

- i. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.
- ii. Extraction of brown ironstone in the western extension area (the subject of this planning permission) shall cease by 31st December 2037 and buildings, plant and machinery to which this permission relates shall be removed by 30th June 2038 or within 6 months of the completion of extraction, whichever is the earlier. Restoration shall be completed by 30th June 2039 or within 12 months of the completion of extraction, whichever is the earlier.
- iii. Notwithstanding the provisions of part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission from the Mineral Planning Authority.
- iv. No operations associated with the mineral working, including HGVs entering and leaving the site, other than water pumping or environmental monitoring, shall be carried out at the site except between the following times:-
 - 7.00 am to 6.00 pm Mondays to Fridays
 - And
 - 7.00 am to 1.00 pm Saturdays
 - No operations shall take place on Sundays, Public or Bank Holidays.
- v. No winning or working of any mineral other than brown ironstone in block form or clay shall take place on the site other than for use as aggregate for the repair of farm roads within the Great Tew Estate and of the quarry access road.
- vi. The output of brown ironstone in block form from the site shall not exceed a level of 24,500 tonnes per annum.
- vii. No crushing of reject stone shall take place within the application area.
- viii. Crushing of reject stone shall not take place on more than 8 weeks of any calendar year to produce aggregate. This aggregate material shall be only used for the repair of the internal farm roads of the Great Tew Estate, as shown outlined in blue on the Site Location (Drawing No. 2239/PA/1) dated June 2015, and of the quarry access road.
- ix. No crushing of reject stone shall take place until the details of the location in which it will take place and the plant and machinery to be used are submitted to and approved by the Mineral Planning Authority.
- x. No winning or working of any mineral other than brown ironstone in block form or clay shall take place on the site.
- xi. The dust management scheme for the quarry submitted to the Mineral Planning Authority dated 15th May 2012 and approved by the Mineral Planning Authority on 3rd August 2012 pursuant to planning permission no. 11/0237/P/CM shall be applied to the site the subject of this planning permission and implemented during the operation of the development.
- xii. Noise from the crushing operations referred to in conditions 9 and 10 shall not exceed 55dB (A) Leq 1 hour when measured freefield at residential properties within 350 metres of the site. Such measures as may be necessary, including

- insulation and silencing of vehicles, plant and machinery and acoustic screening, shall be taken to ensure that this level is not exceeded.
- xiii. Noise levels arising from the development shall not exceed 45 dB(LAeq) (1 hour), freefield at the Council House and 35 dB(LAeq) (1 hour) freefield at Home Farm identified in the Environmental Noise Assessment Report (WBM) dated 18 December 2009 approved pursuant to planning permission no. 11/0237/P/CM.
 - xiv. No mud or dust shall be deposited on the public highway.
 - xv. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any vehicle operating on the site, other than those which use white noise.
 - xvi. No hydraulic rock splitters shall be used at the site for the breaking up of stone.
 - xvii. No materials shall be used for restoration other than wholly inert materials.
 - xviii. All topsoil and subsoil shall be retained on site and used in restoration.
 - xix. No blasting shall be carried out on the site, as detailed in Section 4.2 of the 'Additional Ecological Assessment' (Report Ref: P2014 – 48 R2 Final).
 - xx. No noisy operations shall be undertaken between 1st March and 31st May in any year within 30 metres of any woodlands with nesting potential for Lesser Spotted Woodpecker, including the central woodlands W5 and W6 (as set out in Section 3.1 of the Ecology Response (March 2016)). Noisy operations include soil stripping, bund creation and stone cutting/extraction. In the event a suitably qualified ecologist confirms absence of Lesser Spotted Woodpecker by the end of April in a given year, based on robust survey effort, noisy works can recommence within May. Where this is the case, evidence must be submitted to the Mineral Planning Authority.
 - xxi. No external lighting shall be used on the site unless or until the details of the location, height, design, sensors, and luminance of external lighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties, highways, wildlife corridors and pollution of the sky), has been submitted to and approved in writing by the Mineral Planning Authority. Any scheme that is approved shall be implemented for the duration of the development and no development shall take place other than in accordance with the approved scheme.
 - xxii. Development shall not be carried out other than in accordance with the approved Groundwater and Surface Water Monitoring Scheme (Submitted Dec 2016). The operator shall send groundwater monitoring data on an annual basis within the form of a report to the Mineral Planning Authority which shall inform the final working methodology. If monitoring demonstrates that the development may result in harm to groundwater quality or quantity then the final working methodology shall be amended to avoid these potential impacts. If monitoring demonstrates the development has harmed groundwater quality or quantity then remedial action shall be proposed by the operator. The revised working proposals and any remediation action shall be submitted to and approved in writing by the Minerals Planning Authority and the approved details shall be fully implemented.
 - xxiii. All existing trees to be retained shall be protected by fencing specifications outlined in the Arboricultural Method Statement (Submitted October 2016). No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence. In the event of any trees being damaged or removed

by the development, it shall be replaced with a like species and be equivalent in size.

- xxiv. The development shall not be carried out other than in accordance with the reptile mitigation and mitigation strategy within the approved Habitat Management Plan (Submitted January 2017).
- xxv. All habitat management on site during site clearance, development and restoration shall be in accordance with the approved Habitat Management Plan (Submitted January 2017); 'Additional Ecological Assessment' (Report Ref: P2014 – 48 R2 Final); the Hydrological & Hydrogeological Response (5 April 2016); David Jarvis Associates Response (05 April 2016); the Ecology Addendum (5 April 2016); and David Jarvis Associates Response (13 April 2016).
- xxvi. Initial soil stripping and bund formation shall only be undertaken outside the bird nesting season (1st March to 31st August inclusive) in accordance with Section 4.7 of the 'Additional Ecological Assessment' (Report Ref: P2014 – 48 R2 Final). No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and approved by the Mineral Planning Authority.
- xxvii. All deep excavations shall be suitably ramped to minimise the risk of badgers and other mammals, such as hedgehog being inadvertently killed and injured within the active quarry after dark.
- xxviii. All trees, shrubs and hedgerows as shown on the Proposed Restoration plan (Drawing No. 2239/PA/7B) shall be planted in the first planting season after restoration is completed.
- xxix. All trees, shrubs and hedgerows as shown on the Proposed Restoration plan (Drawing No. 2239/PA/7B) shall be maintained and any plants which die at any time during the development and aftercare period, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of a similar size and species.
- xxx. No development shall take place in Phase 5 as shown on plan 2239/PA/5B unless or until a 5 year aftercare scheme (to include monitoring and management details of open water, woodlands, hedgerows, scrub, pasture/parkland, arable farmland and grassland habitats and bats, reptiles, amphibians, breeding birds and wild pansy) has been submitted to and approved in writing by the Mineral Planning Authority. In respect of wild pansy, an update survey will be required to be submitted to the Mineral Planning Authority to inform the aftercare proposals. Any scheme that is approved must be fully implemented and no work shall take place other than in accordance with the approved plan.
- xxxi. Before 1st June of every year during the aftercare period, a site meeting shall be arranged by the occupier of the land, to which the Mineral Planning Authority and the landowners shall be invited to monitor the management over the previous year and to discuss and agree future aftercare proposals. The meeting shall also be attended by the person(s) responsible for undertaking the aftercare steps. Any proposals that are agreed shall be set out in writing and shall be implemented in the timescales agreed.

- xxxii. Before 1st August every year during the aftercare period, a detailed annual aftercare review and programme shall be submitted in writing to the Waste Planning Authority for approval: This shall include:
- a) Proposals (for the forthcoming 12 months) for managing the land in accordance with the biodiversity management objectives for the site;
 - b) A record of aftercare operations carried out on the land during the previous 12 months.
 - c) Records of species and habitats on the site during the previous 12 months.
- Any scheme that is agreed in writing by the Waste Planning Authority shall be implemented for the duration of the time period to which it relates.
- xxxiii. No felling of trees with potential for roosting bats shall take place unless or until (i) 66 bat boxes have been installed on trees to be retained at appropriate locations within the site, and (ii) aerial inspections are completed for each tree by a licensed bat worker. Where bats are absent, felling operations shall be carried out within 48 hours of the survey, implementing appropriate avoidance mechanisms to include soft felling. (Should a bat roost be found it will be necessary to apply for a European Protected Species Mitigation Licence from Natural England to permit the lawful felling of the tree). A letter report must be prepared and submitted by an ecological consultancy to the Mineral Planning Authority confirming the locations of the 66 bat boxes and that trees have been felled as per the above.
- xxxiv. No initial soil stripping or bund formation shall be undertaken unless or until reptile translocation has been completed, to avoid the risk of killing or injuring hibernating individuals in accordance with David Jarvis Associates Response (13 April 2016).
- xxxv. All windows of the Site Office will comprise bird friendly glass such as Ornilux in addition to vertical blinds in accordance with David Jarvis Associates Response (13 April 2016).
- xxxvi. No HGV movements associated with clay exportation shall take place during the harvest season (1st August to 31st October).

European Protected Species

The Local Planning Authority in exercising any of their functions, have a legal duty to have regard to the requirements of the Conservation of Species & Habitats Regulations 2010 which identifies 4 main offences for development affecting European Protected Species (EPS).

1. Deliberate capture or killing or injuring of an EPS
2. Deliberate taking or destroying of EPS eggs
3. Deliberate disturbance of a EPS including in particular any disturbance which is likely
 - a) to impair their ability –
 - i) to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - b) to affect significantly the local distribution or abundance of the species to which they belong.
4. Damage or destruction of an EPS breeding site or resting place.

Ecological survey results indicate that European Protected Species are unlikely to be present. Therefore no further consideration of the Conservation of Species & Habitats Regulations is necessary.

Compliance with National Planning Policy Framework

In accordance with paragraphs 186 and 187 of the NPPF Oxfordshire County Council take a positive and proactive approach to decision making focused on solutions and fostering the delivery of sustainable development. We work with applicants in a positive and proactive manner by;

- offering a pre-application advice service, and
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Since the last committee in May 2016, the case officer requested schemes relating to restoration, arboriculture and hydrology. The applicant's agent also submitted an amended working scheme for consultation.