

Annex 4 – OCC Officer suggested conditions (Same numbering used for comparison with those proposed by the applicant in Annex 1 of the 23rd February Committee report with additional proposed conditions).

Duration of the Permission

1. The winning and working of minerals and the deposit of waste shall cease no later than 21st February 2042.

Access, Traffic and Protection of the Public Highway

2. Mineral shall not be transported via the access titled 'Access Only' on approved Plan no: 757-01-02 Rev A. In addition, this access shall not be used other than for the delivery and removal of plant and machinery and management of the land the subject of this permission.

3. No mud or debris shall be carried onto the public highway by plant and machinery using the access titled 'Access Only' on Plan no: 757-01-02 Rev A. Prior to the further use of this access, details of wheel cleaning measures and measures to maintain the surface of the access and the repair of any potholes shall be submitted to and approved in writing by the Mineral Planning Authority and implemented thereafter.

4. No mineral from the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A shall be transported off site other than to the Tuckwell Yard shown on approved Plan no: 757-01-11 via the conveyor as permitted by planning permission no. MW.0075/20.

Working Programme

5. No working shall be carried out except in accordance with the approved Working Plan Nos: 757-01-06, 757-01-07, 757-01-08, 757-01-09 and 757-01-10 and detailed in the approved Planning Statement Version 3 dated 10/06/2025, unless otherwise approved in writing by the Mineral Planning Authority.

6. Soils shall be managed in accordance with the approved Planning Statement Version 3 dated 10/06/2025. Soils shall not be removed or handled unless they are in a dry and friable condition to prevent damage to the soil structure and contain sufficient moisture to prevent degradation of the soil structure, unless otherwise approved in writing by the Mineral Planning Authority.

7. All topsoil and subsoil shall be stored separately in accordance with the Planning Statement Version 3 dated 10/06/2025.

8. No minerals except sand and gravel from the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A shall be removed from the site.

9. No topsoil, subsoil, overburden or mineral waste from the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A shall be removed from the site.

10. No waste shall be imported onto the site.

11. (Condition not required following final Environment Agency consultation response)

12. All undisturbed areas and all topsoil, subsoil and overburden storage mounds within the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A shall be kept free of agricultural weeds such as thistle, dock and ragwort. Cutting, grazing and spraying shall be undertaken as necessary to control plant growth and prevent the production of seed and the spread of weeds to adjoining agricultural land.

13. Unless otherwise approved in writing by the Mineral Planning Authority no operations within the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A including the extraction of minerals and loading and operating of the conveyor shall take place except between the hours of:
07.00 a.m. to 06.00 p.m. on Mondays to Fridays;
07.00 a.m. to 01.00 p.m. on Saturdays; and
01.00 pm to 05.00 pm on Saturdays for maintenance of plant and machinery only.
No operations shall take place on Sundays or Public Holidays.
No operations shall take place outside these hours except for the operation of pumps and other equipment to maintain the safe operation of the quarry.

14. Unless otherwise approved in writing by the Mineral Planning Authority the field conveyor and adjacent access road shall be constructed in accordance with approved Plan nos: 757-01-11 and 757-01-15.

15. No lighting within the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A shall be used other than in accordance with details which shall first be submitted to and approved in writing by the Mineral Planning Authority.

Production

16. No more than 150 000 tonnes of mineral shall be exported from the from the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A in any 12-month period.

17. From the date of recommencement of mineral extraction, the operator shall maintain records of the quantities of mineral worked and exported from the site. These records shall be made available to the Mineral Planning Authority within 14 days of a request for them to be provided.

Environmental Protection: Archaeology

18. Prior to any further mineral extraction or enabling works a professional archaeological organisation acceptable to the Mineral Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Mineral Planning Authority.

19. Following the approval of the Written Scheme of Investigation referred to in condition 18, and prior to any further mineral extraction or enabling works (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Mineral Planning Authority within two years of the completion of the archaeological fieldwork.

Environmental Protection: Dust

20. Prior to the stripping of soils a Dust Management and Monitoring Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The approved Dust Management and Monitoring Plan shall be adhered to at all times.

Environmental Protection: Ecology

21. Prior to the recommencement of the development (including any groundworks or vegetation clearance) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Mineral Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. The scheme shall include details of the following:

- The timing of the works;
- Identification of biodiversity protection zones;
- Implementation of protected species licences;
- The measures to be used during construction in order to minimise the environmental impact of the works including potential disturbance to protected species, habitats and designated wildlife sites;
- The measures to be taken if nesting birds are found in areas to be worked or restored;
- A map or plan showing habitat areas to be specifically protected during construction;
- Construction methods;

- Any proposed lighting scheme and safeguards for light-sensitive wildlife;
- Soil storage mounds located so as to not extend into root protection zones of hedges and/or trees;
- Location of protective fences, exclusion barriers and warning signs;
- Any necessary pollution prevention methods;
- When a specialist ecologist needs to be present on site to oversee works;
- Responsible persons, roles and lines of communication;
- Information on the Project Ecologist and/or Ecological Clerk of Works responsible for particular activities associated with the CEMP;
- Details of how the river bank and riparian zone will be restored and enhanced following construction.

The approved CEMP shall be adhered to and implemented throughout the consented development strictly in accordance with the approved details, unless otherwise approved in writing by the Mineral Planning Authority.

22. Prior to recommencement of the development, details and certificate of a great crested newt District Level Licence or alternatively a great crested newt survey report and European Protected Species Licence shall be submitted to the Mineral Planning Authority.

23. Prior to recommencement of the development, details and certificate of a water vole survey report and mitigation licence shall be submitted to the Mineral Planning Authority.

24. Prior to recommencement of the development, a fully detailed Landscape and Ecological Management Plan (LEMP) including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include the mitigation and enhancement measures proposed in the Landscape and Visual Impact Assessment in Appendix F of the approved Environmental Statement and details of the following:

- new habitat created on-site including ground preparation, existing and proposed vegetation taking into account botanical mitigation and plant specifications including species, sizes, numbers and densities and seed mixes and their provenance;
- treatment of site boundaries and/or buffers around water bodies;
- management responsibilities;
- the phasing of the pond enhancements;
- the amount of time the habitat is secured for and maintenance regimes.

The approved LEMP shall be adhered to and implemented throughout the consented development strictly in accordance with the approved details, unless otherwise approved in writing by the Mineral Planning Authority.

25. Prior to recommencement of the development, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Mineral Planning Authority. The HMMP shall include the following and extend until the cessation of the 5 years aftercare:

- Description and evaluation of all features to be managed within the site;
- Ecological trends and constraints that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule;
- Details of ecological enhancements;
- A botanical mitigation strategy;
- Details of the body or organisation responsible for implementation of the plan, and
- Ongoing monitoring and remedial measures to ensure the development delivers the objectives set out in the approved scheme.

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

26. If nesting birds are found in areas to be worked or restored, then work in the immediate vicinity shall stop and an ecologist consulted and the measures embedded within the Construction Environmental Management Plan (CEMP) approved pursuant to Condition 21 shall be implemented prior to any further work.

Additional condition:

No development shall take place in areas of irreplaceable or priority habitats as recorded in ES Appendix C Ecological Impact Assessment V2 or Radley Gravel Pits Local Wildlife Site.

Additional condition:

No development shall commence in each phase set out on approved Plan no. 757-01-06 until up-to-date surveys for great crested newts, bats, birds, reptiles, otters, water voles, fish and habitat and botanical assessments undertaken in line with best practice guidelines have been submitted to and approved in writing by the Mineral Planning Authority. The up-to-date surveys shall:

-Establish if there have been any changes in the presence and/or abundance of protected species; and

-Identify any likely new ecological impacts that may arise from any changes.

Where the surveys indicate that changes have occurred that will result in ecological impacts not previously addressed, a revised ecological mitigation scheme shall be submitted to and approved in writing by the County Planning Authority including a timetable for the implementation of mitigation measures. The scheme shall thereafter be implemented in accordance with the approved details.

Environmental Protection: Groundwater and Surface Water Protection

27. No further development shall commence until a scheme has been submitted to and approved in writing by the Mineral Planning Authority for the provision of a continuous and up to date baseline groundwater data set.

28. No further development shall commence until a comprehensive baseline groundwater quality monitoring scheme has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include potassium, boron, pH, phosphorus, ammoniacal nitrogen, copper and vanadium.

29. Prior to further mineral extraction a scheme shall be submitted to and approved in writing by the Mineral Planning Authority for the provision of a groundwater monitoring scheme with a wider baseline data spatial coverage to provide sufficient spatial representation of Working Area Phase C shown on Plan no: 757-01-10 and the south eastern edges of the site boundary.

30. Prior to further mineral extraction, a scheme shall be submitted to and approved in writing by the Mineral Planning Authority detailing the locations of all private water supplies which have the potential to be impacted by activities within the site boundary.

31. Prior to further mineral extraction, a scheme shall be submitted to and approved in writing by the Mineral Planning Authority for approval which details the method of lining of the sides of the excavation areas where required with low permeability materials. Details shall include the depth/thickness of lining material that would be removed from the base of the phases, whether the lining is intended as a short- or long-term barrier and the risks in terms of groundwater mounding and flooding.

32. Prior to further mineral extraction, a report shall be submitted to and approved in writing by the Mineral Planning Authority which calculates the loss of aquifer storage, the impact of this loss and whether any mitigation is proposed.

33. Prior to further mineral extraction a scheme for the storage of oil, fuel, lubricants or other bulk stored liquids (other than water) and setting out how they shall be handled on site in a manner that prevents the pollution of any watercourse or aquifer shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include the following details:

- secondary containment that is impermeable to both the oil, fuel or chemical and water, with no opening used to drain the system;
- a minimum volume of secondary containment at least equivalent to the capacity of the tank plus 10% or, if there is more than one tank in the secondary containment, at least equivalent to the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest
- all fill points, vents, gauges and sight gauge located within the secondary containment.

The scheme shall, where necessary, be supported by detailed calculations and include a programme for future maintenance. The scheme shall be fully implemented and subsequently maintained for the duration of the development subject to any amended details as may subsequently be submitted to and approved in writing by the Mineral Planning Authority.

34. The site shall be dewatered in accordance with the approved Planning Statement Version 3 dated 10/06/2025 unless otherwise approved in writing by the Mineral Planning Authority.

35. Prior to further mineral extraction a Hydrometric Monitoring Scheme which includes monitoring of Longmead Lake shall be submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall be adhered to thereafter.

36. The buffer zones to watercourses shown on approved Working Plan Nos: 757-01-06, 757-01-07, 757-01-08, 757-01-09 and 757-01-10 shall be adhered to at all times.

37. No further development shall commence until a scheme has been submitted to and approved in writing by the Mineral Planning Authority for the provision and installation of robust ground markers around the site boundary delineating the maximum extent of working. The approved scheme shall be implemented and the ground markers shall be retained throughout the period of this permission. No extraction shall take place beyond these markers.

Additional Environment Agency condition:

If, during development, contamination (or land or controlled waters) not previously identified is found to be present at the site then no further development (unless otherwise approved in writing by the Mineral Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Mineral Planning Authority. The remediation strategy shall be implemented as approved.

Environmental Protection: Flood Risk

38. (Condition not required following final Environment Agency consultation response)

39. (Condition not required following final Environment Agency consultation response)

40. Within 3 months of the recommencement of mineral extraction a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall be adhered to thereafter for the duration of the development.

Environment Agency additional condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) and appendices by Hafren Water, dated February 2025, and letter from Hafren Water, dated 22 May 2025, and the following mitigation measures it details:

- Section 5.3.1 of the FRA: the bund in place during phases A and B1 will be removed prior to the working of phase B2 and additional flood storage volume created during phase A.
- Letter from Hafren Water which states: no further land raising is to take place beyond pre-existing levels, other than those areas required to store material during the operational phases when mineral is being extracted.

Environmental Protection: Surface Water Management Scheme

41. Prior to the recommencement of the development, a detailed Surface Water Management Scheme for each phase or sub-phase of the proposed operations, shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be in accordance with the principles contained within the approved Hafren Water Environmental Water Management, FLOOD RISK ASSESSMENT, THRUPP FARM QUARRY, Version 3, February 2025. The scheme shall be implemented in accordance with the approved details and timetable.

Environmental Protection: Sustainable Drainage Scheme

42. Prior to further mineral extraction a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Mineral Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- a) As built plans in both .pdf and .shp file format;
- b) Photographs to document each key stage of the drainage system when installed on site;
- c) Photographs to document the completed installation of the drainage structures on site; and
- d) The name and contact details of any appointed management company information.

Environmental Protection: Landscape & Visual Impact

43. (Condition not required following final Environment Agency consultation response)

44. Prior to the recommencement of the development the linear distances and protection methods required to protect retained trees shall be defined in accordance with by BS5837: 2012 and submitted to and approved in writing by the Mineral Planning Authority. The approved protection methods shall be adhered to at all times thereafter for the duration of the development.

45. In the first planting season following the recommencement of mineral extraction, the 'native scrub planting for repair and visual mitigation' shall be undertaken in accordance with the details shown on approved Plan no: 757-01-16 Rev A and in Section 7 of the Landscape and Visual Impact Assessment in Appendix F of the approved Environmental Statement.

Environmental Protection: Noise

46. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specifications at all times and shall be fitted with, and use, effective silencers. No reversing beepers or other means of warning of reversing vehicles shall be fixed to, or used on, any mobile site plant other than white noise alarms or beepers whose noise levels adjust automatically to surrounding noise levels.

47. Except for temporary operations, the free field Equivalent Continuous Noise Level, dB LAeq, 1-hour, free field, due to daytime operations for routine operation on from the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A, shall not exceed the specified noise limits below at the sensitive receptors listed.

Position	Site Noise Limit dB LAeq, 1-hour, free field
1 – Home Barn Farm	54
2 – Warren Farm	43
3 - Thrupp House	47
4 – Kingfisher Barn/Rye Farm	48
5 – Quaker Meeting House/Audlett Drive	53

48. During the permitted working hours the free field Equivalent Continuous Noise Level, dB LAeq, 1 hour, free field, due to temporary operations from the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A, shall not exceed 70 dB LAeq 1 hour, freefield at the sensitive receptors listed in condition 47 . Temporary operations which exceed the normal day-to-day criterion shall be limited to a total of 8 weeks in any 12-month period.

49. Within 3 months of the date of this planning permission, a Noise Management Scheme shall be submitted to and approved in writing by the Mineral Planning Authority which shall include:

- Noise monitoring and reporting proposals to check compliance with the noise limits in Conditions 47 and 48; and
- Complaints procedure detailing the investigation, resolution, reporting and recording of complaints.

The approved scheme shall be implemented thereafter for the duration of the development.

Environmental Protection- Trees

50. Prior to the recommencement of any works within the Application/proposed development area outlined in red on approved Plan no. 757-01-02 Rev A , an Arboricultural Method Statement (AMS) and accompanying Tree Protection Plan (TPP), in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Mineral Planning Authority which shall include:

- a) Location and installation of services/ utilities/ drainage;
- b) Details and Methods of works within the root protection area (RPA as defined in BS5837: 2012) of the retained trees or that may impact on retained trees;
- c) A full specification for the installation of boundary treatment works;
- d) A specification for protective fencing to safeguard trees during site works including all phases and a plan indicating the alignment of the protective fencing;
- e) A specification for ground protection within tree protection zones;
- f) Tree protection during works indicated on a TPP and works and work activities clearly identified as prohibited in this area;

- g) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;
- h) Boundary treatments within the RPA;
- i) Arboricultural supervision and inspection by a suitably qualified tree specialist;
- j) Reporting of inspection and supervision;
- k) Methods to improve the rooting environment for retained and proposed trees and landscaping; and
- l) Veteran and ancient tree protection and management.

The development thereafter shall be implemented in strict accordance with the approved details.

Restoration and Aftercare

51. The area of the site the subject of further winning and working of mineral shall be restored in phases in accordance with Plan Nos: 757-01-07, 757-01-08, 757-01-09, 757-01-10, 757-01-12 Rev A and 757-01-16 Rev A.

52. Within 24 months prior to the permanent cessation of mineral extraction in each phase, unless otherwise approved in writing by the Mineral Planning Authority, a restoration and five-year aftercare scheme demonstrating how the site the subject of further winning and working of mineral will be restored in accordance with Plan Nos: 757-01-12 Rev A and 757-01-16 Rev A shall be submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall be implemented as approved and each phase shall be restored in accordance with the approved restoration and aftercare scheme within 24 months of the completion of mineral extraction in each phase.

53. Within 2 years from the recommencement of mineral extraction the 'Draft Restoration Management Plan' in Appendix 5 of the approved Planning Statement Version 3 dated 10/06/2025 shall be reviewed and updated including a timetable for implementation, and submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be implemented as approved.

54. A restoration and aftercare scheme for the Curtis Yard shown on approved Plan no: 757-01-05 Rev A shall be submitted to and approved in writing by the Mineral Planning Authority within 2 years of the recommencement of mineral extraction. The submitted scheme shall be implemented as approved and include :

- The removal of buildings and hardstanding;
- Restoration treatments;
- Management;
- Timetable for implementation; and
- 5- Year aftercare scheme.

The approved scheme shall be implemented in accordance with the timetable for implementation.

Additional condition

No development shall recommence until details of a Local Liaison Committee have been submitted to and approved in writing by the Mineral Planning Authority. The

Local Liaison Committee shall then take place in accordance with the approved details.

Additional condition

XX Condition listing the approved documents and drawings.