

Annex 1 - Recommended conditions & Heads of Terms for Legal Agreements (S106 and Routeing Agreement)

Conditions

1. Complete accordance with approved plans
2. Commencement within 3 years
3. End date for extraction (12.5 years after commencement)
4. Restoration in accordance with approved plans within 24 months of end of mineral working
5. Operating hours as proposed
6. Removal of all associated plant and development upon cessation of mineral working
7. Depth of working as proposed
8. Submission and approval of detailed working plans prior to commencement of extraction in each phase; implementation of approved plans
9. Submission and approval of detailed restoration plans prior to commencement of extraction in each phase, including specifications for trees and hedgerows; implementation of approved plans
10. 5-year aftercare in accordance with approved plan to be submitted and approved, including provisions for agricultural, water bodies and nature conservation areas
11. No import of mineral to the site
12. Restriction of permitted development rights
13. Access, including visibility splays. to be constructed in accordance with approved plans prior to the extraction of any mineral from the site
14. No vehicles to enter or leave the site between 7.30am-9.15am and 4pm-6.30pm Mondays to Fridays
15. Submission and approval of a scheme detailing the location of a video camera to be installed and maintained at the site access to monitor vehicle movements into and out of the site prior to the first extraction of mineral. Provision of time and date verified video footage to the Minerals Planning Authority on request
16. Submission of Construction Traffic Management Plan [pre-commencement]
17. Sheeting of lorries
18. Submission of details of location, contours, volumes and soil types of bunds prior to soil stripping, and measures to prevent erosion/protect stability and implementation in accordance with approved details
19. Bunds to be grassed and kept weed free
20. Submission of detailed landscape mitigation proposals and advance planting [prior to commencement]
21. Submission of an arboriculture method statement to include details of tree protection fencing and maintenance measures for existing and proposed trees and other planting [pre-commencement]
22. Maximum noise limits at the closest dwellings, as specified in ES
23. Maximum noise limit for temporary operations measured at the closest dwellings, as specified in ES
24. Noise monitoring scheme prior to soil stripping
25. No reversing beepers other than white noise

26. Submission and implementation of detailed dust management plan, including monitoring provisions prior to soil stripping
27. Detailed scheme for external lighting at plant site to be submitted prior to erection of lighting
28. Written scheme of archaeological investigation [prior to commencement]
29. Staged programme of archaeological investigation in accordance with WSI
30. Fencing to protect area of archaeological interest
31. Details of how a viewing gap will be maintained in the hedge adjacent to the Thames Path and of a heritage interpretation board to be provided in this location to be submitted for approval and implemented.
32. Submission of a Construction Environmental Management Plan [prior to commencement]
33. Submission of an Ecological Restoration and Management Plan [prior to commencement]
34. Protected species surveys and mitigation proposals to be submitted prior to soil stripping in each phase
35. Biodiversity monitoring and remediation strategy [prior to commencement]
36. No dewatering in flood conditions
37. Detailed groundwater monitoring plan, including additional groundwater monitoring borehole, submission of information from groundwater monitors, details of the protection of railway and details of mitigation measures [prior to commencement]
38. Submission of drainage plan and supporting assessment based on groundwater monitoring results for restored site, prior to completion of extraction
39. Complete accordance with Flood Risk Assessment
40. 25 metre buffer to the River Thames
41. Submission of a detailed soil movement and handling scheme prior to soil stripping
42. No plant or vehicle movements over areas of topsoil or subsoil
43. 5 working days' notice to be given to MPA of intention to strip soils
44. All topsoil, subsoil and soil forming material to be retained on site
45. Restored soil depths as proposed
46. 5 working days' notice to be given to MPA of final subsoil placement in each phase
47. Compliance with final settlement contours
48. Details of local liaison committee to be submitted for approval and implemented
49. The restored site shall not be used for recreational purposes until details of the recreational use have been submitted and approved.

Heads of terms for legal agreements (Section 106 Agreement and Routeing Agreement)

• Highway Improvements

Payment of £20,000 towards highway improvements for the widening of the footpath on the south side of the A415 at the location of the Clifton Hampden school gate, as shown on plan 4200/SK/202

- Bird Management Plan

Implementation of a Bird Management Plan, detail to be agreed with the Ministry of Defence representatives, for the duration of the operation of RAF Benson or as otherwise agreed between the landowner and Ministry of Defence.

- New Public Rights of Way

The dedication of new public rights of way as shown on Restoration Plan C6 LAN 007 upon the completion of restoration at the site.

- Long Term Management Period

A long term management period of 20 years, subsequent to the statutory 5 year aftercare management period, shall be undertaken across the site for the areas not restored to agriculture.

- Routing

Vehicles travelling to or from the site in connection with either the construction of the development or transportation of mineral product from the development site shall only do so via agreed roads as detailed in the transport assessment Figure 4200/203.