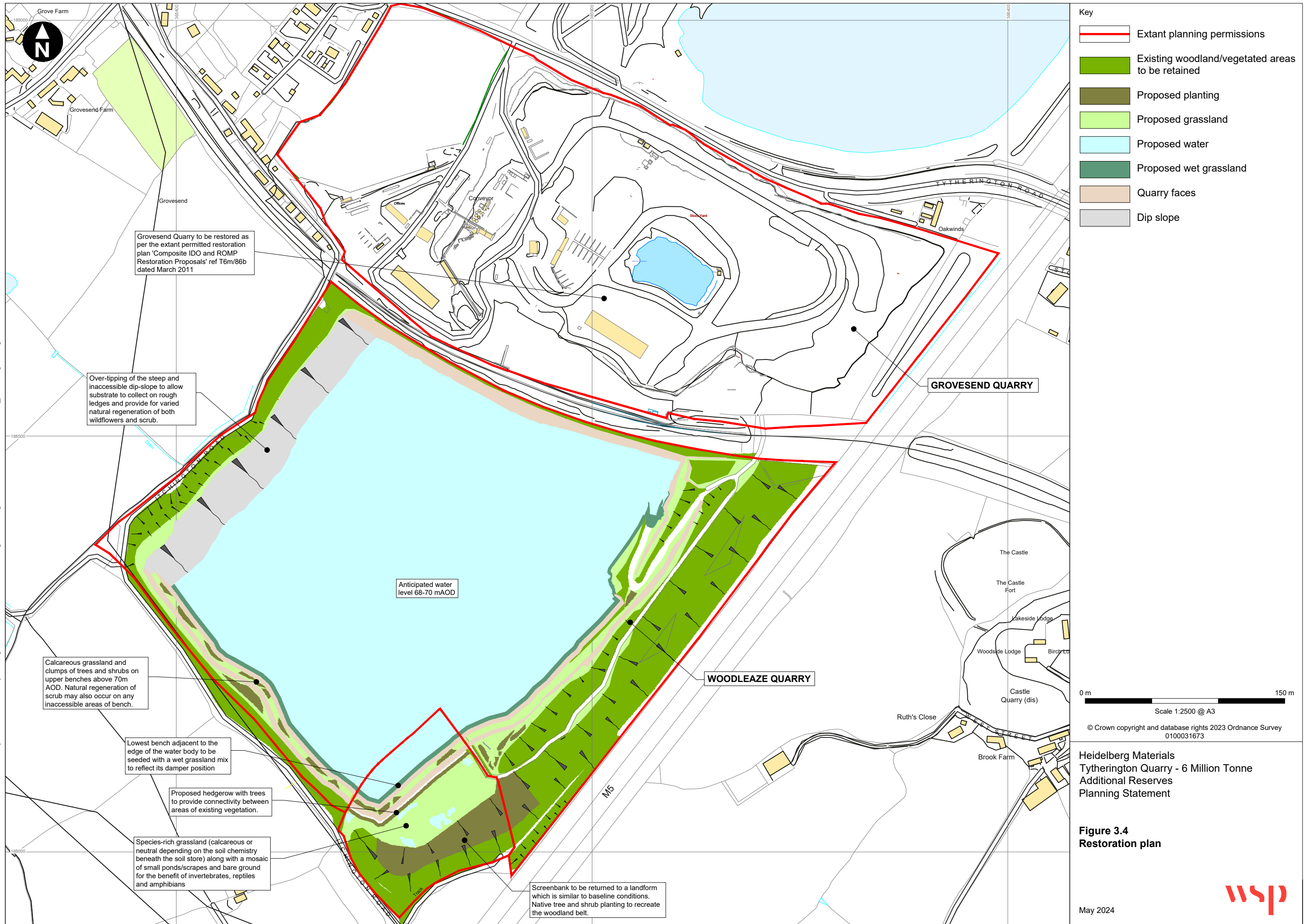
Heidelberg Materials
Tytherington Quarry - 6 Million Tonne
Additional Reserves
Planning Statement

Figure 3.3
Phase 3 (Up to end of Year 9)

May 2024



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4 ENVIRONMENTAL ISSUES AND MITIGATION

4.1 OVERVIEW

- 4.1.1. The submission for Tytherington Quarry has evolved as part of an iterative design that has considered the assessment of all potential environmental effects.
- 4.1.2. This section is concerned with the further mitigation measures that have been incorporated into the development to safeguard the environment and protect the amenity of the local residents. Wherever possible, enhancement measures have been proposed.

4.2 LANDSCAPE AND VISUAL

BACKGROUND

- 4.2.1. Chapter 6 of the ES includes a full assessment of the potential landscape and visual effects of the development. The assessment has had regard to the relevant landscape guidelines and national and local policies, including the South Gloucestershire Landscape Character Assessment. Account has also been taken of the local topography, vegetation, land use and settlements, infrastructure and potentially sensitive receptors.
- 4.2.2. Tytherington Quarry is located on a broad linear ridgeline, which runs on a north-east to south-west axis at an elevation of ~100m AOD. Descending, gently rolling, south-east facing slopes fall towards and contain the Tytherington Plain and Earthcott Vale to the east, which lie between ~50-65m AOD. A small bluff forming Tytherington Hill lies between the settlement of Tytherington and the M5 motorway.
- 4.2.3. In terms of land use, the landscape is predominantly pastoral with regular, medium sized fields typically bound by thick, clipped hedgerows. There are occasional mature hedgerow trees and small regular shaped copses of deciduous woodland to the west of the Site, with the area around Itchington Common also featuring woodland cover. Further woodland is present along the northern and north-western fringes of Tytherington, whilst tree belts and plantation woodland also line sections of the M5 motorway and the perimeter of Tytherington Quarry.
- 4.2.4. At a national scale, Tytherington Quarry lies within the Bristol, Avon Valley and Bridges National Character Area (NCA). The supporting description of the NCA states that it has several modern quarries, including Tytherington, and notes that the impact of quarrying on the character of the area is minimal.
- 4.2.5. At a more detailed scale, South Gloucestershire Council has undertaken a district wide Landscape Character Assessment. The Assessment indicates that Tytherington Quarry is located within Landscape Character Area (LCA) 17 Rudgeway and Tytherington Ridge. The assessment includes the following in relation to Tytherington Quarry:

"Tytherington Quarry occupies an extensive area to the north, comprising a plant area and areas of excavation which have been worked sequentially southwards, parallel to the M5. The edge of the site is largely contained by hedgerows and hedgerow trees, supplemented in places with earth mounds, and a developing woodland structure."

EMBEDDED ENVIRONMENTAL MEASURES

- 4.2.6. The working method at Tytherington Quarry includes a range of landscape and visual embedded measures, which have been incorporated into the operational and restoration phases of the Proposed Scheme. These include are summarised below:
- Operational phases:
 - Retention of permitter plantation woodland to maintain vegetated skylines and screening;
 - Translocation of existing hedgerow to within the field to the south-east of the Site (alongside the M5 motorway and which is referred to as the 'D-shaped field') and which lies within Heidelberg Materials land ownership (off-site mitigation). The hedgerow would be used to fill gaps within the existing boundary hedgerow;
 - Retained trees and sections of hedgerow to be protected; and
 - Relocated soil store mound to be grass seeded to reduce its contrast with the colours and textures present within the surrounding landscape.
 - Restoration phase:
 - New woodland, scrub, hedgerow and grassland will be introduced as part of the restoration of the site, to compensate for that lost during the operational phases;
 - Exposed quarry faces and areas of water body also contribute to a diverse landscape within the site boundary;
 - Woodland, scrub and hedgerow mixes to reflect the species found locally within the landscape;
 - Landscape elements and patterns to reflect those found locally within the landscape to reduce the contrast in visual receptors views; and
 - Exposed quarry faces to be softened with pockets of scrub habitat on the benches. Bench restoration will create a mosaic of woodland, scrub, calcareous grassland, and bare rock.

MITIGATION AND ENHANCEMENT MEASURES

- 4.2.7. In terms of mitigation and enhancement measures, opportunities to mitigate potential adverse effects have already been incorporated within the development (as set out above) or are imposed through a number of existing regulatory controls. The Proposed Scheme with these measures and controls in place has been subject to assessment.
- 4.2.8. The principles of good practice mitigation during the operational phases will be applied to the proposals as set out in ES Chapter 3: Description of Proposed Scheme.

CONCLUSIONS OF THE ASSESSMENT

Landscape Elements

- 4.2.9. Extraction operations will result in the removal of landscape elements such as plantation broadleaved deciduous woodland, hedgerow with hedgerow trees and grassland.
- 4.2.10. In terms of the plantation broadleaved deciduous woodland, extraction operations will result in the removal of approximately 0.75ha of plantation broadleaved deciduous woodland along the M5 screenbank. However, an equivalent amount will be reintroduced as part of the restoration. The greater species diversity will give rise to beneficial effects.

- 4.2.11. With regards to the hedgerow with hedgerow trees, the north-western hedgerow together with sections of the north-eastern double hedgerows would be coppiced and translocated to fill in gaps along the hedgerow boundary of the neighbouring field as part of preparatory works in Phase 1. It is anticipated that the proposed hedgerow along the northern boundary of the existing soil store area would be planted during Phase 3 as part of the progressive restoration, which would reinstate approximately 180m of hedgerow along this boundary. When combined with the hedgerow lengths retained within the Site and translocated during Phase 1 (even accounting for a 50% failure rate of translocated stock), this would lead to a net gain in hedgerow of approximately 100m. The proposed hedgerow will contain greater species diversity than under baseline conditions, with an enhanced management regime undertaken in accordance with the Landscape and Biodiversity Enhancement Plan (ES Appendix 10B), which on balance will lead to beneficial effects.
- 4.2.12. Finally, grassland in the soil store will be subject to short-term disruption during extraction as it is removed from across the existing soil store and seeding takes place across the newly created landform. A small proportion of the grassland will also be lost to accommodate the footprint of the void as it progresses southwards. During restoration, once the soil store has been removed, the area will be reinstated as neutral or calcareous grassland with small ponds / scrapes and bare ground to increase biodiversity. This will have a localised beneficial effect but will have limited characterising influence beyond site level.

Landscape Character

- 4.2.13. The assessment of effects on landscape character and in particular Landscape Character Area 17: Rudgeway and Tytherington Ridge has considered the value of the landscape and its susceptibility to the type of development that is being proposed.
- 4.2.14. In terms of the effects on LCA 17, the assessment has concluded they will not be significant during both the operation and restoration phases. This is because, during operation, the removal of a small proportion of landscape elements, relocation and increase in height of the existing overburden and soil stores, and the lateral extension of the void into the area to the south, will all take place within the visual containment provided by retained perimeter vegetation and landforms surrounding Woodleaze Quarry.
- 4.2.15. During restoration, the perimeter landform (internal slopes of the M5 screenbank), will be reinstated to slope gradients and a height which is comparable to that of the baseline. Similarly, plantation woodland, hedgerow, hedgerow trees and grassland within the former soil store area will all be reinstated in proportions which are not dissimilar to those present under baseline conditions. The remainder of Woodleaze Quarry will be restored in line with the permitted restoration scheme with a slight increase in the footprint of the waterbody.

Visual Receptors

- 4.2.16. The assessment of effects on people's views of minerals development at Tytherington Quarry has considered the extent to which the development can be viewed and the degree to which views will change. This includes views from PROWs, recreational routes, and the local road network.
- 4.2.17. A review of the distribution of residential visual receptors, landform, and installation of effective screening landforms and vegetation indicate that there are no residential receptors who will sustain the necessary magnitude of change to their views to give rise to significant visual effects as a consequence of the Proposed Scheme. Residential visual receptors (both private views from isolated properties and people in their communities) have therefore been scoped out of the LVIA.

- 4.2.18. In terms of PRowS, no significant effects on visual receptors have been concluded for users of the Celtic Way / Jubilee Way, users of the Hobblers Way (Coast to Coast – Wash to Severn). During the restoration phase, a beneficial visual effect is predicted on Users of the Celtic Way/Jubilee Way (southbound walkers) and users of the local PRow network, due to the absence of a soil store landform.
- 4.2.19. For drivers and their passengers travelling along the M5 motorway, A38 and the Itchington Road, the assessment has predicted that there will be no significant adverse effects on visual amenity.

4.3 NOISE

BACKGROUND

- 4.3.1. An assessment of the effects of the Proposed Scheme on noise levels has been undertaken (see **Chapter 7** of the ES). To inform the assessment, baseline surveying was undertaken in line with a methodology agreed with the Environmental Protection Team at SGC.
- 4.3.2. In terms of the predicted future baseline, it is anticipated that, without the Proposed Scheme, the baseline acoustic environment would not vary substantially: quarry operations would continue in line with the extant consent, and sound from road traffic on the M5 would likely remain at a similar level to that which is currently present.
- 4.3.3. Given that the Proposed Scheme requires no new additional plant and no intensification of activities; there would be no change to the working hours; and there would be no change to the road or rail movements associated with the operation of the quarry, the main factor that was considered to give rise to a potential change in the noise emissions in the assessment is the marginal spatial shift of quarry activities in Woodleaze Quarry extending slightly to the south-west.
- 4.3.4. To enable the extraction of minerals from beneath the consented soil store area, site preparation will be required, consisting of removal and relocation of soil, to expose the minerals to be worked below. On this basis, the primary focus of the noise assessment was the reduced proximity of mineral extraction activities in Woodleaze Quarry to receptors to the west and south. If the assessment demonstrates that no significant effects are likely at these receptors, then it would be unlikely that significant noise effects would occur at any other receptor.

EMBEDDED ENVIRONMENTAL MEASURES

- 4.3.5. A range of environmental measures have been embedded into the development proposals. These have been summarised below:
- An Operational Noise Management Plan (ONMP) will be produced. This will guide the management of noise emissions and adherence to the requirements of the ONMP will be enforced whilst the Proposed Scheme is in operation. It will also set out requirements for vehicles accessing and egressing the site to adhere to agreed travel routes as well as any other appropriate measures applicable for reducing noise emissions from on-site and off-site vehicle movements e.g. ensuring that vehicles are not left idling when stationary, that vehicles are fitted with appropriate manoeuvring alarms.
 - Compliance with the requirements of the existing noise and blasting planning conditions will ensure ongoing management of noise emissions from the site, and avoidance of noise emissions during the more sensitive hours of the night-time and on Sundays, Public Holidays and National Holidays.

- Seeding and planting of perimeter screening bunds and subsequent maintenance will serve to provide a visual screen which will reduce the perception of noise sources.

MITIGATION MEASURES

- 4.3.6. Opportunities to mitigate potential adverse effects have already been incorporated within the development or are imposed through a number of existing regulatory controls. The Proposed Scheme with these measures and controls in place has been subject to assessment. No other measures are proposed as mitigation in relation to the effects identified within the chapter.
- 4.3.7. The principles of good practice mitigation during the operational phases will be included in the Operational Noise and Vibration Management Plan to be drafted.

CONCLUSIONS OF THE ASSESSMENT

Preparation Phase

- 4.3.8. The preparation of the proposed mineral extraction area would be undertaken gradually and would be phased to release minerals over Phase 1 and Phase 2 over a period of 7 years. Although preparatory works would entail plant activity in slightly closer proximity to receptors south and southwest of the quarry, the preparatory works would require no additional plant than is currently in operation at the quarry.
- 4.3.9. Based on the proposed gradual phased release of minerals in the proposed mineral extraction area, it is considered unlikely that preparatory works would entail any significant increase in noise emissions from the quarry.
- 4.3.10. In any case, the guidance provided in NPPG - Minerals allows for a higher noise limit of up to 70 dB $L_{Aeq,T}$ during preparatory works for up eight weeks in a year. If, as the preparatory works are being undertaken, a need for a period of intensive works is identified, then the scheduling of these works should be specified so as not to exceed a period of eight weeks in one year, if associated noise levels due to the preparatory works have the potential to exceed the normal limits specified in NPPG - Minerals⁴. In this case, the preparatory works should be designed to ensure that noise levels at the nearest receptors does not exceed 70 dB $L_{Aeq,T}$ and only occur for a duration of less than eight weeks in any one year period.
- 4.3.11. Based on the above, it is considered that the likely magnitude of change at all receptors due to noise associated with preparatory works would be no greater than small, resulting in effects that are not significant.

Operational Noise

- 4.3.12. The results of the assessment carried out in relation to operational noise indicate that current quarry noise levels, and future quarry noise levels, are not predicted to exceed the NPPG – Minerals

⁴ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2014). *National Planning Practice Guidance - Minerals*.

daytime criteria of 55 dB $L_{Aeq,T}$. There would also be no material increases in quarry noise levels at the key receptor locations during the operation of the Proposed Scheme.

- 4.3.13. The results of the assessment therefore indicate that noise from the Proposed Scheme at all receptors is anticipated to give rise to a small magnitude of change, resulting in effects of minor significance which are not significant.

4.4 VIBRATION

- 4.4.1. An assessment of the vibration effects of the Proposed Scheme has been undertaken (See **Chapter 8** of the ES).

BACKGROUND

- 4.4.2. The proposal to extract an additional 6 million tonnes of reserves at Tytherington is essentially, in terms of blast vibration, an extension of the current operations at Tytherington.
- 4.4.3. The potential blasting effects that have been taken forward for further assessment are those arising from mineral extraction activities and preparation of the proposed mineral extraction area, at the key receptor locations. The assessment of vibration effects undertaken as part of **Chapter 8** demonstrates that the Proposed Scheme is not expected to result in higher levels of groundborne vibration than is the case for operations undertaken within the extant principal planning consent for Tytherington Quarry.

Furthermore, the existing soil store area from which additional minerals is to be extracted is located further from residential receptors than anywhere else quarried within Tytherington, and the deepening of the existing quarried areas is unlikely to require higher blast weights compared to the existing situation.

EMBEDDED ENVIRONMENTAL MEASURES

- 4.4.4. The Proposed Scheme design includes for a number of vibration mitigation measures included from the outset, based on the mitigation and control measures implemented as part of the extant planning consent for Tytherington. These measures include:
- Compliance with all statutory regulations and good practice guidelines relating to good blast design and minimisation of environmental effects;
 - Adoption of the vibration control limit set out in the extant planning consent for Tytherington Quarry, namely that the maximum peak particle velocity must not exceed 9 mm/s at a 95% confidence level at any sensitive receptor;
 - Procedures for investigating any exceedance of the adopted vibration limits and procedures for investigating and handling complaints from local residents;
 - Procedures for communicating with the local community, particularly with regards to expected blast activities; and
 - Auditing of monitoring results and investigations and reporting such results to the relevant planning authorities.

MITIGATION MEASURES

- 4.4.5. Opportunities to mitigate potential adverse effects have already been incorporated within the development or are imposed through a number of existing mitigation, monitoring and regulatory control measures. Implementation of these measures should continue throughout the extraction of

the additional 6mt of mineral reserves. The Proposed Scheme with these measures and controls in place has been subject to the assessment. No other measures are proposed as mitigation in relation to the effects that are identified in this chapter.

- 4.4.6. Vibration monitoring data from all future blasting activities should be collated and used to continually update the blast vibration regression analysis. This will enable the blast design and selection of appropriate charge weights to be undertaken with increasing accuracy as the works progress.

CONCLUSIONS OF THE ASSESSMENT

- 4.4.7. In summary, the exploitation of the 6mt additional reserves at Tytherington Quarry is not expected to result in a worsening of the existing vibration climate as experienced under the currently consented operations. The exploitation of the additional reserves will, though, extend the operational life of the quarry.
- 4.4.8. In terms of significance of effects associated with blast vibration:
- The sensitivity of nearby residential receptors is considered to be high.
 - The magnitude of change is considered to be very low.
 - The overall effect is considered to be minor (not significant).

4.5 WATER

- 4.5.1. **Chapter 9** of the ES deals with groundwater considerations and surface water drainage. The operational aspects of how quarrying activities at Tytherington would have regard to the water environment are summarised below.

BACKGROUND

- 4.5.2. On a regional scale Tytherington Quarry is situated between the Cotswold Hills in the east with heights reaching above 200m and the Severn Estuary at sea level to the west. The quarry is positioned on a southwest to northeast trending ridge and sits on top of three surface water catchments. As such, the quarry's location coincides with a surface water divide between the rivers Severn (via Oldbury Naite Rhine catchment in the northwest and Tortworth Brook/Little Avon River catchment in the northeast), and the River Avon (via the Ladden Brook / River Frome catchment in the southeast).
- 4.5.3. The ridgeline on which Tytherington Quarry is located, is broad linear and runs on a north-east to south-west axis at an elevation of ~100m AOD. Descending, gently rolling, south-east facing slopes fall towards and contain the Tytherington Plain and Earthcott Vale to the east, which lie between ~50 to 65m AOD. A small bluff forming Tytherington Hill lies between the settlement of Tytherington and the M5 motorway. In the subdued topography north and northwest of Chipping Sodbury, which encompasses Tytherington Quarry, the dipping limestones form a distinct escarpment.
- 4.5.4. There are no natural watercourses within the Site. However, hydrologically the Site lies within the upstream catchments of the Tortworth Brook to the north-east, the Ladden Brook to the east and the Oldbury Naite Rhine to the west.

Surface Water

- 4.5.5. The outer margins of the Site effectively form a watershed, such that the quarry void has no notable upslope area. As such, there is minimal surface water run-on to the Site and surface water flood risk at the Site is associated with the accumulation and pathways of rainfall draining to the void base.

- 4.5.6. The EA Flood Map for Planning for Surface Water Flood Risk demonstrates that the Site area consists of mostly very low risk of surface water flooding (0.1% AEP). However, there are areas of low to high flood risk (0.1% to >3.3% AEP) associated with the topographic low points within and around the Woodleaze and Grovesend Quarry voids and the preferential flow paths associated with the haul roads.
- 4.5.7. There are also areas of ponding below the permitter bund on the eastern boundary of Woodleaze Quarry, which appears to form a small cut against the M5 motorway. There is also a notable area on the southern boundary of the Woodleaze Quarry adjacent to the soil store area boundary which then drains across the agricultural fields to the southwest, and then into a minor watercourse, namely the Owlsnest Farm Watercourse, which flows into the Ladden Brook. This area of mapped flood risk is no longer present since this area of land has now been worked as an extension to the Woodleaze Quarry. All current flood risk within the Grovesend Quarry void will not change as no changes in operation within this area are proposed.
- 4.5.8. A separate Flood Risk Assessment (FRA) has been produced as part of the planning submissions.

Groundwater

- 4.5.9. The Strategic Flood Risk Assessment (SFRA) states that the vast majority within South Gloucestershire is considered at low risk of groundwater flooding. However, as the Site is located over bedrock classified as a Principal Aquifer, a risk of groundwater flooding could exist. Under baseline conditions any emergence of rising groundwater is likely to be contained within the Woodleaze Quarry void and managed by dewatering and via consented discharge, thus not posing any risk to potential flood risk receptors.

EMBEDDED ENVIRONMENTAL MEASURES

- 4.5.10. The working method at Tytherington Quarry includes a number of water environment embedded mitigation measures, which have been incorporated into the Proposed Scheme. Those included are set out in detail in Section 9.7 of **Chapter 9** of the ES, and have been summarised below:
- Quarry water management – compliance with appropriate planning conditions and the terms of any Environment Agency abstraction licence and discharge consent;
 - Pollution prevention and accident response;
 - Monitoring (including groundwater, surface water level monitoring and water supply monitoring);
 - Recharge of water back to the underlying aquifer as required; and
 - Appropriate site restoration.

MITIGATION AND ENHANCEMENT MEASURES

- 4.5.11. Opportunities to mitigate potential adverse effects have already been incorporated within the development or are imposed through a number of existing regulatory controls. The Proposed Scheme with these measures and controls in place has been subject to assessment. No other measures are proposed as mitigation.

CONCLUSIONS OF THE ASSESSMENT

- 4.5.12. The nature and design of the Proposed Scheme and the mitigation proposed will ensure that all effects on the ground and surface water receptors are not significant.

4.6 BIODIVERSITY

- 4.6.1. An assessment has been undertaken of the effects of the Proposed Scheme on biodiversity within **Chapter 10** of the ES. The assessment has had regard to relevant ecological legislation, guidelines, and national and local policies.

BACKGROUND

- 4.6.2. In terms of statutory and non-statutory designated sites, the Severn Estuary Special Protection Area / Special Area of Conservation / Ramsar is located within 10km of the Site boundary (6.9km), and two Sites of Nature Conservation Interest are located within 2km of the Site boundary. The distance between these and the Site, the nature of the habitats on Site, and the lack of hydrological connectivity, means that there is a lack of a clear pathways for effect with regard to the habitats and / or species for which these sites have been designated. Due to a lack of pathways for effect, it is not considered there will be any effects on the features of ecological interest at these designated sites (alone or cumulatively) as a result of the Proposed Scheme.
- 4.6.3. There are also three statutory designated sites of national importance within 5km of the Site, however these are all designated for geological, not ecological, reasons and hence are not relevant to the biodiversity assessment.

Protected Habitats and Species

- 4.6.4. The study area for ecological surveys has been defined as the habitats present within the P93/2645 planning consent (**ES Figure 10.2**). This is because this is the location in which impacts to biodiversity associated with the Proposed Scheme will occur. The works associated with locations within the extant NA/IDO/002/A planning consent will either have impacts on areas with no biodiversity value as they are an active quarry, or they form part of the extant planning consents restoration strategy.
- 4.6.5. Considerable data gathering has been carried out to assess how the site is used by plants (flora) and animals (fauna), including an overall survey, known as an Extended Phase 1 Habitat survey, to classify the habitats and the potential use of the site by fauna. During the survey, distinct habitats were identified, and any features of interest subjected to a more detailed description were target noted (TN).
- 4.6.6. Habitats recorded on Site comprised plantation broadleaved deciduous woodland, hedgerow with trees, and semi-improved grassland with scattered scrub and a dry pond.
- 4.6.7. In terms of protected and notable species, the suitability to support other protected and notable species was assessed during survey works. The findings can be summarised as follows:
- Bats – A single decaying ash tree which has multiple potential roosting features and partially hollow primary limbs was identified in a hedgerow in the northeast of the soil store area. This tree is precautionarily assessed as having the potential to support a roost of high conservation value such as a maternity roost for tree roosting bats. The habitats within 5m of the hedgerows with trees and the scattered scrub within the grassland have the potential to support commuting and foraging bats.
 - Badger – No sign of badger presence or sett creation was recorded during the survey and the site is therefore considered unlikely to be of significant value to badgers. There is the small risk

that badgers could commute along the tracks on Site or forage in the grasslands at the soil store area.

- Nesting birds – The site has potential to support a breeding bird community comprising common and widespread species that are typical of the habitats in the area. The habitats on the site are unsuitable for species for which Severn Estuary SPA and Ramsar is designated. Therefore, due to the small amount of habitat present on site, and the likely low conservation value of the species present, the site is considered unlikely to be of significant value to nesting birds and those of conservation concern.
- Reptiles – The habitats within the site have potential for reptiles such as the grassland and scrub providing suitable hibernation and foraging potential. Despite this, the retention of suitable surrounding habitat and the limited extent of the habitat loss makes it unlikely that the Proposed Scheme will have a meaningful impact on the local population status.
- Other priority species – Whilst the habitats on site could be suitable for priority species identified within the desk study such as hare and hedgehog, the limited extent of the site makes it likely that these species are absent and that the works will not impact the conservation status of the local population. Furthermore, the retention of suitable surrounding habitat and the limited extent of the habitat loss makes it unlikely that these species will be impacted.

EMBEDDED ENVIRONMENTAL MEASURES

4.6.8. In order to minimise potential effects on flora and fauna, the following measures will be embedded within the Proposed Scheme:

- The ash tree with the potential to be a bat roost is proposed to be retained, with protection of its roots through the installation of trackway when using heavy machinery within 2m of the trunk. This will remove any effects on this potential bat roost from construction and operations.
- A Landscape and Biodiversity Enhancement Plan (LBEP) has been developed and will be implemented. This includes creation and management of hedgerows with trees, woodland and semi-improved grassland. This will compensate for any losses in biodiversity associated with vegetation clearance by looking to provide habitats which are a like-for-like or better quality for ecology. This will result in the enhancement of the site for biodiversity.
- An Ecology Method Statement (EMS) covering pre-vegetation clearance checks for new badger setts, reptiles, nesting birds and priority species (e.g. hare and hedgehog). This will further reduce the likelihood of having an impact on protected and notable species.

MITIGATION

4.6.9. Opportunities to mitigate potential adverse effects have already been incorporated within the development or are imposed through a number of existing regulatory controls. The Proposed Scheme with these measures and controls in place has been subject to assessment. No other measures are proposed as mitigation in relation to the effects that are identified in this chapter.

CONCLUSIONS OF THE ASSESSMENT

4.6.10. The only sensitive biodiversity receptor upon which an assessment of effects has been carried out is roosting bats. This is due to the single decaying ash tree which has precautionarily been assessed as having the potential to support a roost of high conservation value (e.g. a maternity roost) for tree roosting bats.

- 4.6.11. However, and as set out in the embedded environmental mitigation section above, this tree is being retained, and will be protected from damage by installing track way. During operation, impacts from light, dust and site traffic will be consistent with existing levels of disturbance. Therefore, it has been concluded that there will be a negligible effect on the sensitive receptor and therefore no likely significant effects.

4.7 TRAFFIC AND TRANSPORT

- 4.7.1. An assessment has been undertaken of the likely significant effects from the Proposed Scheme upon traffic and transport within **Chapter 11** of the ES.
- 4.7.2. The Scoping Report (WSP, 2023) sought to scope out traffic and transport on the basis that the Proposed Scheme does not seek to increase output rates from Tytherington Quarry from that which already exists (and is already permitted). The Proposed Scheme seeks to access an extra three years of reserves and will not affect the overall permitted timescale of the quarry.
- 4.7.3. A response to the Scoping Report was consequently received from National Highways (NH), which advised that:

“the M5 J14 currently operates under constraint during network peak hours and is sensitive to additional vehicle movements. Whilst noting that the extent permission NA/IDO/002/A does not appear to restrict vehicle movements, the Highways Agency will expect the application to be supported by evidence to demonstrate that the proposals will not result in an increase over and above existing vehicle movements.”

- 4.7.4. In response to the comments provided by NH, South Gloucestershire Council (SGC) identified that traffic and transport should be scoped into the EIA. It is noted that SGC as the local highway authority has not made comments on the Scoping Report.

BACKGROUND

- 4.7.5. The routes used to transport materials to and from Tytherington Quarry comprise Tytherington Road, the A38, the M5 and Thornbury Branch Line.
- 4.7.6. The current operations at Tytherington Quarry relating to traffic and transport are carried out in accordance with the conditions associated with NA/IDO/002/A and can be summarised as follows⁵:
- Hours of operation in terms of traffic movements:
 - For aggregates – 6.00-15.45 Monday-Friday and 7.00-13.00 Saturday; and
 - For asphalt HGVs – no limit.
 - An average of 38,600 aggregate loads HGVs per annum leave the Site which equates to 77,200 two-way movements. Based on the hours of operation, there is an average of 270 daily aggregate load HGV movements (assuming 5.5 days of operation per week, 52 weeks per annum) and an average of 27 HGVs over a 10-hour operational period.

⁵ Using information provide by Heidelberg Materials (February 2024).

- Imported volumes to the asphalt plant comprise approximately 3,000 HGVs per annum which equates to 6,000 two-way movements. Based on the hours of operation, there is an average of 16 daily asphalt load HGV movements (assuming 365 days of operation), and an average 1 over a 24-hour operational period.
- Distribution by road is mainly to the following destinations:
 - Gloucester via the A38;
 - Cheltenham via the A38 or the A38 and the M5; and
 - North Bristol via the A38.
- 670 train movements per annum to either Appleford, West Drayton, or Quainton Road. Rail comprises over 60% of aggregate sales.

MITIGATION MEASURES

- 4.7.7. There will be no change in traffic as a result of the Proposed Scheme, and therefore there is no requirement for mitigation or enhancement measures above and beyond what is already in place for existing operations. Measures currently in place include those specified in the conditions associated with NA/IDO/002/A, which are summarised below for reference:
- Condition 4 – requires HGVs with quarried material arising from the site to pass through an effective wheel and chassis washing system before joining the public highway. It also requires the surfacing of the site access road between the wheel wash and the quarry's main access onto the public highway to be maintained in a good state of repair / kept clean and free of mud or debris at all times until completion of site restoration and aftercare. This is to ensure that no mud, dust or debris is deposited or allowed to collect on a public highway.
 - Condition 5 – requires the quarry operators to instruct all drivers of HGV lorries visiting Tytherington Quarry to use the section of Tytherington Road to the west of the main quarry access onto Tytherington Road to its junction with the A38 and to avoid the use of Tytherington Road in an easterly direction through the village of Tytherington unless for the purpose of making local deliveries in the area.
 - Condition 6 – requires no loaded lorries to leave the site unsheeted except those only carrying stone in excess of 500mm.
- 4.7.8. No changes are proposed to these conditions as a result of the Section 73 applications. As such, these measures will remain in place.

CONCLUSIONS OF THE ASSESSMENT

- 4.7.9. There will be no change to baseline traffic, peak traffic movements or existing regulatory controls associated with the site as a result of the Proposed Scheme. As such, no effects on traffic and transport are anticipated.

4.8 SOCIO-ECONOMICS

BACKGROUND

- 4.8.1. **Chapter 12** of the ES assesses the likely significant effects arising from the Proposed Scheme upon socio-economics.

- 4.8.2. It is a desk-based assessment which considers the proposals set out in **ES Chapter 3: Description of Proposed Scheme**. The following publicly available on-line sources have also been considered to support the assessment:
- Local Aggregates Assessment 2022; and
 - Office of National Statistics.
- 4.8.3. Census data shows the population of South Gloucestershire has increased by 10.5% from 262,800 in 2011 to 290,900 in 2021. The population comprising approximately a 50/50 split percentage of males and females. Around 38% (110,453) of the population are aged 50 and above.
- 4.8.4. The Census data indicates the average employment rate of all other local authorities is 76.9% and the local employment rate of South Gloucestershire is 83.4% (people aged between 16-64), which is higher than the UK average (78.8). Unemployment across South Gloucestershire is 3,300 (2.1%) which is lower than the national average.
- 4.8.5. In terms of the mining and quarrying industry, this is key employer across several regions within the UK. Census data reports that in 2023, jobs in mining and quarrying in the Southwest of England contributed to 2,000 jobs and across the UK this was 54,000 jobs of the UK workforce. In 2022, there were approximately 125 jobs in mining and quarrying within South Gloucestershire compared to other local authorities such as North Devon (20 jobs) and Plymouth (30 jobs)⁶.
- 4.8.6. In terms of direct employment, Heidelberg Materials (part of the Heidelberg Materials Group), is one of the largest building materials manufacturers in the world, the global market leader in aggregates which also has leading positions in cement, concrete and other downstream activities. The Group employs around 60,000 people across five continents. The Applicant's UK business employs around 4,000 people in jobs ranging from specialist and professional managers through to production operatives.
- 4.8.7. The company's existing operations at Tytherington Quarry indicate that Heidelberg Materials is already an important local employer, currently directly supporting some 40 full time equivalents (this includes Heidelberg Materials staff and contractors) and many more in the supply chain.
- 4.8.8. The Proposed Scheme will continue to support the existing operations at Tytherington Quarry thereby securing long-term employment for the life span of the quarry.

MITIGATION MEASURES

- 4.8.9. No significant adverse effects or beneficial socio-economic effects are identified as a result of the Proposed Scheme, as such no mitigation measures are required.

⁶ Office of National Statistics (2021). Labour Market Profile – England. Census (TS007). Available at: <https://www.nomisweb.co.uk/reports/lmp/gor/2092957699/report.aspx?town=south%20gloucestershire#tabempocc> [22 May 2024].

CONCLUSION OF THE ASSESSMENT

- 4.8.10. The socio-economic assessment for Tytherington Quarry has concluded that in respect of all receptors considered, the Proposed Scheme is not anticipated to generate any significant adverse or beneficial socio-economic effects.
- 4.8.11. It is predicted that the Proposed Scheme will maintain 40 jobs, together with an additional 20 indirect jobs and a further 4 induced jobs. The maintenance of these jobs will continue to make a valuable contribution to the overall employment rate across South Gloucestershire. As such, the overall effects are considered to be positive.
- 4.8.12. Although the socio-economic effects as a result of the Proposed Scheme are not significant, the scheme will enable the quarry to continue mineral operations and extract an additional 6mt of limestone providing an additional reserve life of 3 years, which would be extracted within the existing footprint of Tytherington Quarry and within the consented timescales. Therefore, the overall socio-economic benefits in relation to the Proposed Scheme are broadly positive and there are substantial benefits locally in terms of securing continuity of mineral supply in South Gloucestershire as well as national rail-borne markets, as well as the direct retention of local jobs.

4.9 CLIMATE CHANGE – CLIMATE RESILIENCE

BACKGROUND

- 4.9.1. **Chapter 13** of the ES reports the outcome of the assessment of likely significant effects arising from climate change upon the Proposed Scheme.
- 4.9.2. The assessment is informed by a review of published current and historical regional weather data in the location of the proposals. This was used to complete the baseline for the assessment. The UKCP18 probabilistic projections for RCP8.5^{7,8} (high emission scenarios) were then used to infer future changes in a range of climate variables that may affect the vulnerability of the Proposed Scheme to climate change.

EMBEDDED ENVIRONMENTAL MEASURES

- 4.9.3. A range of environmental measures have been embedded into the development proposals in relation to climate resilience. These are summarised in Table 13-8 of the ES chapter and include the use of safety measures and protocols such as fire extinguishers, water bowsers, the use of anemometers to monitor wind and dust suppression measures.

CONCLUSION OF THE ASSESSMENT

- 4.9.4. Whilst a number of effects are predicted in relation to Climate Resilience (set out in Table 13-15 of the ES), these are not significant, as the existing embedded mitigation is considered sufficient to mitigate any risks. No additional measures are therefore proposed as mitigation.

⁷ Representative Concentration Pathways (RCPs) specify concentrations of greenhouse gases that will result in total radiative forcing increasing by a target amount by 2100, relative to pre-industrial levels. Radiative forcing targets for 2100 have been set at 2.6, 4.5, 6.0 and 8.5 W m⁻² named RCP2.6, RCP4.5, RCP6.0 and RCP8.5, respectively.

⁸ RCP8.5 (high emission scenarios) is used to ensure a suitable conservative approach in line with IEMA guidance.

4.10 CLIMATE CHANGE – GREENHOUSE GAS EMISSIONS

BACKGROUND

- 4.10.1. **Chapter 14** of the ES reports the outcome of the assessment of likely significant effects arising from the Proposed Scheme upon Greenhouse gas (GHG) emissions.
- 4.10.2. The assessment considers the GHG emissions associated with the material extracted at the quarry, the consumption of water required by the development and other process GHG emissions such as from mobile and non-mobile machinery on-site, fuel usage associated with rail transportation. It considers the 'With Development' (the current consented mining operations plus the proposed mining operations) and 'Without Development' (the current consented mining operations) case.
- 4.10.3. As outlined in Table 14-14 of the ES **Chapter 14**, the total GHG emissions over the life cycle of the Proposed Scheme is estimated at 37,623 ktCO₂e. Relative to the 'Without Development' case, the Proposed Scheme is estimated to result in a net increase in GHG emissions equivalent to 16,673 ktCO₂e.

MITIGATION

- 4.10.4. To help minimise on-site emissions as a result of the Proposed Scheme, the assessment of GHG emissions recommends that the following secondary mitigation measures are carried out:
 - Development and implementation of a Carbon Management Plan, following the PAS 2080: 2023 (Carbon Management in Buildings and Infrastructure) approach to whole life carbon management to minimise the whole life carbon emissions of the Proposed Scheme.

CONCLUSION OF THE ASSESSMENT

- 4.10.5. The assessment concludes that there is likely to be a long term moderate adverse residual effect on the global climate due to greenhouse gas emissions resulting from the development (significant). However, these contributions will not materially impact on achieving carbon reduction targets as set out by the UK Government.
- 4.10.6. Although the Proposed Scheme is considered to have a moderate adverse effect on the climate, the majority of GHG emissions will result indirectly from the transportation of quarried material across Gloucestershire and Cheltenham by HGVs and predominantly by rail, these emissions being beyond the control of the Proposed Scheme.
- 4.10.7. Given the need to extract and supply a primary aggregate on a national level, significant levels of GHG are anticipated due to the nature and scale of the development. However, it should be noted that as an alternative, if the Proposed Scheme is not permitted, the development and establishment of a new quarry would equally generate as much greenhouse gas emissions if not more for the clearance and preparation of a new site, development of associated infrastructure and operations to facilitate a new quarry. On balance, the Proposed Scheme is not a new quarry however, an extension to an established quarry, which would utilise and not increase existing operations, plant and machinery. As such, in this case, the greenhouse gas emissions as a result of the Proposed Scheme are not considered material to achieving carbon reduction targets.

4.11 CUMULATIVE EFFECTS

BACKGROUND

- 4.11.1. An assessment of cumulative effects has been undertaken and this is set out in Chapter 15 of the ES. This considers whether any of the individual effects of the Proposed Scheme will combine to create a cumulative effect that is greater than the sum of the individual effects. The potential effects of the development in-combination with other similar sites have also been considered. Such sites include the following:
- Chipping Sodbury Quarry;
 - Wickwar Quarry; and
 - Cromhall Quarry.
- 4.11.2. Consideration has also been given to ‘other’ substantial developments proposed within close proximity of Westdown Quarry as follows:
- New business units at Tytherington Road Nursery (Application Reference: P23/00724/F, approved 04 May 2023).
- 4.11.3. In respect of the ‘other’ development at Tytherington Road Nursery, this has only been considered in the noise assessment, as it was thought that this scheme could have the potential to give rise to cumulative effects in respect of noise during the construction phase. It was not considered to be relevant to any of the other technical assessments.

ASSESSMENT

- 4.11.4. Both Chipping Sodbury Quarry and Wickwar Quarry are currently in operation. The ongoing effects of these active operations has therefore been considered as part of the ‘baseline conditions’ for each of the technical assessments in the ES.
- 4.11.5. In respect of Cromhall Quarry, whilst information provided as part of the new Local Plan consultation indicates that mineral working may take place at the site again, operations at the quarry were suspended by the operators in June 1992. There have also been several planning applications at the quarry for a change of use including for a diving/climbing centre, for the parking of HGV vehicles/storage of waste metal, and most recently for the siting of 50 no. shipping containers for a battery testing facility (P22/05069/F). A decision notice approving the battery testing facility was issued on 25 October 2022, with a condition limiting the use of the land for 10 years from the date of the consent. As such, it is considered unlikely that operations will resume in the short term, and this quarry has accordingly not been considered as part of the baseline conditions.
- 4.11.6. It has therefore been demonstrated that no significant ‘in-combination’ effects are anticipated in respect of any environmental topic, with any of the operational or dormant quarries.
- 4.11.7. In addition, the Tytherington Quarry proposals only seek a minor increase in the footprint of the quarry (into an area approved for soil storage) and provides a progressive and final restoration scheme for the site in line with existing extant consents. As has been reflected in the technical assessments of this ES, the only significant adverse effects that are predicted are limited to GHG emissions from the site itself. The majority of these GHG emissions will result indirectly from the transportation of quarried material by HGVs and rail. Since the Proposed Scheme is not expected to significantly increase emissions from vehicle movements and as the anticipated additional vehicle activity over the three years of extended activity (if the Proposed Scheme is approved) is unlikely to

substantially increase current emissions, it is therefore considered that no significant cumulative effects would occur with other similar sites in the area.

4.12 OTHER

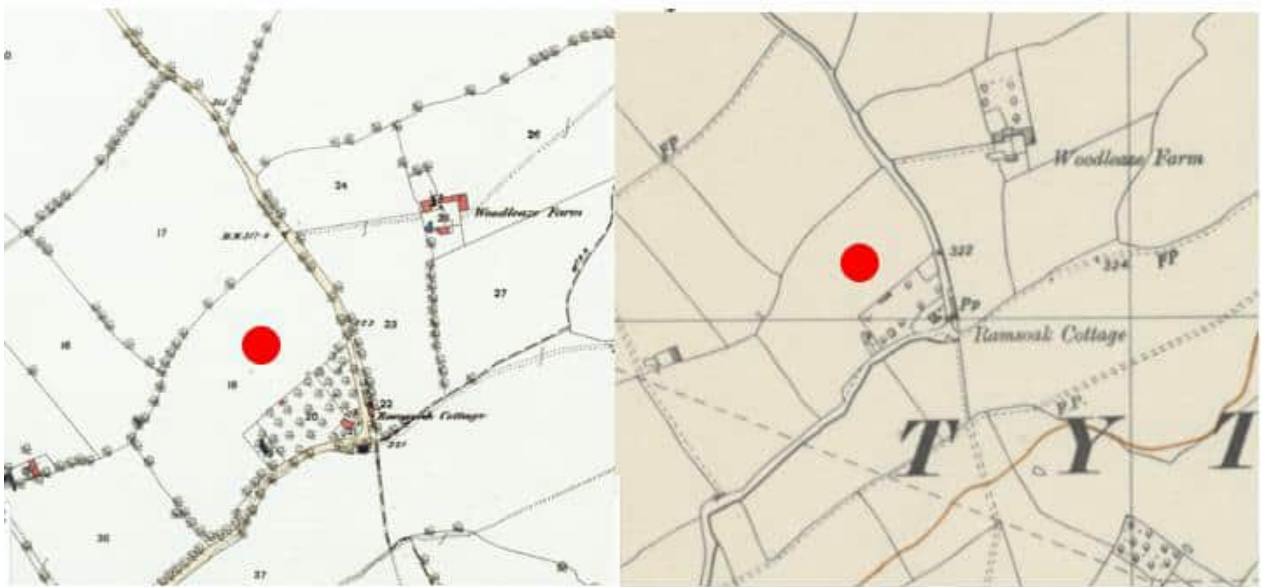
LAND CONTAMINATION

- 4.12.1. As set out earlier in this statement, a request for a formal scoping opinion was submitted to South Gloucestershire Council on 30 October 2023, and a scoping opinion was received on 18 January 2024 (Reference number: P23/031/SCO). The scoping opinion received advised that consideration for the potential of contaminated land should be included within the planning application. As such, further information prepared by a competent person has been provided below in this regard.

Site History and Potential for Land Contamination

- 4.12.2. Historical mapping available from the National Library of Scotland shows that the site has been in agricultural use since the first available mapping in 1879 (see **Figure 4-1**).

Figure 4-1 - Extracts of 1879 Ordnance Survey Map (left) and 1955 Ordnance Survey Map (right). Red marker shows location of current soil store into which quarrying will be extended.



- 4.12.3. Ramsok Cottage and an orchard are shown to be present on the historical mapping through to the 1930s (and was likely demolished sometime thereafter) with the London Midland and Scottish railway line present approximately 425m to the north of the site on the far side of what is now the existing quarry. Quarrying is shown on the historical mapping from 1923 extending southwest into the current areas of the wider site. The M5 motorway was constructed approximately 100m west of the site in around the 1970s.
- 4.12.4. Based on the historical mapping, no potentially contaminative land uses have been identified on the land into which the quarrying will be extended and the motorway is unlikely to present a significant land contamination source. Consequently, there are not expected to be any potentially unacceptable pollutant linkages present on the site and in line with the Environment Agency's

guidance on managing land contamination no further action such as site investigation or risk assessment is required.

Pollution Prevention During Operation

- 4.12.5. The current quarrying operation is subject to a number of controls related to pollution prevention. This includes the planning conditions from applications P93/2645 (approved 5th December 2002) and NA/IDO/002/A (approved 2nd February 2006) and conditions which arise from the groundwater discharge permit issued by the Environment Agency (SW/021407/001 dated 07/1983).
- 4.12.6. In summary, these conditions mean that the following pollution prevention controls are already in place at the quarry:
- A scheme for the protection of water quality including provision for:
 - Contaminated run-off during the removal of topsoil and overburden;
 - Dealing with contaminate run-off from areas where topsoil and overburden are deposited; and
 - Monitoring of the water discharge in line with the Environment Agency permit conditions.
 - The handling of any oil, fuel, lubricant and other potential pollutants in such a manner as to prevent pollution of any watercourse or aquifer. For liquids other than water, this includes storage in suitable tanks and containers surrounded by impermeable bunds with walls of sufficient height and construction to contain 110% of the total contents of all containers and associated pipework.
 - Surface water drainage from the site and any pumped water from the quarry is passed through the existing settlement lagoon prior to discharge off-site.
 - No refuse, waste material, or other soil forming materials from outside sources shall be imported for use in backfilling the excavation at the site without prior permission of the Local Planning Authority.
- 4.12.7. Consequently, given that the proposals are to extend the existing quarrying operations and do not include a change of use or activity type, these existing pollution prevention controls will continue to be implemented to safeguard the water environment. Where necessary, the Applicant will update their Environmental Permit for the site with the Environment Agency which will ensure the existing measures are subject to further review.

5 PLANNING POLICY APPRAISAL

5.1 INTRODUCTION

- 5.1.1. The planning submission(s) for Tytherington Quarry is considered in the context of the planning policy contained particularly within:
- The National Planning Policy Framework (NPPF) (published in 2012 and most recently updated in 2023) and accompanying Planning Practice Guidance (PPG);
 - Relevant policies from the South Gloucestershire Core Strategy 2006-2027 (adopted in December 2013);
 - Relevant policies from the South Gloucestershire Policies, Sites and Places Plan (adopted November 2017); and
 - Relevant policies from the West of England Joint Waste Core Strategy (adopted March 2011).

5.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

BACKGROUND

- 5.2.1. The Government first published the NPPF on 27 March 2012, and it was last updated in December 2023. The document forms a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 5.2.2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Minerals Supply

- 5.2.3. Section 17 of the NPPF 'Facilitating the Sustainable Use of Minerals' covers minerals and as such is considered to be of greatest relevance to these proposals.
- 5.2.4. Paragraph 215 states that:
- "It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite, natural resource and can only be worked where they are found, best use needs to be made of them to secure their long term conservation."*
- 5.2.5. Specifically, paragraph 217 advises that, when determining planning applications, great weight should be given to the benefits of mineral extraction. It also relates to the issues local planning authorities should consider when determining planning applications. These include:
- a) *"As far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, Scheduled Monuments and Conservation Areas;*
 - b) *Ensure [in granting planning permission for mineral development] that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;*

- c) *Ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive receptors; ... and*
- e) *Provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances...”*

Assessment

- 5.2.6. As set out in the earlier parts of this submission, permission is already in place for the extraction of aggregate mineral at Tytherington Quarry within the boundary of NA/IDO/002. The area of the current soil store which Heidelberg Materials propose to extract limestone from falls within an allocated Preferred Area for mineral extraction in the adopted South Gloucestershire Local Plan (SGLP) 2017. The principle of extraction is therefore already established, and as such, this submission is not required to demonstrate a clear need for the mineral.
- 5.2.7. In terms of any benefits to the economy, these proposals will allow the Applicant to ensure the long-term security of the site and the continuation of the supply of minerals required, predominantly by the construction and building industries. This will enable the job retention of the 40 full-time equivalent staff currently employed at Tytherington Quarry. In addition, it is envisaged that a number of indirect and induced jobs will continue to be supported, because of the need to service the site. Typically, these relate to the provision of a wide variety of goods and services, including specialist engineering assistance for plant maintenance and contractors for services such as the provision of mobile plant. This is discussed further in the socio-economic chapter of the ES (Chapter 12).
- 5.2.8. Based on the above, it is considered that the proposals fully accord with the mineral supply elements of the NPPF.

Achieving Sustainable Development

- 5.2.9. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development – economic, social and environmental. All three elements are of relevance to the proposal, however the environmental and economic roles are of specific interest. The paragraph advises that the planning system, and in turn these applications, should contribute to:

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

...an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 5.2.10. Paragraph 10 advises that a presumption in favour of sustainable development lies at the heart of the NPPF.

Assessment

- 5.2.11. The Proposed Scheme is considered to fully accord with the provisions of sustainable development as set out within the NPPF. A key element of the Government's sustainable development strategy is the prudent use of natural resources, and by allowing an amendment to the extraction limits and working scheme at the quarry to facilitate the extraction of important permitted mineral deposits, clear steps will be taken to ensuring that South Gloucestershire's landbank of aggregate minerals is extracted in a timely, sustainable manner – providing certainty and security for the residents of the local area.
- 5.2.12. In addition, Section 4 of this Planning Statement and the accompanying ES has demonstrated that changes to the extraction limits and working scheme at Tytherington Quarry can take place in a manner that will not give rise to a large number of significant effects – further demonstrating that the Proposed Scheme represents sustainable development.
- 5.2.13. Finally, and in the longer term, the restoration of the site back to a landform which will be of benefit to the local community as well as beneficial to local biodiversity and the areas wider landscape, reinforces the proposals compliance with the Government's sustainable development objectives.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.2.14. NPPF Section 14, paragraph 165 states that *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

Assessment

- 5.2.15. This planning submission is accompanied by a Flood Risk Assessment (FRA) and a full assessment of effects on the water environment (see Chapter 9 of the ES). Both the FRA and ES demonstrate that the majority of Tytherington Quarry is not located in an area at risk of significant flooding. As such, the carrying out of mineral extraction activities at the Site will not be contrary to national planning policy in respect of flooding or the water environment.

Conserving or Enhancing the Natural Environment

- 5.2.16. Section 15, paragraphs 180 to 188 outlines relevant planning policy in relation to biodiversity. Paragraph 180 outlines how the planning system should contribute to and enhance the natural and local environment by:
- a) *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

5.2.17. Paragraph 186 outlines what local planning authorities should consider in terms of biodiversity when determining planning applications:

- a) *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

Assessment

5.2.18. The ES has considered the potential effects in detail, and as noted above, a number of biodiversity receptors have been considered. This has shown that interests of nature conservation importance will be safeguarded and, in some cases, in the longer term through progressive site restoration and the Landscape and Biodiversity Enhancement Plan (LBEP), enhanced by the Proposed Scheme.

5.2.19. In terms of amenity, Chapters 7 and 8 of the ES (noise and vibration, and) have considered whether the minerals extraction scheme will result in any significant adverse effects. Subject to the incorporation of the proposed mitigation and the existing regulatory controls detailed in Section 4 of this Planning Statement, it is considered that the Proposed Scheme will not give rise to any significant adverse effects and as such, the development fully accords with the provisions outlined within the NPPF.

Promoting Sustainable Transport

5.2.20. NPPF Section 9, paragraphs 108 to 117 outlines relevant planning policy in relation to the promotion of sustainable transport. Paragraph 114 sets out that, in assessing specific applications for development, it should be ensured that:

- a) *“appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) *safe and suitable access to the site can be achieved for all users;*
- c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
- d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*

5.2.21. Paragraph 116 sets out that applications for development should:

- a) *“give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) *address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) *allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) *be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”*

Assessment

5.2.22. As set out in Section 4 of this Planning Statement, access to Tytherington Quarry will remain unchanged as a result of the Proposed Scheme, as will the traffic movements associated with the site.

5.2.23. **Chapter 11** of the ES has assessed the transport effects of the Proposed Scheme and concludes that there will be no traffic effects as a result of the development.

Supporting a Prosperous Rural Economy

5.2.24. NPPF Section 6 sets out policy for building a strong, competitive economy, with paragraphs 88 and 89 specifically addressing the need for supporting a prosperous rural economy. Paragraph 88 states that planning policies and decisions should enable:

- a) *“the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

- 5.2.25. Paragraph 89 sets out that *“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

Assessment

- 5.2.26. As detailed in **Chapter 12** of the ES, which considers the socioeconomic effects of the Proposed Scheme, the extension into the consented soil store area at Tytherington will ensure the long-term security of the site, enabling job retention. In addition, a number of indirect and induced jobs will continue to be supported, because of the need to service the site. Typically, these relate to the provision of a wide variety of goods and services, including specialist engineering assistance for plant maintenance and contractors for services such as fencing etc.
- 5.2.27. It is predicted that the Proposed Scheme will maintain 40 full time equivalent jobs, together with an additional 20 indirect jobs and a further 4 induced jobs. The maintenance of these jobs will continue to make a valuable contribution to the overall employment rate across South Gloucestershire. As such, the overall effects are considered to be positive (see the calculations in Chapter 12 of the ES for further detail). The development will thus provide beneficial, socio-economic effects through the support of local employment and economic activity. This is considered to be a clear positive benefit of the extension of quarrying at Tytherington Quarry.

National Planning Practice Guidance (NPPG)

- 5.2.28. To accompany the NPPF, the Government launched new National Planning Practice Guidance (NPPG) on 6 March 2014 (most recently updated on 20 November 2023). It brings together many areas of English planning guidance into a single format that is broken down into sub-sections covering different policy areas. The guidance supports the NPPF, providing non-statutory good practice advice that can be considered for new development. The guidance replaces numerous planning circulars and documents dating from 1978 that are no longer to be considered. Instead, everything is provided within this single set of guidance, which is all available online.
- 5.2.29. This guidance is a material consideration in planning decisions and replaces guidance previously contained in MPG14 on periodic reviews. The most relevant NPPG is considered to be the minerals guidance for mineral extraction in plan making and the application process.
- 5.2.30. Paragraph 010 (Reference ID: 27-010-20140306) discusses the circumstances under which it will be preferable to focus on extensions to existing sites rather than plan for new sites and advises the following:

“The suitability of each proposed site, whether an extension to an existing site or a new site, must be considered on its individual merits, taking into account issues such as:

- *need for the specific mineral;*

- *economic considerations (such being able to continue to extract the resource, retaining jobs, being able to utilise existing plant and other infrastructure), and;*
- *positive and negative environmental impacts (including the feasibility of a strategic approach to restoration).*
- *the cumulative impact of proposals in an area.”*

5.2.31. The NPPG is material to this submission and full cognisance has been taken of it.

Circulars

5.2.32. Circulars also provide advice on good practice and other relevant information. There are two key Circulars that are of particular relevance to the planning submissions for Tytherington Quarry. These are as follows:

- Circular 06/05 – Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. This Circular provides administrative guidance on the application of the law relating to planning and nature conservation. It complements the nature conservation provisions of the NPPF and was published on 16 August 2005.
- Circular 11/95 – Use of Conditions in Planning Permission. This Circular gives advice on the appropriate use of planning conditions and was published 20 July 1995.

5.2.33. Cognisance has been taken of these documents in the relevant sections of the accompanying ES.

5.3 OTHER POLICY DOCUMENTS

UK Minerals Strategy (2018)

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

5.4 LOCAL PLANNING POLICY

- 5.4.1. Section 38 of the Planning and Compulsory Act 2004 requires decisions on planning applications to be made in accordance with development plan policies unless material considerations indicate otherwise.
- 5.4.2. The Development Plan for the site comprises:
- South Gloucestershire Local Plan: Core Strategy 2006-2027 (adopted 2013);
 - South Gloucestershire Local Plan: The Policies, Sites and Places Plan (adopted 2017); and
 - The West of England Joint Waste Core Strategy (adopted 2011).
- 5.4.3. A new Local Plan for South Gloucestershire is being developed. This will include a new strategy and policies to guide and manage growth and change in the area over the next 15 years at least. The consultation for Phase 3 of the Local Plan ran from 6 December 2023 to 7 February 2024.

- 5.4.4. Section 9 of the consultation document relates specifically to minerals and advises that a new strategic policy to guide the working/extraction of minerals is being progressed. It also provides further information in relation to the areas proposed for allocation for mineral working. This includes three extensions to the existing Tytherington Quarry, one being the subject of these applications.
- 5.4.5. The most recently published Local Plan Delivery Programme (December 2023) advises that the next stage of the Local Plan process (Regulation 19) is currently anticipated to take place in July 2024, with formal adoption in September 2025.

CORE STRATEGY

Overview and Assessment

- 5.4.6. **Table 5-1** summarises and assesses those policies contained within the Core Strategy that are of relevance to the proposals and in doing so, demonstrates that they fully accord with the terms of the plan.

Table 5-1 – Statement of Conformity to the South Gloucestershire Core Strategy 2006-2027 (2013)

Policy	Policy Summary	Assessment of Scheme
Policy CS1 – High Quality Design	This policy sets out criteria for the assessment of high quality design in new development. Of particular relevance is that development proposals will be required to demonstrate that existing features of landscape, nature conservation, heritage or amenity value and public rights of way are safeguarded and enhanced through incorporation into development.	The Proposed Scheme has evolved as part of an iterative design that has considered the assessment of all potential environmental effects. The accompanying ES demonstrates how the existing features of value have been considered and safeguarded as part of the Proposed Scheme, wherever possible. In the longer term, the restoration of the site will be of benefit to the local community as well as beneficial to local biodiversity and the areas wider landscape. It is therefore considered that the submission fully accords with this policy.
Policy CS2 – Green Infrastructure	This policy seeks to ensure that existing and new GI is planned, delivered and managed. In order to do so, it advises that species and habitats, along with landscape character, historical, natural, built and cultural heritage features will be protected and enhanced.	In accordance with this policy, a Landscape and Biodiversity Enhancement Plan (LBEP) has been developed for the site. This document characterises the pre-development landscape and biodiversity value of the habitats on site. It then describes the habitats that are proposed under the restoration strategy, (which include the creation and management of hedgerows with trees, woodland and semi-improved grassland) and gives an assessment of how biodiversity will be enhanced.
Policy CS4a – Presumption in Favour of Sustainable Development	This policy advises that there is a presumption in favour of sustainable development. It goes on to state that planning applications that accord with the policies in the Plan will be approved	The planning submissions for Tytherington Quarry fully accord with the provisions of sustainable minerals management. They will ensure that South Gloucestershire's landbank of aggregate minerals is extracted in a timely, sustainable manner – providing

Policy	Policy Summary	Assessment of Scheme
	without delay unless material considerations indicate otherwise.	certainty and security for the residents of the local area. In addition, and as demonstrated by Section 4 of this Planning Statement and the accompanying ES, the Proposed Scheme can take place in a manner that will minimise any significant adverse environmental effects – which is further demonstration that it is sustainable development. In the longer term, the progressive restoration of Tytherington Quarry back to a landform which will be of benefit to the local community as well as beneficial to local biodiversity and the areas wider landscape, reinforces the proposals compliance with sustainable development objectives.
Policy CS5 – Location of Development	This policy sets out the framework for the location and scale of development. It advises that in the open countryside, new development will be strictly limited. In the Green Belt, proposals will need to comply with the provisions in the NPPF or relevant local plan policies in the Core Strategy.	Whilst part of the site boundary does fall within the Green Belt, the NPPF (paragraph 155) sets out a limited number of forms of development that are not inappropriate within the Green Belt, provided they preserve its openness and do not conflict with the purposes of land including land within it. This includes mineral extraction. Given that the Proposed Scheme is for additional mineral extraction, in an area which is already permitted for mineral development, it is considered to be appropriate development in the Green Belt, in line with paragraph 155 of the NPPF.
Policy CS8 – Improving Accessibility	This policy seeks to ensure that development schemes have regard to the need to improve transport infrastructure. It advises that all but the smallest householder applications will be expected to consider, provide information on and a strategy for the minimisation of private car based travel. Financial or in kind contributions towards strategic transport infrastructure and sustainable travel measures may also be required.	The traffic related environmental effects arising from the scheme are set out in Chapter 11 of the ES. No effects are predicted as a result of the Proposed Scheme.
Policy CS9 – Managing the Environment and Heritage	This policy sets out the general approach to environmental resources and heritage assets in South Gloucestershire. It sets out a number of expectations for new development, in order to protect and manage South Gloucestershire's environment. This includes conserving and enhancing heritage assets, the natural environment and landscape. It also seeks to protect the water	An assessment of the effects of the Proposed Scheme on the environment is set out within the accompanying ES. This demonstrates that the Proposed Scheme can take place in a manner that will minimise any significant adverse effects. It is therefore considered to comply with Policy CS9.

Policy	Policy Summary	Assessment of Scheme
	environment and ensure that development is located away from areas of flood risk. It seeks to avoid development on unstable land unless appropriate mitigation or remediation measures can be taken.	
Policy CS10 – Minerals	This policy makes provision for the extraction of 58 million tonnes of crushed rock between 2008 and 2026 by maintaining a land bank of at least 10 years. It also seeks to safeguard mineral resources from permanent sterilisation.	As set out within the introductory parts of this submission, IDO permission is already in place for the extraction of aggregate mineral at Grovesend Quarry (north of Itchington Road) and Woodleaze Quarry (south of Itchington Road) (NA/IDO/002/A). The current soil store area (covered by P94/2645) falls within an allocated Preferred Area for mineral extraction within the South Gloucestershire Local Plan (2017). As such, the principle of extraction in both areas is established and this submission is therefore not required to demonstrate a clear need (in landbank terms) for the mineral. It is therefore considered that the submission fully accords with the minerals supply elements of this policy.
Policy CS34 – Rural Areas	This policy seeks to deliver the vision for rural areas, which is set out in the supporting text. In order to do so, it advises that development proposals will do the following of relevance: • Protect, conserve and enhance the rural areas distinctive character, beauty, wildlife, landscape, biodiversity and heritage; • Protect the unique and valuable setting provided by the rural areas to the urban areas and other settlements; • Protect the Green Belt from inappropriate development; • Protect rural employment sites, services and facilities; • Seek contributions to providing GI; • Demonstrate through Flood Risk Assessments, surface water plans and drainage strategies how flood risk will be managed; and • Recognise the role that rural areas can make to projects and initiatives that address and adapt to the challenges of climate change.	As detailed in Chapter 12 of the ES, which considers the socioeconomic effects of the Proposed Scheme, the additional mineral extraction at Tytherington Quarry will maintain 31 jobs, together with an additional 15.5 indirect jobs and a further 3.5 induced jobs. The maintenance of these jobs will continue to make a valuable contribution to the overall employment rate across South Gloucestershire. The ES and PS which accompany the proposals demonstrate that the change in working method at Tytherington Quarry to release an addition 6mt can be carried out in a manner which will not give rise to any significant effects on the environment and local communities. As no additional land take is required over and above the existing quarry operations, there will also be no further impact on the Green Belt. The Proposed Scheme is therefore considered to accord with this policy.

POLICIES, SITES AND PLACES PLAN (PSP)

Overview and Assessment

- 5.4.7. The PSP plan is in two parts. Part one covers policies for managing new development, and part two covers the allocation and protecting of sites and places within South Gloucestershire. **Table 5-2** summarises and assesses those policies contained within the PSP that are of relevance to the proposals and in doing so, demonstrates that they fully accord with the terms of the plan:

Table 5-2 – Statement of Conformity to the Policies, Sites and Places Plan (2017)

Policy	Policy Summary	Assessment of Scheme
Policy PSP2 – Landscape Protection and Enhancement	This policy advises that development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape (as defined by the Landscape Character Assessment). Where there would be harm, it must be demonstrated that the proposal results in benefits that outweigh the harm and any harm to the landscape is minimised and mitigated.	Chapter 6 of the ES provides an assessment of the potential effects that the Proposed Scheme will have on the landscape, including on landscape character. This chapter concludes that the effects on the landscape as a result of the proposals will not be significant, with embedded environmental measures proposed in order to minimise any effects. As such, the Proposed Scheme is considered to comply with this policy.
Policy PSP3 – Trees and Woodland	This policy seeks to minimise the loss of existing vegetation on a site, particular where it is of importance in terms of ecological, recreational, historical or landscape value. It also encourages additional tree planting and new planting schemes.	As demonstrated by Chapters 6 and 10 of the ES, the Proposed Scheme has sought to retain the trees and vegetation on site wherever possible. Where removal is required, following cessation of mineral extraction, vegetation is proposed to be reinstated in proportions similar to those presented under baseline conditions. A restoration strategy and Landscape and Biodiversity Enhancement Plan has been prepared as part of the development proposals, which details the short and longer-term management regime. It is considered that the implementation of the LBEP will, on balance, lead to beneficial effects.
Policy PSP7 – Development in the Green Belt	This policy advises that inappropriate development is harmful to the Green Belt and will not be acceptable, unless very special circumstances can be demonstrated. It also provides additional clarification in relation to two instances detailed within the NPPF; however, these are considered to be of little relevance to the proposals.	Whilst part of the application(s) boundary does fall within the Green Belt, the Proposed Scheme is for additional mineral extraction on land where development has already been permitted. No new land take over and above that which already forms part of Tytherington Quarry is required as part of the Proposed Scheme. The NPPF (paragraph 155) sets out a limited number of forms of development that are not inappropriate within the Green Belt, provided they preserve its openness and do not conflict with the purposes of land including land within it. This includes mineral extraction.

Policy	Policy Summary	Assessment of Scheme
		As such, the Proposed Scheme is considered to be appropriate development in the Green Belt, in line with paragraph 155 of the NPPF.
Policy PSP8 – Residential Amenity	This policy seeks to protect the residential amenity of occupiers of development or of nearby properties. It states that unacceptable impacts could result from; loss of privacy and overlooking, overbearing and dominant impact, loss of light, noise or disturbance and odours, fumes or vibration.	Chapters 6 (Landscape and Visual), 7 (Noise) and 8 (Blasting / Vibration) of the accompanying ES clearly demonstrate that, through the application of appropriate mitigation measures, the Proposed Scheme can be carried out without giving rise to significant adverse effects on local residents' amenity.
Policy PSP10 – Active Travel Routes	This policy safeguards existing and proposed Active Travel Routes (ATRs). It advises that development which would reduce, sever or adversely affect ATR's will be acceptable where an alternative ATR of an equal or improved quality can be provided.	The rail route through the site is shown on the PSP Policies Map as an Active Travel Route (ATR). Given that the Proposed Scheme is for the deepening of the existing Woodleaze area and an extension into the consented soil store area (covered by extant consent P93/2645), the ATR will not be affected.
Policy PSP11 – Transport Impact Management	This policy sets out a number of criteria for development proposals which generate a demand for travel. Of particular relevance is that appropriate, safe, accessible, convenient and attractive access is required to be provided for all mode trips arising to and from the proposal. There is also a number of criteria included in relation to traffic generated by the development, to ensure that it would not (i) create or contribute to severe congestion ii) severely impact on the amenities of communities surrounding access routes (iii) have an unacceptable effect on highway and road safety; and (iv) harm environmentally sensitive areas.	This policy is not considered to be relevant to the Proposed Scheme, given that they will not generate an additional demand for travel over and above the existing situation. Notwithstanding this, Chapter 11 of the ES provides an assessment of the potential effects that the Proposed Scheme will have on traffic and transport. No effects are predicted. Therefore, the proposals are considered to comply with this policy.
Policy PSP17 – Heritage Assets and the Historic Environment	This policy seeks to protect and, where appropriate, enhance or better reveal the significance of heritage assets and their settings. It advises that heritage assets should be conserved in a manner that is appropriate to their significance. It provides a number of general principles in relation to Listed Buildings, Conservation Areas, Archaeology, Lower Severn Vale Levels, Historic Parks and Gardens and Battlefields and Locally important heritage assets.	No new land take is required as part of the Proposed Scheme. An archaeological desk study has been completed and this has identified that soil stripping previously undertaken within the original permission (NA/IDO/002/A) required archaeological assessment and investigation, involving the completion of an archaeological watching brief. This identified that any archaeological remains which may have been present will have been removed and there is negligible potential for the presence of archaeological remains within the Site boundary. Indirect effects arise where a development harms heritage assets without causing direct

Policy	Policy Summary	Assessment of Scheme
		disturbance; primarily arising from change in the setting of heritage assets. The nature of the Proposed Scheme (a deepening with no lateral extension) means that there will be no indirect effects. As such, it is considered that the Proposed Scheme is unlikely to have any impacts on the historic environment, and this was agreed by South Gloucestershire Council (within their scoping response).
Policy PSP18 – Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)	This policy sets out requirements in relation to development which is likely to impact upon European Sites and SSSIs. In terms of SSSIs, benefits of the development at that location are required to outweigh any impacts on the site and the wider national network of SSSI's. Development proposals will also need to demonstrate that there are no other reasonable and satisfactory alternatives, including that of locating it elsewhere. Where development proceeds, mitigation and/or compensatory measures will be required to reduce any impacts to an acceptable level.	Chapter 10 of the ES provides an assessment of the potential effects that the Proposed Scheme will have on biodiversity including upon any European Sites and SSSIs. No significant effects are predicted.
Policy PSP19 – Wider Biodiversity	This policy seeks to secure biodiversity gain, where appropriate. It also protects irreplaceable habitats, and resists proposals where they would result in significant harm to sites of value for local biodiversity.	Chapter 10 of the ES provides an assessment of the potential effects that the Proposed Scheme will have on biodiversity. No significant effects are predicted. In terms of the provision of biodiversity gain, the Proposed Scheme has identified potential biodiversity enhancements for the Site that are proportionate and will deliver ecological benefits. These benefits for nature have been detailed within the Landscape and Biodiversity Enhancement Plan (LBEP).
Policy PSP20 – Flood Risk, Surface Water and Watercourse Management	This policy sets out a number of requirements for development proposals in respect of flood risk and surface water management, land drainage and water quality, and operation and maintenance. It aims to steer new development toward areas with the lowest probability of flooding and advises that the Sequential Test and the Exception Test will be applied, as appropriate. A site specific FRA will be required for all applications except those in Flood Zone 1, of less than 1 ha in size. A Surface Water Drainage Strategy will also be appropriate.	These planning submissions are accompanied by a stand-alone Flood Risk Assessment (FRA) and a full assessment of effects on the water environment as set out in Chapter 9 of the ES. Both the FRA and ES demonstrate that the majority of Tytherington Quarry is not located in an area at significant risk of flooding. In addition, through the application of appropriate mitigation measures, the development will have no significant adverse effects on the water environment. As such, the Proposed Scheme is considered to comply with this policy.

Policy	Policy Summary	Assessment of Scheme
Policy PSP21 – Environmental Pollution and Impacts	This policy states that development proposals will be acceptable where they clearly demonstrate that development is sited and designed to prevent unacceptable levels of pollution adversely impacting environmental amenity and the health, safety and amenity of users of the site or surrounding area. The policy refers to fumes, dust, noise, vibration, odour, light or other forms of air, land, water pollution and exposure to contaminated land or land instability.	Chapters 6 (Landscape and visual), Chapter 7 (Noise), Chapter 8 (Vibration), Chapter 9 (Water environment), and Chapter 11 (Traffic and transport) of the ES, as well as this Planning Statement, clearly demonstrate that through the proposed embedded environmental measures, existing regulatory controls and proposed mitigation measures, the Proposed Scheme can be carried out so as to minimise, and where possible reduce, all emissions and other forms of pollution.
Policy PSP22 – Unstable Land	This policy advises that development proposals on land which may be affected by instability will be acceptable where adequate remedial, mitigation or treatment measures are taken to ensure that the site is safe, stable and suitable for the proposed use and will remain so.	Chapter 8 of the ES assesses the potential impacts from blasting vibration of the Proposed Scheme on nearby sensitive receptors. Through the application of appropriate mitigation measures, this assessment has demonstrated that no significant effects will occur. Chapter 9 of the ES assesses in some detail the environmental implications of the Proposed Scheme in the context of ground and surface water. Through the application of appropriate mitigation measures, this assessment has demonstrated that the development will have no significant adverse effects. It is therefore concluded that the development proposals fully accord with the provisions of this policy.
Policy PSP23 – Mineral Working and Restoration	This policy advises that, in order to maintain a landbank of at least 10 years, provision is made for extraction of crushed rock. It sets out preferred areas including 'South West of Tytherington Quarry'. In addition, the policy sets out the environmental considerations for development proposals for new mineral workings, and states that it will need to be demonstrated that there will not be an unacceptable adverse impact on the natural and historic environment, human health or local amenity. Likely considerations include (i) blasting / vibration and (ii) separation and buffer zones. Cumulative effects of multiple impacts from individual / a number of sites should also be considered. Restoration and aftercare proposals for a mineral working site will be conditioned as part of planning permission.	As set out within the introductory parts of this submission, IDO permission is already in place for the extraction of aggregate mineral at Grovesend Quarry (north of Itchington Road) and Woodleaze Quarry (south of Itchington Road) (NA/IDO/002/A). The current soil store area (covered by P94/2645) falls within an allocated Preferred Area for mineral extraction within the South Gloucestershire Local Plan (2017). As such, the principle of extraction in both areas is established and this submission is therefore not required to demonstrate a clear need (in landbank terms) for the mineral. An assessment of the Proposed Scheme on the natural and historic environment, human health and local amenity is provided in this Planning Statement and within the accompanying ES.

Policy	Policy Summary	Assessment of Scheme
		These documents demonstrate that there will be no significant effects as a result of the development.
Policy PSP28 – Rural Economy	This policy states that sustainable new development which promotes a strong rural economy will be acceptable in rural areas. It advises that development in the Green Belt is inappropriate, other than for the exceptions specified in the NPPF, or where very special circumstances can be demonstrated.	Whilst part of the application(s) boundary does fall within the Green Belt, the NPPF (paragraph 155) sets out a limited number of forms of development that are not inappropriate within the Green Belt, provided they preserve its openness and do not conflict with the purposes of land including land within it. This includes mineral extraction. Given that the Proposed Scheme is for additional mineral extraction on land which has already been approved / allocated for mineral development, it is considered to be appropriate development in the Green Belt, in line with paragraph 155 of the NPPF.
Policy PSP47 – Sites Allocations and Safeguarding	This policy lists the sites / routes that will be developed / safeguarded for the uses identified. Of relevance are ‘Active Travel Routes’ (transportation) and Preferred Area – South West of Tytherington Quarry (Minerals Site Safeguarding).	As set out above, the railway line which runs through the quarry is a designated Active Travel Route (ATR). As the Proposed Scheme does not require any additional land take (over and above the areas covered by NA/IDO/002/A and P94/2645), this route will remain unaffected. In addition, the current soil store area (covered by P94/2645) is within the Preferred Area for mineral extraction. Given that the Proposed Scheme accords with the site allocation / safeguard, it is considered to be supported by this policy.

JOINT WASTE CORE STRATEGY

Overview and Assessment

- 5.4.8. The Joint Waste Core Strategy was prepared by the four unitary authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire. It sets out the authorities’ aspirations for all levels of waste management until 2026: prevention; reuse; recycling; recovery and disposal. It also contains policies to direct the development of non-residual waste treatment development and for the disposal of waste. **Table 5-3** summarises and assesses those policies contained within the Joint Waste Core Strategy that are of relevance to the proposals and in doing so, demonstrates that they fully accord with the terms of the plan.

Table 5-3 – Statement of Conformity to the Joint Waste Core Strategy (2011)

Policy	Policy Summary	Assessment of Scheme
Policy 1 – Waste Prevention	This policy seeks to reduce the amount of waste generated by new development. It requests information be provided with planning applications on a number of matters, including; the type and volume of waste generated by the development; on-site waste recycling facilities to be provided; the steps taken to minimise the use of raw materials; the steps taken to reduce, reuse and recycle waste; the distance any waste generated will be transported and the steps taken to ensure the maximum diversion of waste from landfill.	Section 3 of this Planning Statement and Chapter 3 of the ES details the Proposed Scheme phases for the additional mineral workings at Tytherington Quarry. Within Phase 2 (up to the end of year 7), the extraction of the soil store area and surrounding areas will require the removal of approximately 60,000m ³ of overburden and topsoil. It is anticipated that this waste will be used and recovered to assist with the progressive restoration of the site. The proposals allow for the total re-use of indigenous soils and quarry waste on-site and consequently, no material import is required for restoration. It is therefore considered that the development proposals fully accord with this policy.

5.5 OTHER RELEVANT DOCUMENTS

CLIMATE EMERGENCY STRATEGY FOR SOUTH GLOUCESTERSHIRE COUNCIL

- 5.5.1. The Climate Change Strategy for South Gloucestershire has a 10-year lifespan 2020-2030 and explains the Council's principles and general approach to delivering the aim of South Gloucestershire being carbon neutral by 2030. It's a response to a call for action after South Gloucestershire declared a Climate Emergency in July 2019. In addition, the Council joined a group of local authorities and signed up to the UK100 pledge to enable communities to achieve 100% renewable energy across all sectors.
- 5.5.2. The Strategy identifies the outcomes that the Council want to achieve. The Strategy is built around the following aims:
- For South Gloucestershire to become carbon neutral by 2030;
 - To maximise the generation of renewable energy from installations located within South Gloucestershire;
 - To ensure that South Gloucestershire is prepared for the local impacts of climate change;
 - To ensure that nature in the local area is more protected, connected and healthy and that biodiversity is increased; and
 - To plant trees across South Gloucestershire by 2030 to double tree canopy cover.

Assessment

- 5.5.3. Although no specific reference is made to the minerals industry in the Strategy, due account has been taken of the issues identified and what can be done to help to reduce emissions in order to meet the Strategy's aims. **Table 5-4** below outlines how the aims of the Strategy have been considered as part of the Proposed Scheme:

Table 5-4 – Consideration of South Gloucestershire’s Climate Change Strategy relevant to the Proposed Scheme

Aim	How addressed in the Proposed Scheme
To become carbon neutral	As set out in Chapter 14 of the ES, whilst the Proposed Scheme will result in an increase of GHG emissions, mitigation is proposed to minimise the whole life carbon emissions of the Proposed Scheme, by way of the development and implementation of a Carbon Management Plan. In addition, the majority of the GHG emissions will result indirectly from the transportation of quarried material, as opposed to from the quarrying operations themselves. These emissions are beyond the control of the Proposed Scheme. However, measures will be taken where possible to reduce emissions, e.g. where available, ‘green’ energy tariff electricity will be sourced. In addition, energy efficiency measures to be used on site will include using energy efficiency lights and appliances, and the use of solar panels as appropriate on site (e.g. solar powered lighting).
To maximise the generation of renewable energy	Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, and the use of solar panels as appropriate on site (e.g. solar powered lighting).
To ensure that SGC is prepared for climate change	Chapter 13 of the ES assesses the potential impacts of climate change on the Proposed Scheme. It then sets out the range of environmental measures that have been embedded into the development proposals in order to reduce any effects e.g. safety protocols. The chapter concludes that the existing embedded mitigation is sufficient to mitigate any risks, and as such no significant effects on the Proposed Scheme as a result of climate change are predicted.
To ensure nature is protected and biodiversity is increased	Once mineral extraction at the site has finished, it will be restored to a deep-water body with upper benches and a mix of woodland and grassland habitat. Where trees were removed from the internal face of the screenbank during the operational phases, native trees and shrubs will be replanted to recreate the woodland belt. The remainder of the soil store area will be restored to deliver habitat gain. Species-rich grassland (calcareous or neutral depending on the soil chemistry beneath the soil store) will extend across the area alongside a mosaic of small ponds/scrapes and bare ground for the benefit of invertebrates, reptiles and amphibians. A new hedgerow with hedgerow trees will extend along the northern edge of this area to provide connectivity between the lengths of remaining hedgerow along the access track and the existing woodland belt along the western perimeter of the site. These benefits for nature have been detailed within the LBEP which accompanies the submission.
To plant trees	As demonstrated by Chapters 6 and 10 of the ES, the Proposed Scheme has sought to retain the trees and vegetation on site wherever possible. Where removal is required, following cessation of mineral extraction, vegetation is proposed to be reinstated in proportions

Aim	How addressed in the Proposed Scheme
	similar to those presented under baseline conditions. A restoration strategy and Landscape and Biodiversity Enhancement Plan has been prepared as part of the development proposals. It describes the habitats proposed under the restoration strategy (which include the creation and management of hedgerows with trees, woodland and semi-improved grassland) and gives an assessment of how biodiversity will be enhanced.

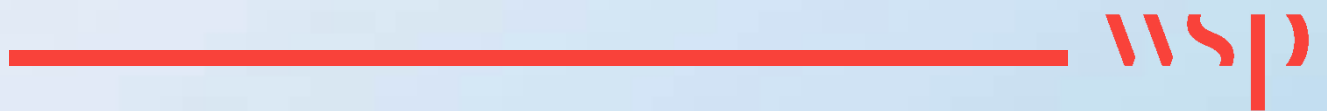
6 CONCLUSIONS

- 6.1.1. This Planning Statement provides supporting information in respect of two Section 73 planning submissions for Tytherington Quarry, which taken together seek an amendment to the extraction limits and working scheme to release a further 6mt and provide the quarry with an additional 3 years of reserve but not extend beyond the extant 2042 end date of the principal planning consent.
- 6.1.2. In order to achieve this, the following two planning applications are being made to South Gloucestershire Council:
- Section 73 planning application to vary conditions 1 (duration of permission)⁹ and 25 (restoration and aftercare) to the extant principal planning consent NA/IDO/002/A (dated February 2006) for Tytherington Quarry; and
 - Section 73 planning application to vary conditions 4 & 5 (approved working scheme), 17 & 18 (overburden and topsoil store area) to the extant planning consent P93/2645 (dated December 2002) covering the soil store area.
- 6.1.3. As the soil store area within the boundary of extant planning consent P93/2645 is allocated for mineral development in the Local Plan, and permission is already in place for the extraction of aggregate mineral at Tytherington Quarry within the boundaries of NA/IDO/002, the principle of mineral extraction is established. This submission is therefore not required to demonstrate a clear need (in landbank terms) for the mineral. In economic terms however, the Proposed Scheme at Tytherington Quarry will allow the Applicant to continue to supply the construction and building materials industries, most notably in London and the southeast of England, with the minerals required to provide the infrastructure, buildings, energy and goods that the country needs. Furthermore, as has been demonstrated in the socio-economic chapter of the ES, the development will also continue to support jobs locally, which is considered to be a benefit of the Proposed Scheme.
- 6.1.4. However, this submission is required to consider whether extraction at Tytherington Quarry can be carried out in a manner which is both environmentally sustainable and acceptable. In this context, the submission is accompanied by an Environmental Statement and Flood Risk Assessment, which has addressed all the potential effects of the continued minerals development activities. With the existing regulatory controls and proposed mitigation measures in place, including the adoption of industry best practice, it has been concluded that the effects can be minimised, such that the continued extraction of limestone will conform to relevant, modern-day standards and prevailing Government policy.

⁹ Despite the title of this condition, Heidelberg Materials are **not** seeking to change the duration of the permission but rather to amend the condition to reference the approved documents relevant to the permission.

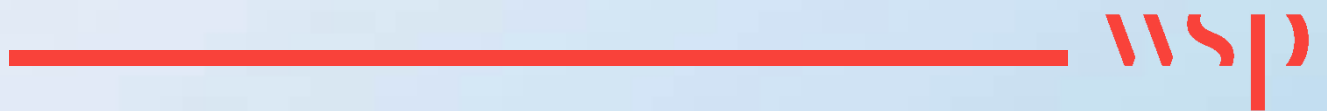
Appendix A

PLANNING APPLICATION FORMS & CERTIFICATES



Appendix B

STATEMENT OF COMMUNITY INVOLVEMENT





Heidelberg Materials

TYTHERINGTON QUARRY: 6 MILLION TONNES ADDITIONAL RESERVES

Statement of Community Involvement





Heidelberg Materials

TYTHERINGTON QUARRY: 6 MILLION TONNES ADDITIONAL RESERVES

Statement of Community Involvement

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Heidelberg Materials

TYTHERINGTON QUARRY: 6 MILLION TONNES ADDITIONAL RESERVES

Statement of Community Involvement

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CONTENTS

1	INTRODUCTION	3
1.1	BACKGROUND AND CONTEXT	3
1.2	PROPOSALS	4
1.3	PURPOSE OF CONSULTATION	4
1.4	PURPOSE OF THIS DOCUMENT	4
2	CONSULTATION PRINCIPLES	5
2.2	NATIONAL PLANNING POLICY FRAMEWORK (2023)	5
2.3	GUNNING PRINCIPLES	5
2.4	SOUTH GLOUCESTERSHIRE COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT (2021)	6
2.5	HEIDELBERG MATERIALS' CORPORATE CITIZENSHIP COMMITMENTS	6
3	CONSULTATION APPROACH	7
3.1	OVERVIEW	7
3.2	CONSULTATION MATERIALS	7
3.3	CONSULTATION PROMOTION	8
3.4	DROP-IN DAY EVENT	9
3.5	MEETINGS WITH STAKEHOLDERS	9
4	FEEDBACK MECHANISMS AND ANALYSIS	10
4.2	HOW COULD THE PUBLIC PROVIDE FEEDBACK?	10
4.3	NUMBER OF RESPONSES RECEIVED	10
4.4	PROFILE OF RESPONDENTS	10
4.5	DATA PROCESSING AND ANALYSIS	10
5	OVERVIEW OF COMMENTS RECEIVED	11

5.2	IN-PERSON CONVERSATIONS	11
5.3	QUESTIONNAIRE RESPONSES	12
6	SUMMARY OF KEY ISSUES RAISED	13
6.2	FLOODING	13
6.3	TRAFFIC AND TRANSPORT	13
6.4	OPERATIONAL ISSUES	13
6.5	RESPONSES TO ISSUES RAISED	13
7	NEXT STEPS	17

TABLES

Table 2-1 – Gunning Principles	5
Table 5-1 – Topics from in-person conversations	11
Table 5-2 – Topics from Questionnaire Responses	12
Table 6-1 – Heidelberg Materials’ response to issues raised	14

FIGURES

Figure 1-1 - Image of Tytherington Quarry Boundaries	3
Figure 3-1 - Tytherington Village Hall event on 6 March 2024	9

APPENDICES

APPENDIX A

CONSULTATION MATERIALS

APPENDIX B

CONSULTATION PUBLICITY

1 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

Heidelberg Materials, previously known as Hanson UK, plan to secure the continued extraction of all consented limestone reserves, and extraction of further unconsented reserves, within the existing footprint of Tytherington Quarry, near Thornbury, Bristol¹ (hereafter referred to as 'the Proposed Scheme').

- 1.1.1. The limestone produced at Tytherington Quarry is considered a nationally significant resource to make ready-mixed concrete, precast concrete and asphalt used in road construction and maintenance. The existing rail link allows Tytherington Quarry to supply the wider UK markets, most notably London and the South East. Tytherington Quarry is the main supplier of aggregates for nationally significant infrastructure projects, such as Hinkley Point C and Crossrail links.
- 1.1.2. Tytherington Quarry currently comprises two historic quarries. Grovesend Quarry was the initial quarry to the north of Itchington Road and comprises the main quarry offices, weighbridge, processing plant and quarry railway sidings. Woodleaze Quarry is located to the south of Itchington Road and is only accessible from Grovesend Quarry via a tunnel underneath the railway. All mineral extraction is currently taking place within Woodleaze Quarry.
- 1.1.3. North Face Quarry, to the north of the Grovesend Quarry boundary, was previously exhausted but has been restored and is owned by FCC Environmental.

Figure 1-1 - Image of Tytherington Quarry Boundaries



¹ <https://www.google.com/maps/place/Heidelberg+Materials+Aggregates/@51.596672,-2.4970018,439m/>

- 1.1.4. Existing permitted mineral reserves at Tytherington Quarry total some 31 million tonnes (mt) – 11mt in Grovesend and 20mt in Woodleaze. All 11mt of permitted mineral reserves within Grovesend are constrained by existing operational and processing facilities and/or proposed new plant site and it is envisaged these would be extracted towards the end of the quarry's life once all reserves have been exhausted. Similarly, of the permitted mineral reserves within Woodleaze 9mt are constrained by the working method with mobile plant and proposed new plant requirements. As such, there are only 11mt of unconstrained accessible permitted mineral reserves remaining at Tytherington Quarry, all within Woodleaze. As such, although there are significant reserves within the consented area, they are increasingly constrained making extraction a challenge. For this reason, Heidelberg Materials is seeking permission to extract more readily accessible reserves of limestone within the existing quarry boundary.

1.2 PROPOSALS

- 1.2.1. Heidelberg Materials is seeking to enable a change to the existing working method at Tytherington Quarry, to allow for the deepening of the Woodleaze area of the quarry to release an additional 3mt, as well as enable the extraction of a further 3mt from the southern part of the quarry, beneath the existing storage area. This will increase the site's overall mineral reserve by ensuring that all workable deposits at the permitted site can be extracted.
- 1.2.2. This will aid in securing the continuity of mineral supply and operations at Tytherington Quarry in the short to medium term and allow for sustainable mineral extraction.

1.3 PURPOSE OF CONSULTATION

- 1.3.1. Heidelberg Materials is seeking to gain permission by submitting two Section 73 planning applications under the Town and Country Planning Act 1990 (one for each of the two extant planning consents), accompanied by an overarching Environmental Impact Assessment (EIA). The applications seek an amendment to the extraction limits and working scheme at Tytherington allowing for the deepening of the Woodleaze area (extant consent NA/IDO/002/A) and a lateral extension into the consented soil store area (extant consent P93/2645).
- 1.3.2. Due to the nature of quarrying and its associated activities, Heidelberg Materials has carried out pre-application consultation with the public to gain feedback which will help to improve the robustness of the Proposed Scheme.

1.4 PURPOSE OF THIS DOCUMENT

- 1.4.1. The purpose of this Statement of Community Involvement is to outline the activities that took place to support the pre-application consultation and present the feedback received from the public. A project website, meetings with stakeholder groups, a public drop-in day and promotional materials were organised, to make responding to the consultation accessible to a wide range of stakeholders.
- 1.4.2. The feedback received, during the consultation period has been collated and summarised in this document, allowing Heidelberg Materials to respond to key concerns and use the feedback to improve the Proposed Scheme.

2 CONSULTATION PRINCIPLES

- 2.1.1. The principles followed throughout the consultation period were in line with national and local planning policy guidance, the Gunning Principles and Heidelberg Materials' commitment to being a good neighbour and corporate citizenship.

2.2 NATIONAL PLANNING POLICY FRAMEWORK (2023)

- 2.2.1. The National Planning Policy Framework sets out the UK government's planning policies for England and how these are expected to be applied. With regard to pre-application engagement, it considers that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It further suggests that the more issues that can be resolved at pre-application stage, the greater the benefits.

2.3 GUNNING PRINCIPLES

- 2.3.1. The Gunning Principles² are the governing legal rules that ensure consultation is a fair and worthwhile exercise. The principles are set out below alongside how they have been taken into consideration for the purposes of this consultation:

Table 2-1 – Gunning Principles

Gunning Principle	Evidence
Consultation must take place when the proposal is still at a formative stage.	This consultation exercise was carried out in the pre-application phase of the Proposed Scheme, allowing the feedback received from stakeholders to inform the planning application.
Sufficient reasons must be put forward for the proposal to allow for intelligent consideration and response.	Information about the Proposed Scheme was made available on Heidelberg Materials' community website for the quarry and at the drop-in day event. Consultation activity used appropriate and proportionate methods to engage with people constructively on the Proposed Scheme.
Adequate time must be given for consideration and response.	The consultation period ran for 15 days from 5 March 2024 until 20 March 2024. Multiple channels were made available for submitting feedback, including by email or post.
The product of consultation must be conscientiously taken into account.	Chapters 5 and 6 of this Statement of Community Involvement provide information on the feedback to the consultation, and how this has been considered in development of the Proposed Scheme.

² <https://www.local.gov.uk/sites/default/files/documents/The%20Gunning%20Principles.pdf>

2.4 SOUTH GLOUCESTERSHIRE COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT (2021)

- 2.4.1. South Gloucestershire Council's Statement of Community Involvement sets out how the Council involves local communities and other stakeholders in planning policy and planning applications. It also contains advice and guidance for developers on pre-application consultation and engagement for planning applications. For proposals for waste and minerals-related developments, it encourages applicants to discuss and agree proposals for public engagement with Council Officers, based on principles established for other forms of development.

2.5 HEIDELBERG MATERIALS' CORPORATE CITIZENSHIP COMMITMENTS

- 2.5.1. Heidelberg Materials understands its license to operate is dependent on the good and trusting relationships with local stakeholders. "Being a good neighbour" is one of its goals published in 2017 as part of its Sustainability Commitments 2030 and justifies its aim to make social responsibility more strategically oriented. As part of the Sustainability Commitments 2030, tangible goals were set out that allow it to measure the quality of relationships with the communities at its locations, including fully integrating its social value policy and practices together with social value impact measurements.

3 CONSULTATION APPROACH

3.1 OVERVIEW

- 3.1.1. The consultation period opened on 5 March 2024 and closed on 20 March 2024. The proposals, questionnaire and email contact for the project team were available to view online on the project website³ for the duration of the consultation period.
- 3.1.2. Hard copies of the questionnaire were available at the drop-in day event on 6 March 2024 at Tytherington Village Hall. At the event members of the project team were present to answer questions.
- 3.1.3. The consultation materials conveyed the technical details of the proposals allowing informed responses to the questionnaire. Feedback was received in the form of the questionnaire and conversations at the in-person event.

3.2 CONSULTATION MATERIALS

- 3.2.1. A range of consultation materials were developed. The materials were available to view online and at the drop-in event, during the consultation period.

Event banners

- 3.2.2. There were six banners on display at the event, which covered the following topics:
 - Our proposals
 - Supplying an essential construction material
 - Business as usual
 - Our approach
 - Benefits
 - What happens next?
- 3.2.3. Copies of the event banners are included from Appendix A3 to Appendix A8 of this document.

Questionnaire

- 3.2.4. The consultation questionnaire was designed to gather views and feedback on the Proposed Scheme. The questionnaire included a total of 7 questions, of which questions 1 and 2 related directly to the Proposed Scheme. Questions 3 to 7 were aimed at understanding the respondent's background and location.
- 3.2.5. Questions 1 and 2 were open questions, allowing text responses. The general topics raised in the text responses are summarised in this statement.
- 3.2.6. The questionnaire was available at the drop-in day event and a digital copy was available on the project website. Screenshots of the online questionnaire can be found in Appendix A2 of this document.

³ <https://www.communities.heidelbergmaterials.co.uk/en/sites/tytherington-quarry/pre-application-consultation>

3.3 CONSULTATION PROMOTION

- 3.3.1. The following activities were undertaken to raise awareness of the consultation and inform the public about the Proposed Scheme.

Leaflet

- 3.3.2. A leaflet was produced to promote the consultation and drop-in day event. The leaflet was door dropped by hand within the vicinity of Tytherington Quarry, from Shellards Lane to Milbury Heath and covering Tytherington village.
- 3.3.3. A copy of the leaflet, and a map of its distribution area, is included in Appendix B1 and Appendix B2 of this document.

Poster

- 3.3.4. A poster advertising the time and location of the drop-in day event was distributed to South Gloucestershire Council and host and neighbouring Parish Councils for display, on 21 February 2024.
- 3.3.5. The host and neighbouring Parish Councils who were provided the poster were:
- Tytherington Parish Council
 - Alveston Parish Council
 - Thornbury Parish Council
 - Iron Acton Parish Council
 - Falfield Parish Council
 - Cromhall Parish Council
- 3.3.6. A copy of the poster can be found in Appendix B3 of this document.

Press Release

- 3.3.7. A press release was issued on 23 February 2024 and received coverage on the My Thornbury and Cromhall local websites. It included promotion of the drop-in day event, the consultation and a summary of the proposals included quotes from the project team.
- 3.3.8. A newspaper article was published on the Gazette series website on 26 February 2024, which covers the Gloucestershire, Thornbury, Yate, and Sodbury areas. The article included promotion of the event and consultation, a summary of the Proposed Scheme, and information about the history of Tytherington Quarry.
- 3.3.9. Copies of the press release and the articles providing coverage of it can be found in Appendix B4 to Appendix B7 of this document.

Letters to Tytherington Liaison Group Members

- 3.3.10. Letters were sent to the members of the Tytherington Liaison Group Members on 21 February 2024. These included a summary of the Proposed Scheme and anticipated timeline for the submission of the planning application, a link to the website, information about the questionnaire and the date, time and location of the drop-in event.
- 3.3.11. The letters were also forwarded, by email, to the host and neighbouring Parish Councils and the South Gloucestershire Councillors for the Frampton Cotterell ward.
- 3.3.12. A copy of this letter is included in Appendix B8 of this document.

3.4 DROP-IN DAY EVENT

- 3.4.1. The drop-in day event was held on 6 March 2024 at Tytherington Village Hall, between 12:00 and 20:00. The event was open to local stakeholders and members of the public, and approximately 80 attendees visited the event.
- 3.4.2. Five questionnaires were received on the day and conversation points were captured by the project team to be included with the rest of the feedback.
- 3.4.3. After the drop-in day event, a press release was published on 11 March 2024 reporting on the attendance of the drop-in event and highlighted that members of the public could provide feedback until the close of the consultation period. A copy of this press release is included in Appendix B9 of this document.

Figure 3-1 - Tytherington Village Hall event on 6 March 2024



3.5 MEETINGS WITH STAKEHOLDERS

- 3.5.1. Statutory and technical stakeholders were emailed on 21 February 2024 to invite them to a Microsoft Teams meeting to gain feedback on the Proposed Scheme. The email included a summary of the Proposed Scheme, the drop-in day event, and a link to the Tytherington Quarry community website.
- 3.5.2. A meeting was held on 14 March 2024 with the Environment Agency, which covered a number of topics on the Proposed Scheme, including hydrological controls, dewatering and discharges, licensing, and the restoration plans.
- 3.5.3. A meeting was held with Cllr Chris Willmore, South Gloucestershire Council Cabinet Member (Policy Holder) for Planning, Regeneration and Infrastructure on 13 February 2024.
- 3.5.4. A meeting was held with Luke Hall MP on 26th August 2022 about the long-term future of the quarry before the specific 6mt application was defined.
- 3.5.5. The quarterly Tytherington Quarry liaison group meetings (which have been held since October 2022) have included regular updates from the Heidelberg Materials team, recently including the 6mt application. All minutes from these meetings are available to view on the community website⁴.

⁴ <https://www.communities.heidelbergmaterials.co.uk/en/sites/tytherington-quarry/liaison-group>

4 FEEDBACK MECHANISMS AND ANALYSIS

- 4.1.1. Feedback could be received during the consultation period through different channels, including via the online questionnaire, the physical questionnaire submitted at the event, and through informal methods such as conversations and emails to the project team.
- 4.1.2. This section outlines the feedback channels and how the information gathered from the responses were organised.

4.2 HOW COULD THE PUBLIC PROVIDE FEEDBACK?

- 4.2.1. Hard copies of the questionnaire were made available at the drop-in day event and feedback was primarily collected by submitting the questionnaire at the event. An online version of the questionnaire was available on the project website.
- 4.2.2. Conversations with the project team at the drop-in day were noted and are included in the feedback analysis.
- 4.2.3. Partially filled in questionnaires are considered in the feedback analysis.

4.3 NUMBER OF RESPONSES RECEIVED

- 4.3.1. In total, 5 responses were received, all of which were submitted at the drop-in event on 6 March 2024. No responses were received via the online questionnaire on the project website.

4.4 PROFILE OF RESPONDENTS

- 4.4.1. The submitted questionnaires did not include answers to the questions that would help us to build a profile of the respondents, such as their address. The conversations between attendees and project team members at the drop-in event indicate that most attendees were local residents.

4.5 DATA PROCESSING AND ANALYSIS

- 4.5.1. Information received from the questionnaire submissions and notes from conversations held at the drop-in event have been categorised into themes based on the topics raised. Since there was a small number of submissions and conversation notes don't distinguish individual conversations, a qualitative approach has been taken to organise topics.

5 OVERVIEW OF COMMENTS RECEIVED

5.1.1. The comments received during the consultation period have been categorised based on whether they were shared in conversation during the drop-in day event or shared via the questionnaire.

5.1.2. Separate overviews are provided in the sub-sections below.

5.2 IN-PERSON CONVERSATIONS

5.2.1. The following table (Table 5-1) outlines the topics that were raised in conversation at the drop-in event on 6 March 2024. The comments relating to each topic are summarised in the 'Description' column.

Table 5-1 – Topics from in-person conversations

Topic	Description
Blasting - Noise and Vibration	Concerns about noise and vibration from blasting being disruptive and causing aftershocks, affecting Itchington, Shellards Lane and The Jays (to the northeast of the quarry).
Flooding	Concerns about flooding and drainage issues being exacerbated by additional extraction at the quarry. Especially towards Itchington village and Ladden Brook.
Road Conditions	Concerns about dust and mud on the road outside of the Quarry on Itchington Road, causing poor driving conditions.
Driving Behaviour	Concerns about car drivers, in general, exhibiting unsafe driving behaviour, such as speeding through Itchington Road.
Increased Level of Traffic	Concerns that there will be increased rail and road movements.
Mitigation to Screen	Comments requesting that mitigation and tree planting measures are shared with residents.
Realigning Itchington Road	Concerns that realigning Itchington Road will impact access to and from Itchington village.

5.2.2. During the event an attendee asked for follow up regarding the approved restoration plan for Tytherington Quarry. The project team shared the restoration plan via email on 19 March 2024.

5.3 QUESTIONNAIRE RESPONSES

5.3.1. The table set out overleaf (Table 5-2) outlines the topics that were raised in response to questions 1 and 2 of the questionnaire. The topics are taken from open text responses. The comments relating to each topic are summarised in the 'Description' column. The two questions were:

- Q1: Please use the space below to tell us your thoughts on our proposals.
- Q2: Are there any areas of our proposals that you would like more information about?

Table 5-2 – Topics from Questionnaire Responses

Topic	Description
Support	Supportive of the Proposed Scheme.
Neutral	Have no opinion on the Proposed Scheme.
Supportive of the Drop-In Event	Positive feedback about the drop-in event. Attendees found the event informative.
Flooding	Concerns about flooding and drainage issues being exacerbated by additional extraction and any future expansion of the quarry.
Driving Behaviour	Concerns about Heavy Goods Vehicle (HGV) and car drivers exhibiting unsafe driving behaviour, such as wide turns outside of the quarry and speeding through Itchington Road.
Fly-tipping	Request for more information regarding using CCTV to see fly-tipping activities.
Local Involvement	Suggestion to implement a viewing platform for the public to watch the blasting.

6 SUMMARY OF KEY ISSUES RAISED

- 6.1.1. The consultation allowed the local community, stakeholders, and the general public to give their views about the Proposed Scheme for Tytherington Quarry. The questionnaire allowed respondents to express their opinions freely by asking open ended questions.
- 6.1.2. Analysing the feedback from the 5 questionnaire responses and conversations at the drop-in event, some key issues were raised across both channels, including flooding and drivers' behaviour.
- 6.1.3. Other key issues include issues with noise from blasting, concerns about increased traffic from the proposals, and road conditions.

6.2 FLOODING

- 6.2.1. Flooding was a key issue that was raised during conversations and in the questionnaire responses. The main concern was that current drainage issues which lead to flooding on Itchington Road and Laddon Brook would be exacerbated by additional extraction at the quarry.

6.3 TRAFFIC AND TRANSPORT

- 6.3.1. Drivers speeding along Itchington Road was an issue that came up in conversations and in the questionnaire responses. These concerns included HGV drivers taking wide turns out of the quarry and safety concerns, but the behaviour of car drivers in general, was a recurring concern. This concern also tied into additional concerns regarding the road conditions.

6.4 OPERATIONAL ISSUES

- 6.4.1. **Road Conditions** – Concerns regarding dust and mud along Itchington Road were raised during conversations at the drop-in event. Attendees believed this was caused by the vehicles from the quarry using Itchington Road and was a safety concern. The project team shared these concerns with the Heidelberg team.
- 6.4.2. **Blasting – Noise complaints** – Noise and vibration complaints related to the blasting activities were raised during conversations at the drop-in event. An attendee was concerned that the vibrations were causing property damage. The project team shared these concerns with the Heidelberg team.
- 6.4.3. **Increased traffic movements** – Some attendees voiced concern about an increase in traffic along Itchington Road, in relation to the increased activity that would come from additional extraction at the quarry. An attendee also raised concerns regarding increased rail movements resulting from additional extraction at the quarry.

6.5 RESPONSES TO ISSUES RAISED

The table overleaf (Table 6-1) includes Heidelberg Materials' response to the issues raised by the public, during the consultation period.

Table 6-1 – Heidelberg Materials’ response to issues raised

Topics	Nature of comments	Heidelberg Materials’ response
Flooding	Concerns about flooding and drainage issues being exacerbated by additional extraction at the quarry. Especially towards Itchington village and Ladden Brook.	The water assessment undertaken to support the planning application has concluded there would be no significant adverse effects in terms of flooding and/or drainage issues.
Traffic and transport	Concerns about HGVs from the quarry and car drivers, in general, exhibiting unsafe driving behaviour, such as wide turns outside of the quarry and speeding through Itchington Road.	The site management team is reviewing the white lines at the quarry’s junction onto Tytherington Road to ensure they are clear and/or to arrange that they are repainted if required.
	Concerns that there will be increased rail and road movements, along Itchington Road, in relation to the increased activity that would come from additional extraction at the quarry.	No changes are proposed to the permitted rail and road movements at the quarry.
	Concerns that realigning Itchington Road will impact access to and from Itchington village. Concerns that the phasing of the lights at the junction of Tytherington road and the A38 means that often residents can be stuck behind quarry HGVs. As these vehicles take longer to get going when the lights go green, residents end up being held up longer than necessary.	No changes to the alignment of Itchington Road are proposed. The site management team is liaising with South Gloucestershire Council Highways Team to raise this issue and to ask if rephasing of the traffic lights is possible.
Operations	Concerns about dust and mud on the road outside of the quarry on Itchington Road, causing poor driving conditions. Possibly caused by vehicles coming from the quarry.	A new wheelwash for the site is planned with the planned investment progressing through the company’s capital investment processes.
	Concerns about noise and vibration from blasting being disruptive and causing aftershocks, affecting Itchington, Shellards Lane and The Jays (to the northeast of the quarry).	A text and email blast notification service for local residents is set to be launched (May 2024). This free service includes a weekly update setting out planned blast times for the week ahead, plus a follow up

Topics	Nature of comments	Heidelberg Materials' response
		notification approximately half an hour before each blast takes place. Heideberg Materials' experience at other sites highlights that advance nortifications of blasts helps to provide reassurance to local communities. Details of blasts (including average Peak Particle Velocity and air overpressure) is also shared at the quarterly community liaison group with information minuted and shared to the community website.
	Suggestion to implement a viewing platform for the public to watch the blasting.	Given the layout of the current quarry boundary and views into the quarry from the existing Public Rights of Way, this is not currently feasible. Nor could it be intergrated into the proposed 6mt extension scheme. However, the site management team has recognised that this should be a long term aspiration and will examine possible approaches for any future applications.
Mitigation	Comments requesting that mitigation and tree planting measures are shared with residents.	Updated information on tree planting was provided at our recent liasion meeting. This will be covered in the minutes which are posted to the community website. The site team will ensure that this, along with the development of mitigation measures for the proposed scheme, if approved, is covered in the regular environmental, landscape and biodiversity update agenda item at the community liaison meetings. In addition, revised and extended Frequently Asked Questions (FAQs) are in development which will shortly be posted to the community website. These will include updates on tree planting etc.
Security	Request for more information regarding using CCTV to see fly-tipping activities.	Installing CCTV cameras covering the Itchington road is not feasible. However, the site team are

Topics	Nature of comments	Heidelberg Materials' response
		investigating regular monitoring of the area so that any flytipping noted can be reported to the relevant authorities.

7 NEXT STEPS

- 7.1.1. Heidelberg Materials will carefully consider all comments received during the consultation period and will use these comments to inform the next steps of the Proposed Scheme.
- 7.1.2. The feedback received will also be used to improve operational activities at Tytherington Quarry.

Appendix A

CONSULTATION MATERIALS



Appendix A1: Screenshots of the pre application consultation website.

<https://www.communities.heidelbergmaterials.co.uk/en/sites/tytherington-quarry/pre-application-consultation>



The screenshot displays the 'Pre-application consultation' page on the Heidelberg Materials website. At the top, there is a header with the company logo and navigation links. Below the header is a large image of a quarry site. The main content area is titled 'Pre-application consultation' and contains several sections with text and images. The first section, 'Introduction', includes a map of the quarry site. The second section, 'About the project', features a photo of two workers in safety gear. The third section, 'What we are doing', shows a photo of a quarry road. The fourth section, 'What we are not doing', includes a photo of a quarry site. The fifth section, 'What we are doing next', shows a photo of a quarry site. The sixth section, 'What we are doing next', shows a photo of a quarry site. Below these sections is a survey form with various questions and checkboxes. The form includes sections for 'About you', 'About the project', and 'About the quarry'. The bottom of the page features a footer with contact information and a copyright notice.

Appendix A2: Screenshot of Questionnaire from the pre application consultation website.



Search
Menu

Tytherington proposal

We value your feedback and want to know what you think about our proposals to extend the extraction areas within the existing boundary at Tytherington quarry. Please provide your feedback before 23.59 on 20 March 2024.

Please use the space below to let us know your thoughts on our proposals.

Are there any areas of our proposals that you would like more information about?

Name*

Please complete your full name

Address

Postcode

Telephone*

E-mail*

☐ Please tick here if you would like to receive future updates from Tytherington quarry.

[Privacy policy](#)
Your details will be stored in accordance with the Data Protection Act. For information about how we use your personal data at Heidelberg Materials UK, including your rights, please see our [privacy policy](#).

Submit

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Appendix A3: Exhibition Banner from the 6 March 2024 Drop-In Event. Banner 1 – Our Proposals.



Our proposals for Tytherington quarry

Welcome to our public exhibition on our plans to extend limestone extraction within the existing planning boundaries at Tytherington quarry.

This would see the extraction of material from the southern part of the quarry under the existing soil store as well as the deepening of the Woodleaze area.

If approved, it would allow us to make the most of existing reserves, providing around 6 million tonnes of additional limestone, to be worked within the already consented timeframe for the quarry.

Proposed new extraction areas within Tytherington quarry



We're here today to provide information on these proposals, answer your questions and ask for your feedback.

Appendix A4: Exhibition Banner from the 6 March 2024 Drop-In Event. Banner 2 – Supplying an essential construction material.



Supplying an essential construction material

Limestone is essential to build and maintain our homes, hospitals, schools, roads as well as the infrastructure needed for a low carbon future.

Extracting limestone in Tytherington goes back over 150 years and the quarry's rail link first opened in the 1880s.

Today our quarry supplies around 1.8 million tonnes of aggregate per year for use in making ready-mixed and precast concrete products, as well as asphalt for use in road construction and maintenance.

More than 60 per cent of output is transported by rail, with the quarry supplying material to our rail depots in Oxfordshire, London and the south east of England, where there are no natural deposits of limestone. Transporting a tonne of material by rail, instead of road, cuts the associated CO₂ emissions by around two thirds, as well as helping to cut traffic by keeping lorries off the road.

We're committed to achieving net zero across our business by 2050 and we're making good progress.

We ensure the most efficient use of resources through high levels of materials' reuse and recycling as part of our commitment to growing the circular economy. But primary material, including limestone, is still needed to ensure building materials' strength, integrity and durability in a wide range of applications.

Limestone deposits at Tytherington quarry are becoming increasingly constrained. If approved, our proposals would help to maintain steady supplies as well as securing 37 jobs on site and many more in the supply chain.





Appendix A5: Exhibition Banner from the 6 March 2024 Drop-In Event. Banner 3 – Business as usual.



Business as usual

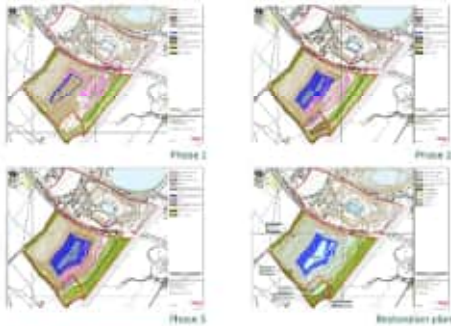
We want to make the most efficient use of the existing limestone reserves within Tytherington quarry to ensure steady supplies.

That's why we have identified that deepening extraction in the Woodleaze area and working the material underneath the current soil store would enable the most sustainable and efficient use of the quarry's reserves.

Both proposed extension areas fall within Tytherington quarry's existing boundaries, although they were not previously planned for mineral extraction. That's why we need approval from the Mineral Planning Authority – South Gloucestershire Council (SGC) – to vary our existing permissions.

Our neighbours will see little change as a result of these proposals and, for us, it would be business as usual:

- Production levels would remain at current levels.
- Material would continue to be processed by mobile equipment and transported on-site by mobile plant.
- No changes are planned to operating hours or blasting.
- Access into and out of the site will be unchanged.
- The number of HGVs and train movements will also stay at current levels.



The soil store area:

The soil and overburden removed from the existing store will be stored elsewhere in the quarry for use in future restoration.

In the interim, some will be used to create new screening bunds along the southwestern and southeastern corners of the quarry, as well as in raising the existing bund abutting the plantation situated between the quarry and the M5.

The Woodleaze area:

Extracting deeper in Woodleaze would see the creation of 3 additional benches.

This would increase the depth of the quarry by 15 metres over current permitted levels.

Appendix A6: Exhibition Banner from the 6 March 2024 Drop-In Event. Banner 4 – Our approach.



Our approach

Our approach has been designed to reduce the impact of our operations on the environment and near neighbours. It has been shaped by the findings of an Environmental Impact Assessment (EIA), which identifies possible impacts and how they can be mitigated. The EIA covers a wide range of topics, including:

Ecology

Heidelberg Materials has committed to allocating at least 15% of all active quarry sites for Space for Nature by 2030. Our plans are guided by this and aim to enhance fauna and flora, including protecting and enhancing wildlife corridors, translocating hedgerows where possible, and planting new woodland, hedgerows and wildflower banks.

Noise

The topography of the area around Tytherington quarry, the creation of additional screening bunds, plus the augmentation of existing bunds, means operational noise will continue to be well within the recommended limits at key receptor locations.

Restoration

Restoration is a key part of our mineral operations, and we are well known for delivering exemplary schemes.

Blasting and ground vibration

The UK has very strict regulations controlling blasting, with modern blasting and drilling techniques designed to minimise vibration and air over pressure. Tytherington quarry already complies with these strict blasting protocols in its existing permission, and this means that there is no risk to people or property.

Our specialist modelling indicates that excavating at deeper levels in Woodcage, and in the former soil store, will not impact on how blasts are experienced by our near neighbours.

Dust

The potential dust effects from quarries are well understood and are already tightly managed via stringent regulatory controls. These controls will remain in place.

Ground and surface water management

No significant effects are anticipated in relation to the management of the water environment.

Protecting views

Views into the quarry are limited and our proposed mitigation measures are designed to retain and enhance the character of the local landscape. We'll reshape and revegetate the new screening bunds and quarry standoff areas to further screen our operations from nearby properties and users of Public Rights of Way.

Traffic and transport

These proposals are about sustaining existing supplies of limestone from Tytherington quarry. This means there will be no change to the current volumes of HGV traffic, nor on the aggregate volumes transported by rail.



Appendix A7: Exhibition Banner from the 6 March 2024 Drop-In Event. Banner 5 – Benefits.


**Heidelberg
Materials**

Benefits

Tytherington quarry has played an important role in supplying limestone for over 100 years. Our proposed extension will:

- Secure steady, sustainable supplies of limestone.
- Protect the jobs of 37 on-site employees and many more in the supply chain.
- Sustain the use of rail to transport aggregate, helping to reduce HGV's on the road as well as the associated carbon emissions.
- Continue the financial contribution we make to local services through business rates and contribution to the local economy.
- Continue to provide a significant biodiversity gain through our proposed mitigation measures and progressive restoration approach.



Being a good neighbour

We aim to play a positive part in the communities in which we operate, including supporting community initiatives, such as the Alveston pump track project.

We are also committed to being open and transparent in our communication.

Our aim is to be a leading sustainable business, trusted and respected for the ethics we adopt and the products we supply.



Appendix A8: Exhibition Banner from the 6 March 2024 Drop-In Event. Banner 6 – What happens next.



What happens next

Your feedback will help us shape our final proposals.

You can complete the form here and pop it into the box provided or submit feedback via our website until **23.59 on 20 March 2024.**

heidelbergmaterials.co.uk/Tytherington

Information shared today will also be available to view online.



After reviewing the feedback from local people and other stakeholders, we'll finalise our proposals ahead of submitting a planning application to South Gloucestershire Council (SGC) later this spring.

SGC will then formally consult with statutory bodies and invite comments from residents before making its decision.

Being part of South Gloucestershire's future

To secure long-term reserves of limestone at Tytherington quarry, we're having talks with SGC.

It's early days and subject to the outcome of the council's Local Development Plan, but developing the quarry beyond the existing boundary is likely to take place in phases in a south westerly direction.

Going forward, we'll keep the local community informed and will seek views ahead of making any future planning applications.





Appendix B

CONSULTATION PUBLICITY



Appendix B1: Leaflet promoting the consultation and drop-in event.

Having your say

We hope you can attend our public exhibition on **Wednesday 06 March 2024** at Tytherington Village Hall, where members of our team will be on hand between 12.00 and 20.00 to provide more detail.

More information on our proposals will also be added to our Tytherington community website in the coming weeks.

heidelbergmaterials.co.uk/Tytherington

Your feedback is important to us and will help us shape our final plans. You can provide feedback at our event, or via our website. The deadline for responses is **23.59 on 20 March 2024**.



Accessing mineral reserves at Tytherington quarry



We are holding a public drop-in event to set out proposals to access additional reserves within the existing boundary of the quarry.

Please join us on Wednesday 06 March 2024 between 12.00 – 20.00 at:

**Tytherington Village Hall
Itchington Rd
Tytherington
GL12 8QE**

Members of our team will be on hand to answer your questions.

All welcome.




Securing future supplies

Tytherington quarry has been supplying much-needed building materials for use in the construction and maintenance of homes, schools, hospitals and roads for nearly 100 years. To make the most of existing reserves, Heidelberg Materials (formerly Hanson UK), is now seeking permission to extract additional limestone from within Tytherington's existing boundary.

This would see the extraction of material from the southern part of the quarry under the existing soil store as well as the deepening of the Woodleeze area. Combined, this would provide around 6 million tonnes of additional limestone.

Our proposals
Beyond the quarry gate, our neighbours will see little change as a result of this application and for us, it's business as usual.

Our approach is to prioritise all workable deposits of limestone within the existing quarry. Both proposed extension areas fall within Tytherington quarry's boundary, but outside the current permitted area for mineral extraction. That's why we are now seeking approval to extend our operations into the current soil store and extracting deeper in Woodleeze.

Overburden and soil, previously stored within the soil store, will be moved elsewhere within the confines of the quarry, and retained for use in restoration. In Woodleeze, we would develop three additional quarry benches. Mineral will continue to be processed via mobile processing plant and no changes are proposed to quarry operating hours or blasting. Similarly, there are no plans to amend permitted HGV volumes or change activity levels at Tytherington's rail head.

Environment and restoration
An independent Environmental Impact Assessment (EIA) will accompany our application and has been carried out to identify any potential impacts of our proposals and how they can be mitigated.

The approved principle of the restoration scheme for Tytherington remains unchanged, with worked-out parts of the site restored while extraction continues elsewhere in the quarry. This progressive approach will see the quarry restored to a deep-water body with a mix of woodland and grassland habitat on the upper benches.

Immediate next steps
After reviewing the feedback on our current plans from local people and other stakeholders, we'll finalise our proposals before submitting a planning application to South Gloucestershire Council (SGC). SGC will then consult with statutory bodies and invite comments from residents before making its decision.

If approved, these proposals would secure around three years of additional mineral reserves, to be extracted within the already consented timeframe at Tytherington quarry.

Being part of SGC's future
Every council must have identified mineral reserves to provide the construction materials essential to society's current and future needs. Like all quarry operators, Heidelberg Materials is mindful of securing on-going reserves and, at Tytherington, developing the quarry beyond the existing boundary is likely to take place in phases.

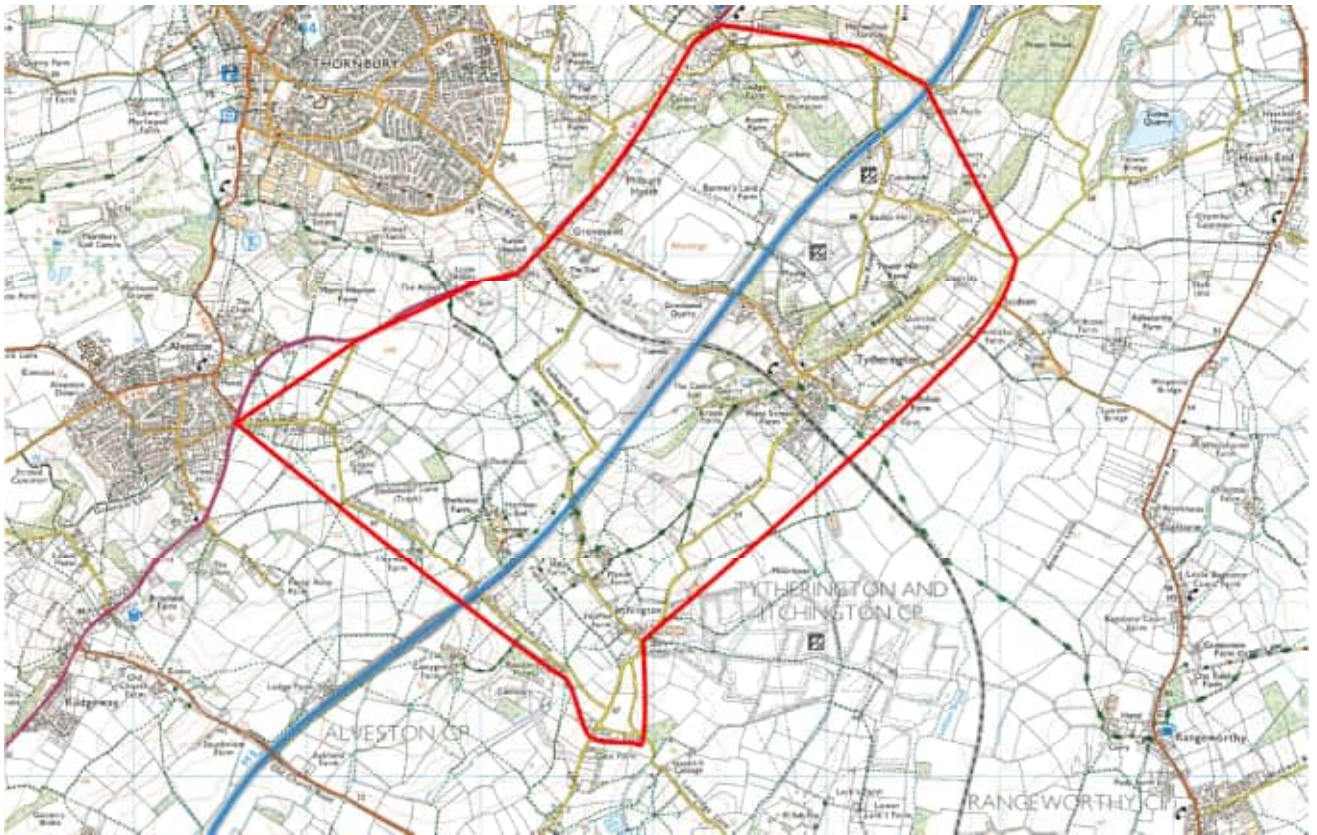
That's why we are currently in discussions with SGC about the quarry's long-term future and how it may dovetail with the council's work on its Local Development Plan (LDP). It's early days, but any future expansion is likely to be in a south-westerly direction, subject to SGC's plan.

Going forward, we'll keep the local community informed. And, just as we are with these current proposals, we'll seek the public's views ahead of making any future planning application, beyond what we're seeking feedback on now.



Proposed new extraction areas within Tytherington quarry

Appendix B2: Map of the leaflet postal distribution area.



Appendix B3: Poster promoting the 6 March 2024 drop-in event. Distributed to South Gloucestershire Council and local parish councils.

Our proposals to access additional reserves at Tytherington quarry

Tytherington quarry has been supplying much-needed building materials for use in the construction and maintenance of homes, schools, hospitals and roads for nearly 100 years.

To make the most of existing reserves, Heidelberg Materials (formerly Hanson UK), is now seeking permission to extract additional limestone from within the quarry's existing boundary.

We are holding a public drop-in session to set out the reasons for our proposals and answer questions.

Please join us on

Wednesday 06 March 2024, 12.00 – 20.00 at:

**Tytherington Village Hall
Itchington Rd
Tytherington
GL12 8QE**

Members of our team will be on hand to answer your questions.

All welcome.



Appendix B4: Press release promoting the consultation and the 6 March 2024 drop in event.



**Heidelberg
Materials**

Press Release

23 February 2024

All welcome at drop-in event on plans to access additional reserves at Tytherington quarry

- **Heidelberg Materials UK is holding a public drop-in event on plans to access additional reserves within Tytherington quarry's existing planning boundaries.**
- **Event is being held on 06 March between 12.00 and 20.00 at Tytherington Village Hall.**
- **Feedback from local people will help shape final plans, to be submitted to South Gloucestershire Council this spring.**

Heidelberg Materials UK is holding a public drop-in event to set out its plans to access additional limestone reserves within the existing planning boundaries at its Tytherington quarry in South Gloucestershire.

The consultation event is being held on Wednesday 06 March 2024 from 12.00 until 20.00 at Tytherington Village Hall, Itchington Road, GL12 8QE. It will provide local people with the opportunity to talk to members of the company's development team and provide feedback on the proposals ahead of an application being submitted to South Gloucestershire Council this spring.

Tytherington quarry has been supplying much-needed building materials for nearly 100 years. To make the most of existing reserves, Heidelberg Materials (formerly Hanson UK) is now seeking permission to extract additional limestone from within the quarry's existing planning boundaries.

This would see the deepening of the Woodleaze area as well as the extraction of material from the southern part of the quarry, under the existing soil store. Combined, this would provide around six million tonnes of additional limestone, to be extracted within the existing consented timeframes.

1/2

Trystan Mabbitt, Consenting & Development Manager at Heidelberg Materials UK, said: "Limestone from Tytherington is recognised as a significant resource that is vital for the construction and maintenance of homes, schools, hospitals and roads.

"If our proposals are approved, it will allow us to make the most sustainable use of existing reserves. Beyond the quarry gate our neighbours will see little change as a result of this application and, for us, it would be business as usual.

"We look forward to welcoming local people to our exhibition, answering any questions they may have and listening to feedback that can help us shape our final plans."

About Heidelberg Materials

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In the UK, Heidelberg Materials (formerly Hanson UK) is split into five business lines – aggregates (crushed rock, sand and gravel), concrete, asphalt and contracting, cement and recycling – which together operate around 280 manufacturing sites and employ more than 3,500 people. [heidelbergmaterials.co.uk](https://www.heidelbergmaterials.co.uk)

Contact

James Reed Public Relations Limited
Samantha Stagg, 0117 428 8725
samantha@jamesreedpr.co.uk

Appendix B5: Coverage on the My Thornbury website. Promoting the 6 March 2024 drop-in event.

<https://mythornbury.co.uk/thornbury/e/50091/tytherington-quarry-public>



The screenshot shows the MyThornbury.co.uk website. The header includes a search bar and navigation links: What's on, Mother's Day, Local directory, Offers & competitions, Jobs, and Give 'n' Take. The main content area is titled "What's on" and features a post for a public drop-in consultation event on Wednesday 6th March 2024 at 12 noon. The event is titled "Tytherington Quarry Public Drop-in Consultation Event" and is held at Tytherington Village Hall. The post includes details about the event, the quarry's history, and the company's plans to extract additional limestone reserves. A quote from Trystan Mabbitt, Consenting & Development Manager at Heidelberg Materials UK, is also included. The right sidebar contains various local business and community logos, including Thornbury Golf Club, Thornbury's Independent Family Funeral Directors, and Eastwood Farm.

Wednesday 6th March 2024, 12 noon

Tytherington Quarry Public Drop-in Consultation Event

Tytherington Village Hall

- Heidelberg Materials UK is holding a public drop-in event on plans to access additional reserves within Tytherington quarry's existing planning boundaries.
- Event is being held on 06 March between 12.00 and 20.00 at Tytherington Village Hall.
- Feedback from local people will help shape final plans, to be submitted to South Gloucestershire Council this spring.

Heidelberg Materials UK is holding a public drop-in event to set out its plans to access additional limestone reserves within the existing planning boundaries at its Tytherington quarry in South Gloucestershire.

The consultation event is being held on Wednesday 06 March 2024 from 12.00 until 20.00 at Tytherington Village Hall, Itchington Road, GL12 8QE. It will provide local people with the opportunity to talk to members of the company's development team and provide feedback on the proposals ahead of an application being submitted to South Gloucestershire Council this spring.

Tytherington quarry has been supplying much-needed building materials for nearly 100 years. To make the most of existing reserves, Heidelberg Materials (formerly Hanson UK) is now seeking permission to extract additional limestone from within the quarry's existing planning boundaries.

This would see the deepening of the Woodlaze area as well as the extraction of material from the southern part of the quarry, under the existing soil store. Combined, this would provide around six million tonnes of additional limestone, to be extracted within the existing consented timeframes.

Trystan Mabbitt, Consenting & Development Manager at Heidelberg Materials UK, said: "Limestone from Tytherington is recognised as a significant resource that is vital for the construction and maintenance of houses, schools, hospitals and roads."

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"We look forward to welcoming local people to our exhibition, answering any questions they may have and listening to feedback that can help us shape our final plans."

www.heidelbergmaterials.com/en

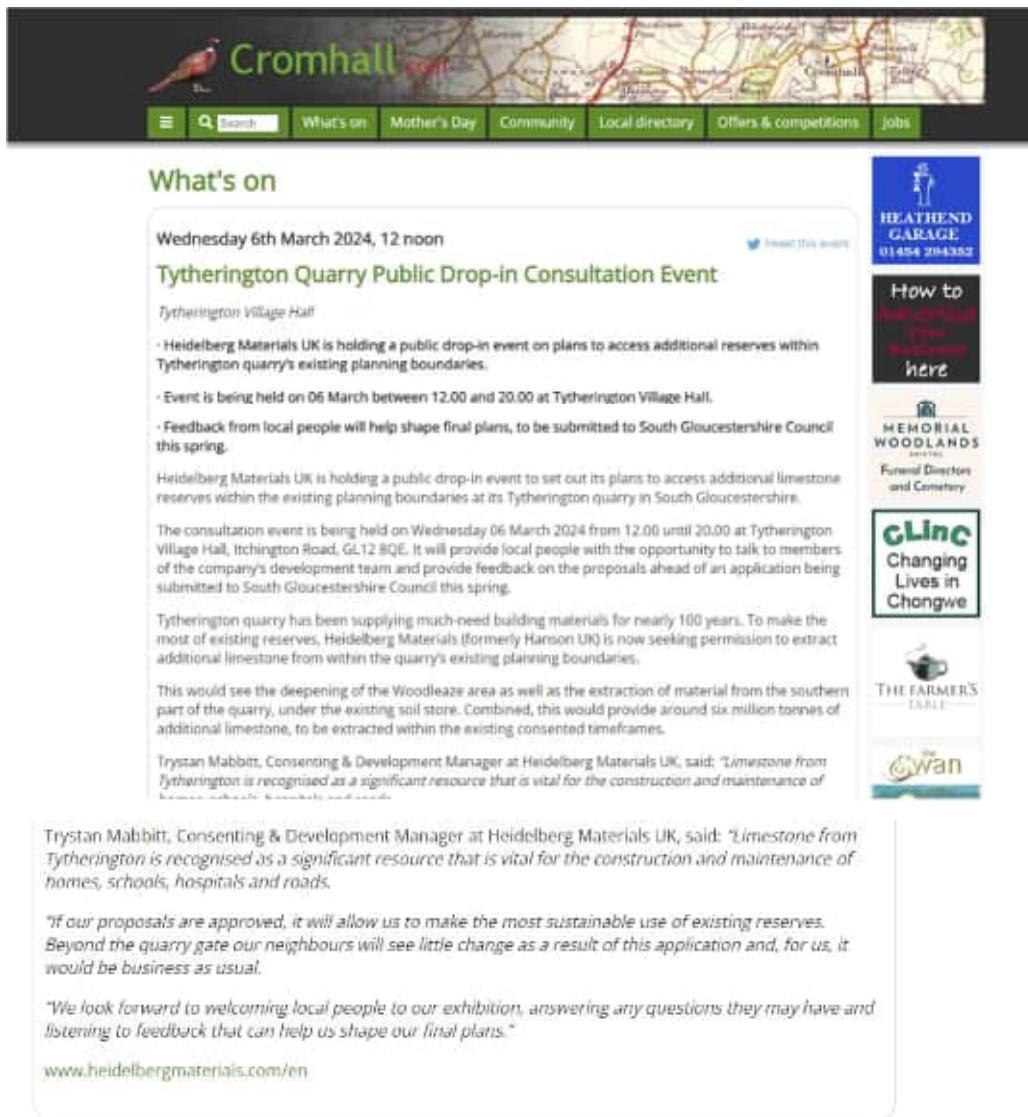
Venue information

Tytherington Village Hall
Itchington Road, Tytherington



Appendix B6: Coverage on the Cromhall website. Promoting the 6 March 2024 drop-in event.

<https://cromhall.com/>



What's on

Wednesday 6th March 2024, 12 noon

Tytherington Quarry Public Drop-in Consultation Event

Tytherington Village Hall

- Heidelberg Materials UK is holding a public drop-in event on plans to access additional reserves within Tytherington quarry's existing planning boundaries.
- Event is being held on 06 March between 12.00 and 20.00 at Tytherington Village Hall.
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Heidelberg Materials UK is holding a public drop-in event to set out its plans to access additional limestone reserves within the existing planning boundaries at its Tytherington quarry in South Gloucestershire.

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Trystan Mabbitt, Consenting & Development Manager at Heidelberg Materials UK, said: "Limestone from Tytherington is recognised as a significant resource that is vital for the construction and maintenance of homes, schools, hospitals and roads.

"If our proposals are approved, it will allow us to make the most sustainable use of existing reserves. Beyond the quarry gate our neighbours will see little change as a result of this application and, for us, it would be business as usual.

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www.heidelbergmaterials.com/en

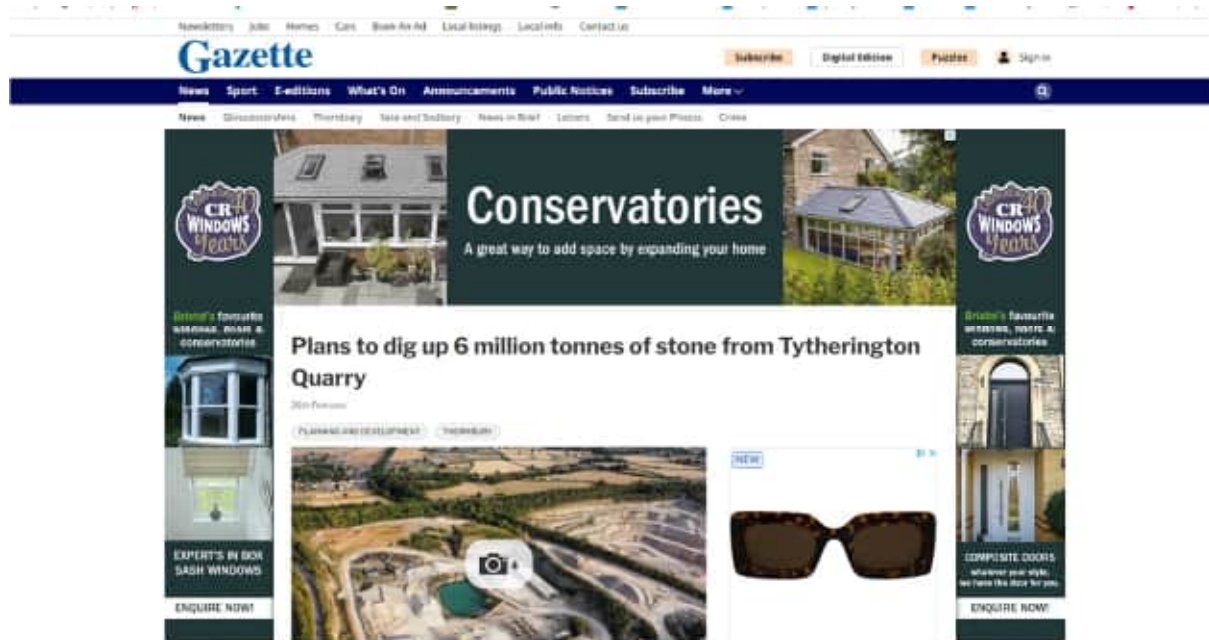
Venue information

Tytherington Village Hall
Itchington Road, Tytherington



Appendix B7: Coverage in the Thornbury Gazette. Published on 26 February 2024.

<https://www.gazetteseries.co.uk/news/24144348.plans-dig-6-million-tonnes-stone-tytherington-quarry/>



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A public consultation has officially been launched by owners Heidelberg Materials to extract more stone from Tytherington Quarry.

The building materials company - which was previously known as Hanson UK - currently employs 14 full-time staff at its site.

It currently excavates 1.5 million tonnes of stone from its site per year.

It is believed Heidelberg will submit a full planning application to South Gloucestershire Council this spring after the consultation.



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Heidelberg previously put forward an Environmental Impact Assessment to South Gloucestershire Council in October last year.

According to council documents, if approved, the proposal would extend the site's life by three years which would mean its closure would be expected in 8.5 years.

In planning documents, Heidelberg describes Tytherington as one of its flagship sites in the country with limestone quarried there being used in major projects such as Hinkley Point C nuclear power station in Somerset and H52.

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It is hoped materials from Tytherington will also be used in the proposed Buckover garden village in Thornbury and potentially Sizewell C nuclear power station in East Suffolk.

The historic Tytherington site first opened in 1872 and was closed from 2013

Heidelberg say they want to focus on the Woodleaze area of the quarry to release an additional three million tonnes.

Meanwhile, a southern area is expected to release another three million tonnes.

Building materials have been extracted from the site for more than 100 years including carboniferous limestone, blue pennant sandstone, red sandstone and oolitic limestone.



Tytherington Quarry - photo by Doug Fowler from September 2022 (Image: Doug Fowler)





Trystan Mabbitt, development manager at Heidelberg Materials UK, said neighbours won't see much change as a result of their plans.

He said: "Limestone from Tytherington is recognised as a significant resource that is vital for the construction and maintenance of homes, schools, hospitals and roads.

"If our proposals are approved, it will allow us to make the most sustainable use of existing reserves.

"Beyond the quarry gate our neighbours will see little change as a result of this application and, for us, it would be business as usual.

"We look forward to welcoming local people to our exhibition, answering any questions they may have and listening to feedback that can help us shape our final plans."

A drop-in public meeting is due to take place on Wednesday, March 6 between 12pm and 8pm at Tytherington village hall.

Appendix B8: Letter to Tytherington Liaison Group members promoting the 6 March 2024 drop-in event.



Heidelberg Materials

Heidelberg Materials UK

Second Floor
Arena Court
Crown Lane
Maidenhead
Berkshire
SL6 8QZ

T 01628 774100

21 February 2024

Subject: Pre-application consultation re proposals for Tytherington quarry

Dear Tytherington liaison group member

As set out at our recent meeting, we have been developing proposals to access additional reserves within the existing boundary of Tytherington quarry. These would see the deepening of the Woodleaze area, as well as the extraction of material from the southern part of the quarry under the existing soil store. Combined, this would provide around 6 million tonnes of additional limestone, to be extracted within the existing consented timeframes.

Beyond the quarry gate, our neighbours will see little change as a result of this application and for us, it's business as usual.

Ahead of submitting plans to South Gloucestershire Council this spring, we are holding a public pre-application consultation event in **Tytherington Village Hall on Wednesday 06 March between 12.00-20.00**. Attached is an invitation to this drop-in session which is currently being door-dropped to homes in Tytherington, The Slad and Itchington areas. Do feel free to share with your contacts as well.

All information shared at the event will also be posted to [Heidelberg Materials Tytherington quarry community website](#) after the event. Members of the public will be able to submit feedback on the proposals, either at the event itself or online afterwards.

After reviewing responses received and finalising our proposals, it is anticipated that a planning application will be made to South Gloucestershire Council (the Mineral Planning Authority) later this spring.

We hope to be able to welcome you to our drop-in on the 06 March. If you have any queries on this, or any other issue, in the meantime, please do get in touch by emailing us at: Tytheringtonquarryenquiries@uk.heidelbergmaterials.com

Kind regards



Trystan Mabbitt BA (Hons) MA MRTPI
Consenting & Development Manager – Strategic Projects

Hanson Quarry Products Europe Limited (registered no. 300002), Hanson Pecked Products Limited (026306), Hanson Aggregates Marine Limited (485700), Hanson Marine Limited (543217), Castle Cement Limited (2182762), Civil and Marine Limited (2901423), Midland Quarry Products Limited (3173418), and Irvine-Whitlock Limited (370262) are incorporated in England and Wales with registered office, Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire, SL6 8QZ and are members of the group headed by Heidelberg Materials AG.



Heidelberg
Materials

Press Release

11 March 2024

Have your say on plans to access additional reserves at Tytherington quarry

- Heidelberg Materials UK held a public drop-in event to outline proposals to extract limestone from additional reserves within Tytherington quarry's existing planning boundary.
- The quarry has permissions to extract limestone until 2042, but remaining reserves are constrained.
- If approved, the proposals would help to maintain steady supplies of limestone for use in construction.
- The public can provide feedback on the proposals until 20 March 2024.

Over 80 residents and local stakeholders attended Heidelberg Materials' public exhibition about its plans to access additional limestone reserves at its Tytherington quarry in South Gloucestershire.

The consultation event, held on Wednesday 06 March 2024 at Tytherington Village Hall, set out the company's proposals to quarry limestone from two additional areas within the existing quarry's planning boundary. Deepening the Woodleaze part of the quarry, as well as extracting material from under the existing soil store, would provide around six million tonnes of additional limestone, to be extracted within the existing consented timeframe, which runs to 2042.

Trystan Mabbitt, Consenting & Development Manager at Heidelberg Materials UK, said: "We valued the opportunity to set out our proposals and answer questions. Our dialogue with local people has been very constructive and feedback received will help us to finalise our plans.

"Going forward, Tytherington quarry, which is one of only a handful of rail-connected sites, will remain strategically important. Significant reserves remain, but the challenge is that they are becoming more constrained. That's why we're seeking permission to extract more readily accessible reserves of limestone from within the existing boundary. If approved, these two additional areas would allow us to continue to operate in the most efficient way, helping to secure steady supplies."

1/2

Details about the proposals shared at the exhibition are available to view on Heidelberg Materials' [Tytherington quarry community website](#) and people can upload their comments on the proposals until 23.59 on 20 March 2024.

Heidelberg Materials expects to submit its final plans to South Gloucestershire Council (SGC) later this spring. SGC will then consult with statutory bodies and invite comments from local residents before making its decision.

About Heidelberg Materials

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Contact

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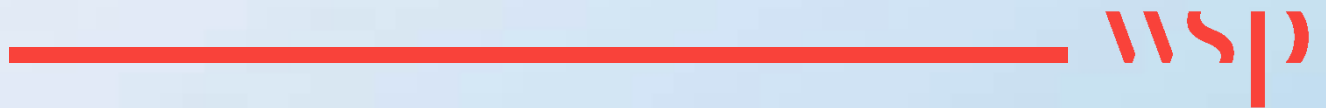
Canon Court West
Abbey Lawn
Shrewsbury
SY2 5DE

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Appendix C

NA/IDO/002/A APPROVED COMPOSITE RESTORATION SCHEME



Planting Schedule			
Species	Size/cm	% mix	Type of guard
Acer campestre	40-60	5	1.2m Tubex
Betula pendula	100-125	5	60cm spiral
Cornus sanguinea	40-60	2	60cm Tubex
Corylus avellana	40-60	15	60cm Tubex
Crataegus monogyna	40-60	5	60cm Tubex
Euonymus europaeus	40-60	1	60cm Tubex
Fagus sylvatica	40-60	5	60cm Tubex
Fraxinus excelsior	100-125	25	60cm spiral
Ligustrum vulgare	40-60	1	60cm Tubex
Prunus avium	100-125	10	60cm spiral
Prunus spinosa	40-60	2	60cm Tubex
Quercus robur	40-60	20	1.2m Tubex
Sorbus aria	40-60	2	60cm Tubex
Viburnum lantana	40-60	1	60cm Tubex
Viburnum opulus	40-60	1	60cm Tubex
Total		100%	



LEGEND

- IDO/ROMP planning boundary
- Existing vegetation
- Proposed planting
- Agricultural grassland
- Rough wildflower grassland

NOTES

RESTORATION STRATEGY AND LAND USES:

- Final water levels determined by spring outfall in Tytherington village at approx. 65m aod
- Water levels will be in balance between the 3 lakes through underground fissures or flow through open tunnel.
- Dry land will be achieved above final water level through tipping of quarry waste and soils on the first available bench below water level, see attached typical sections
- Hanson has no formal interest in North Face Quarry, restoration proposals for this void are to be provided by WRG.
- Restoration land uses (in addition to open water bodies) will comprise:
 - Agricultural grassland on areas left un-excavated but temporarily utilised for soil and overburden storage during the life of the quarry
 - flower-rich rough grassland and short calcareous grassland, on areas of placed quarry waste and shallow soils on benches and dip slopes above final water level
 - extensive blocks of native broadleaved woodland (with proportion of conifer nurse crop in existing screen plantations) on perimeter screen banks, gently sloping areas of dip-slope and wide backfilled benches; smaller clumps and groups of trees and shrubs on narrower areas of bench restoration; and natural regeneration of scrub woodland on inaccessible areas of bench and steeper dip-slopes

TIMETABLE AND PHASING:

- Upper benches above final water levels will be restored by placement of quarry waste and soils as soon as upper faces have been taken back to final face positions
- Trial over-tipping of areas of steep dip-slope within Woodleaze will be undertaken in the first available season following approval of plan
- General sequence of restoration progress anticipated to be initial completion of Woodleaze, then finally Grovesend, at end of site's life
- Restoration of soil store fields will only be possible at very end of site life since material will need to stay in store until demolition of all office and handstanding is completed

LANDFORMING AND GROUND PREPARATION:

- All structures and buildings will be demolished
- Sufficient hard-surfaced access tracks will be retained where shown, to allow future management access for subsequent aftercare and attenuates, though gates and entrances to be reduced in width to standard widths appropriate for agricultural estate management activities, of max. double 12ft field gates
- All other remaining areas of handstanding will be broken up by pecker to allow free drainage, or taken off site for recycling where possible, then dressed with overburden and soil cover materials
- Benches will be tipped with overburden, quarry waste and soils as necessary to achieve dry land at or above water level
- Typical soil profiles and substrates for the various types of restoration land use will be as follows:
 - Agricultural grassland on soil store fields will comprise 300mm topsoil from store, replaced by excavator or LGP bulldozer over in situ undisturbed subsoils, following cross-ripping to min 450mm depth in 2 directions, all in accordance with MAFF Soil Handling Best Practice guidance sheets
 - Tree planting areas on accessible sections of Grovesend dip-slopes will comprise additional placement of overburden to a depth of 1.2m loose-placed by excavator or LGP bulldozer, following clearance of advance natural regeneration of Buddleia/scrub as necessary. Surface cover of 300mm topsoil from store will then be spread by excavator or LGP bulldozer
 - Tree planting areas on backfilled benches and areas of former handstanding/office will comprise min. 1.2m depth of quarry waste or overburden, loose-placed by excavator, with dressing of 300mm topsoil from store also loose-placed by excavator onto de-compacted quarry waste
 - Wildflower grassland on wide benches within Grovesend will comprise shallow dressing of 150mm topsoil from store over quarry waste or overburden backfill, with surface formation layer of waste left well compacted and tracked in as necessary, to minimise extent of future tree and scrub encroachment
 - Wildflower grassland on narrow benches and former handstanding will comprise shallow dressing of 150mm topsoil placed direct onto bed-rock or heavily trafficked and compacted formation layer, to minimise future scrub encroachment
 - Edge protection bump banks along all benches to comprise scalplings or quarry waste with sporadic dressing of shallow soil cover
 - Steep and inaccessible dip-slopes in Woodleaze and Grovesend will be too steep to successfully dress with soil cover, however end-tipping of topsoil from store will be attempted in places with soil likely to collect on rough ledges and allow varied natural regeneration of both wildflowers and scrub. Trial areas will be initiated within upper levels of Woodleaze to assess feasibility and landscape/ecological benefits

CULTIVATION AND SEEDING:

- Agricultural restoration areas will be ripped by agricultural subsoiling tines at 1m centres to 450mm depth, then cultivated by discs and spring-tine harrows to form fine, firm seedbed, the seeded with grass/clover permanent pasture mix (eg. CGS 6) at 35 kg/ha, then rolled with Cambridge roller
- All rough grassland and calcareous grassland areas will be hand-seeded with grass/wildflower mix of UK provenance suitable for INVC MG5 and CG2 grassland respectively, applied at 3g/square metre
- All tree planting areas will be hand seeded with amenity grass/clover verge mixture at 10g/square metre

PLANTING AND MAINTENANCE:

- All plant material to be locally native stock from F.C. Provenance Zone 404
- Planting blocks to be planted in random mixture of tree and shrub species at 2m centres
- All stock to be protected by individual guards as per schedule, with spiral guards supported by 90cm x 12/14b bamboo canes, short Tubex by 75cmx25mmx25mm treated softwood tree stakes, and tall Tubex by 1.35mx 32mmx32mm treated softwood stakes
- All weeds in min. 90cm diameter spot around all trees will be controlled by applications of Roundup for at least the first 3 years.
- Tall grass and weeds to be strimmed as necessary in late summer prior to noxious weeds setting seed
- All losses will be replaced like for like for the first 2 seasons, then any further losses will be replaced with only those species that appear to be thriving on site, sufficient to achieve min. 90% overall stocking after 5 years.

WATERBODIES:

- At time of terminal restoration when the site ceases to operate there is potential for waterbodies to become Ark sites for White-clawed crayfish (Astropotamobius pallipes). The site has been identified as having high potential as a future Ark site for White-clawed crayfish conservation. Further site assessments will be necessary and some habitat creation may be of benefit, for example creation of artificial refuges using piles of stone or other broken rock on the bed. Contact organisation: Buglife – The Invertebrate Conservation Trust www.buglife.org.uk.

REVISION B:North area grayed out and text amended.

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ALL LEVELS IN METRES ABOVE ORDNANCE DATUM

Site Tytherington

Title Composite IDO and ROMP Restoration Proposals

Scale 1:2500	Date March 2011	Drawing No.
Drawn by MSP	Checked by AJD	T6m/86b



Canon Court West
Abbey Lawn
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