

Annex 2 – Suggested conditions

1. 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. The approved plans and particulars comprise:

Planning Application form dated 3rd September 2021

Planning Statement (Re-submitted) September 2021

Hafrenwater Hydrogeological and Hydrological Assessment for a Proposed Sand and Gravel Quarry at White Cross Farm, Wallingford. Report Reference: 3174/HIA Final F1 August 2021

Plan ES 25-1 Site Location Plan

Plan PA21-2 Land Ownership Plan dated 25th August 2021

Aerial Image – drawing no. ES 25-3

Flood Map – drawing no. PA 21-4

Plan ES 25-2 Site Plan dated 9th June 2025

Areas of Outstanding Nature Beauty & Conservation Target Areas – drawing no.ES 25-4

Plan ES21-2 Site Plan dated 25th August 2021

Areas of Outstanding Nature Beauty & Conservation Target Areas – drawing no. ES 21-4

Typical Weighbridge Office and Dimensions – Drawing

Typical Processing Plant – Drawing

Typical Weighbridge – Drawing

Hippowash Evolution – Drawing

Provisional Elevations 9.7m x 3.6m Office and Amenities

Provisional Plans 9.7m x 3.6m Office and Amenities

Provisional Elevations 8.5m x 3.6m Canteen Unit

Provisional Plans 8.5m x 3.6m Canteen Unit

Proposed Soil Storage/Screening Bunds and Straw Bales – drawing no.

KD.WLF.D.013 dated February 2022

Plan LMP22-1 Landscape Masterplan v1

Hafrenwater White Cross Farm Quarry; Comment on potential for impact on private water supply borehole at Windward House, Wallingford dated 24th January 2022

Greenfield Enviro Revised Bird Management Plan – Ref no. LRS/WAL/110 dated August 2022 Re-Issued June 2025

Windrush Ecology.com Habitats Map

RPZ Cross-sections – drawing dated 01/07/2022

Drawing no. ES 25-8 Proposed Root Protection Zones and Extraction dated 9th June 2025

EdenvaleYoung Flood Risk Assessment Wallingford Mineral Workings Revision D dated 14th November 2023

Plan R25-7 Proposed Phasing Plan v4 dated 20th February 2024
Working and EA Sub-Phases – Drawing no. ES 25-7

Plan 25-7 Proposed Soil Strip Phasing Plan v6 dated 31st July 2024
Plan R25-9 Proposed Quarry Road Access Design v2 - General Arrangement – drawing no. 17309-07-GA Rev A dated 10/03/2022

Plan ES25-5 v2 Site Layout and Phasing dated 9th June 2025
Conceptual Restoration – drawing no. ES 25-6

Reason: To ensure that the development is carried out as proposed (OMWCS policy C5).

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission. The Mineral Planning Authority shall be notified in writing of the date of commencement within 7 workings days of that date.

Reason: In accordance with Section 91 to 95 of the Town and County Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. Prior to the commencement of the development, a detailed restoration scheme based on the approved drawing Conceptual Restoration – drawing no. ES 25-6 shall be submitted to and approved in writing by the Mineral Planning Authority. This shall include a topographical survey of the baseline and the restoration scheme shall show restored ground levels to ordnance datum. The scheme shall include no raising of ground levels above the baseline level.

Reason: To ensure that ensure that there are no detrimental impacts to flood storage or flood flow routes (OMWCS Policy C3 and paragraph 181 of the National Planning Policy Framework), to protect local amenity (OMWCS Policy C5) and that restoration takes place within a reasonable timescale (OMWCS Policy M10).

4. Extraction of minerals shall be completed no later than five years from the date of commencement as notified pursuant to condition 2 and all buildings, plant and machinery to which this permission relates shall be removed and restoration including the site contours in accordance with the scheme approved pursuant to condition 3 shall be completed no later than one year from the date of the completion of mineral extraction.

Reason: To ensure that the development is carried out as proposed, to protect local amenity (OMWCS Policy C5) and that restoration takes place within a reasonable timescale (OMWCS Policy M10).

5. Other than water pumping, no operations authorised by this permission, including vehicles entering or leaving the site, shall take place except between the following times:

- 07.00 to 18.00 Monday to Friday
- 07.00 to 13.00 on Saturdays

No operations shall take place on Sundays or on Bank or Public holidays.

Reason: To protect the amenities of local residents and visitors to the area (OMWCS Policy C5).

6. All soil handling operations shall be carried out in accordance with Defra's Good Practice Guide for Handling Soils, Sheets 1 to 4 (handling soil using 360° excavators and dump trucks) and sheet 15 where low ground pressure bulldozers are to be used during restoration.

Reason: To prevent loss of soil and to protect restoration materials to enable a high-quality restoration (OMWCS Policy M10).

7. No movement of topsoil, subsoil and other soil-forming materials shall be moved other than by loading shovel, hydraulic excavator and dump truck.

Reason: To prevent loss of soil (OMWCS Policy M10).

8. All topsoil and subsoil stripped from the site shall be stored separately in soil bunds retained on site.

Reason: To prevent damage to soils and to ensure satisfactory restoration of land to agriculture (OMWCS Policy M10).

9. Soil handling and movement shall take place in accordance with the 'Agricultural Land Classification and Soils Resource Report', dated May 2018, and the Institute of Quarrying publication 'Good Practice Guide for Handling Soils in Minerals Workings' (July 2021), and only when the soils are dry and friable and in dry ground conditions.

Reason: To prevent loss and minimise degradation of soils and to protect restoration materials to enable a high-quality restoration (OMWCS Policy M10).

10. Plant or vehicle movements shall be confined to clearly defined haul routes or to the overburden surface and shall not cross areas of topsoil and subsoil.

Reason: To protect restoration materials to enable a high-quality restoration (OMWCS Policy M10).

11. All storage bunds intended to remain in situ for more than 6 months shall be grassed over and weed control and other necessary maintenance carried out. Details of the seed mixture, application rates and maintenance shall be submitted to and approved in writing by the Mineral Planning Authority no later than one month before it is expected to complete the formation of the storage bunds. The grass cover and weed control shall be maintained in accordance with the approved details until such time as the bunds are required to be removed and used in the restoration of the site as required by condition 4 of this planning permission.

Reason: To prevent loss and minimise degradation of soils and to protect restoration materials to enable a high-quality restoration (OMWCS Policy M10).

12. All stones and other materials in excess of 100 mm in any dimension which are likely to obstruct cultivation in the agricultural afteruse shall be picked and removed from the site.

Reason: To enable a high-quality restoration (OMWCS Policy M10).

13. The applicant shall notify the Mineral Planning Authority at least 5 working days in advance of the commencement of the final subsoil placement on each phase, or part phase to allow a site inspection to take place.

Reason: To enable a high-quality restoration (OMWCS Policy M10).

14. Prior to their erection, full details of all buildings and structures to be erected within the plant site shall be submitted to and approved in writing by the Mineral Planning Authority. No buildings or structures shall be erected other than in accordance with the approved details. All buildings and structures shall be removed as required by condition 4 of this planning permission.

Reason: To limit the visual impact of the development from views into the site and to ensure all buildings and structures are removed (OMWCS Policies C8 and M10).

15. Progressive mineral extraction, filling with no materials other than wholly inert waste as a recovery operation and final restoration shall be carried out as shown on approved Plan ES25-5 Site Layout and Phasing dated 9th June 2025 and the details approved pursuant to condition 3.

Reason: To limit the visual impact of the development from views into the site and to ensure all buildings and structures are removed (OMWCS Policies C8 and M10).

16. The development shall be carried out in accordance with the approved EdenvaleYoung Flood Risk Assessment Wallingford Mineral Workings Revision D dated 14th November 2023 and the following mitigation measures it details:

- Stockpiles, earth bunds, offices, welfare facilities and a weighbridge will be located outside of Flood Zone 3.
- 30 metres standoff from the River Thames. No works to take place within 30 metres of the River Thames other than the placing of straw bales and fencing.
- Excavation to be undertaken in ten stages and phased sequentially. The works will proceed systematically with areas excavated and then backfilled in sequence. These mitigation measures shall be fully implemented in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding elsewhere (OMWCS Policy C3 and paragraph 181 of the National Planning Policy Framework).

17. Prior to the commencement of the development a monitoring and maintenance plan in respect of groundwater and surface water, including a timetable of monitoring and submission of reports to the Mineral Planning Authority shall be submitted to and approved in writing by the Mineral Planning Authority. The submission shall include the following details:
 - i) Weekly monitoring of the piezometers along the southern site boundary will be during dewatering of the southern phases 2 and 3 as set out in section 5.1.1 of the approved Hafrenwater Hydrogeological and Hydrological Assessment for a Proposed Sand and Gravel Quarry at White Cross Farm, Wallingford. Report Reference: 3174/HIA Final F1 August 2021 and approved Hafrenwater White Cross Farm Quarry; Comment on potential for impact on private water supply borehole at Windward House, Wallingford dated 24th January 2022;
 - ii) Either a monitoring borehole between the private well at Windward House unless it can be demonstrated that boreholes BM16/6 and BM16/7 can be used for this purpose;
 - iii) Definition of Trigger levels and Protection Mitigation Measures.

The approved plan shall be implemented thereafter for the duration of the development. The reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Mineral Planning Authority and implemented thereafter.

Reason: To ensure that the site does not pose any further risk to the water environment, specifically private water supplies, by managing any groundwater issues and completing all necessary long-term mitigation measures. The proposed development presents a risk to groundwater which is particularly sensitive in this location because the proposed development site is within 50 metres of a known borehole used for the supply of water for human consumption (OMWCS Policy C4 and paragraph 187 of the National Planning Policy Framework).

18. Prior to the commencement of the development a monitoring plan in respect of the deposition of waste, including a timetable of monitoring and submission of reports to the Mineral Planning Authority shall be submitted to and approved in writing by the

Mineral Planning Authority. The submission shall include details of the Groundwater monitoring (including baseline monitoring) along the perimeters of the site including multiple monitoring positions to the eastern edge with the River Thames.

The approved plan shall be implemented thereafter for the duration of the development. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Mineral Planning Authority and implemented thereafter.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures (OMWCS Policy C4 and paragraph 180 of the National Planning Policy Framework).

19. Prior to commencement of the development, details of the Sustainable Drainage System (SuDS) and site wide drainage system shall be submitted to and approved in writing by the Mineral Planning Authority and implemented thereafter.

Reason: To ensure that surface water does not enter into any surface water drainage system outside the site (OMWCS Policy C3).

20. A record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local 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;
- (d) The name and contact details of any appointed management company information.

Reason: In accordance with section 21 of the Flood and Water Management Act 2010.

21. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) for 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 in accordance with the approach outlined in the approved Environmental Statement, shall be submitted to and approved in writing by the Mineral Planning Authority. The CEMP shall include details of the following:

- The timing of each phase of the works;
- The measures to be used during mineral extraction and restoration in order to minimise environmental impact of the works including potential disturbance of semi-natural habitats and protected species;

- The measures to be used during the development in order to minimise pollution of the River Thames and the wet ditches and other wetland habitats/features on the site, for example from surface water run-off;
- Details of the lighting scheme that should include measures to minimise light spill into the 30m buffer to the River Thames and the semi-natural habitats, as recommended in the Ecological Appraisal;
- A map or plan showing habitat areas to be specifically protected during the works and how they will be protected, for example through temporary fencing;
- Any necessary mitigation for protected species. This shall include additional protected species surveys as recommended in the approved Ecological Appraisal;
- Extraction and construction methods; and
- Information on the persons/bodies responsible for particular activities associated with the CEMP that demonstrate they are qualified for the activity they are undertaking.

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

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site including the protection of the River Thames itself and the habitats along the river corridor as well as the wetland habitats including marshy grassland and wet ditches that will be retained throughout the mineral extraction and restorations works (OMWCS Policy C7 and paragraphs 187 and 193 of the National Planning Policy Framework).

22. Prior to the commencement of the development, a Habitat Monitoring and Management Plan (HMMP) to deliver at least 10% biodiversity net gain to be managed and monitored over a period of at least 30 years shall be submitted to and approved in writing by the Mineral Planning Authority. This shall set out the long-term design objectives, management responsibilities and maintenance schedules. The following details shall be included:
 - Details of the soils used for the restoration of each phase including the sole use of subsoils for the new semi-natural habitats, including the marshy grassland/floodplain grazing marsh;
 - Details of the planting/seeding plan for each of the newly created semi-natural habitats and the semi-natural habitats that will be retained and enhanced, e.g. the marshy grassland at the north east corner of the site. These shall have a greater variety of forb/herb species and a larger percentage than proposed in the approved application documents. These shall be native species of provenance appropriate to this location.
 - Details of the design of the proposed wetland features such as the scrapes, ditches and ponds, including cross-sections.
 - Details of the appropriate management/maintenance schedules for the new semi-natural habitats during the establishment phase (generally 1-2 years for grasslands) and for the longer-term, to retain their diversity.

- Details of the methods used to enhance the botanical diversity of the retained marshy grassland such that the additional species to be introduced will be able to compete with the existing plants species, especially the coarse grasses.
- Details of the long-term ecological and landscape management of the finally restored site, including maintenance schedules for the semi-natural habitats.
- The named person(s) or organisation(s) responsible for the long-term management of the semi-natural habitats.

The approved HMMP shall be implemented thereafter.

Reason: To conserve and enhance the natural features and character of the site and to both offset the impact on wildlife experienced during the working of the minerals and to maximise the opportunity for securing positive benefits for nature conservation once mineral workings cease (OMWCS Policy C7 and 187 and 193 of the National Planning Policy Framework).

23. Prior to the commencement of the development a Landscape Management and Monitoring Plan (LMMP), 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 LMMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the Mineral Planning Authority. The scheme shall include the following elements:
- Detailed extent and type of new planting including replacement tree planting which shall be native species of UK provenance;
 - Details of maintenance regimes;
 - Details of treatment of site boundaries and/or buffers around water bodies;
 - Details of management responsibilities.

The approved LMMP shall be implemented thereafter.

Reason: To ensure the protection of the landscape within and surrounding the development (OMWCS Policy C8).

24. No development shall commence until a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Minerals Planning Authority. This shall detail the professional archaeological organisation that will carry out the investigation. The approved scheme shall be implemented in full.

Reason: To safeguard the recording of archaeological matters within the site (OMWCS Policy C9).

25. Prior to the commencement of the development and following the approval of the Written Scheme of Investigation required pursuant to condition 24, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of

Archaeological 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 Minerals Planning Authority within 2 years of the completion of the on-site archaeological investigations.

Reason: To safeguard the recording of archaeological matters within the site (OMWCS Policy C9)

26. Except for temporary operations, the free field Equivalent Continuous Noise Level LAeq, T, at the noise sensitive premises nearest to the extraction site, due to operations in the site during the hours of operation set out in condition 5 shall not exceed the relevant criterion limit specified below at each nominated dwelling. The relevant criterion levels are as follows:

<u>Location</u>	<u>Noise Limit from Site Operations (dB LAeq,1h (freefield))</u>
1 Meadow Farm	55
Elizabeth House	55
Waterside Court	55
Whitecross House	55
Founders House, Carmel College	54
Mansion House, Carmel College	54
Windward House / Mead Furlong	55

Reason: To safeguard the amenity of the area and local residents (OMWCS Policy C5).

27. For temporary operations of soil stripping, bund formation and restoration, the free field noise level due to work at the nearest point to each dwelling listed in condition 26 shall not exceed 70 dB LAeq 1 hour (freefield). Temporary operations which exceed the normal day to day criterion shall be limited to a total of eight weeks in any twelve month period. Prior notice shall be given to residents and to the Mineral Planning Authority before temporary operations commence.

Reason: To safeguard the amenity of the area and local residents (OMWCS Policy C5)

28. Noise levels from water pumping during the night-time period (22:00 – 07:00 hours) shall not exceed 42 dB LAeq 1 hour (freefield).

Reason: To safeguard the amenity of the area and local residents (OMWCS Policy C5).

29. Prior to the commencement of the development, a Noise Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The plan shall include details of:
- A programme of noise monitoring including provisions for the submission of noise monitoring data to the Mineral Planning Authority for inspection;
 - mitigation measures;
 - details of weather conditions during which specified noisy activities will stop.

The approved Noise Management Plan shall be implemented thereafter for the duration of the development.

Reason: To safeguard the amenity of the area and local residents (OMWCS Policy C5).

30. 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.

Reason: To protect the amenities of local residents and visitors to the area (OMWCS Policy C5).

31. All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or machinery they shall be installed and retained in use.

Reason: To protect the amenities of local and visitors to the area and reduce the risk of fuel spillage (OMWCS Policies C4 and C5).

32. Prior to the commencement of the development a detailed scheme for the monitoring and management of dust emanating from the site shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include:
- Details of how dust will be monitored at all stages of the operations including both during operating hours and outside of operating hours;
 - Details of dust monitoring information gathered prior to the commencement of operations;
 - Procedures for recording information gathered during dust monitoring and provision of this information to the Mineral Planning Authority on request;
 - Dust suppression measures, including in relation to moving and storage of soil, overburden and other materials on site;
 - Prevention of dust from exposed surfaces such as bunds, including how it will be managed outside of working hours;

- Dust control measures;
- Dust suppression measures for haul roads;
- Provision for monitoring and review of the scheme; and
- Details of weather conditions which would cause working to stop.

The approved Dust Management Scheme shall be implemented thereafter for the duration of the development.

Reason: To protect the amenity of local residents and visitors to the area (OMWCS C5).

33. No lighting shall be erected at the site other than in accordance with details which have been first submitted to and approved in writing by the Mineral Planning Authority. The lighting scheme shall be kept to a minimum and sensitively designed. The submitted details shall outline the impact of the proposed lighting on amenity and biodiversity and shall include details of the location, height, design, shields, sensors, colour temperature ($\leq 3000K$), timing and direction of all light sources, including intensity of illumination. No lighting shall be erected and operated thereafter for the duration of the development other than for routine maintenance which does not change its details.

Reason: To minimise light pollution and to protect notable and protected species from the effects of lighting (OMWCS Policy C7).

34. Prior to the commencement of the development details of a straw bale barrier to screen views from the Thames Path National Trail the footpath shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include the following details:

- i) Dimensions of the straw bales;
- ii) The height of the straw bale barrier;
- iii) Regular inspection and replacement of straw bales so as to maintain the barrier to the approved height;
- iv) Relocation of the straw bale barrier to ensure that the mineral extraction and filling area always remains screened;
- v) replacement of all straw bales at least once a year.

The straw bale barrier shall be constructed and maintained in accordance with the approved details thereafter for the duration of the development.

Reason: To protect the amenity of local residents and visitors to the area including users of the Thames Path National Trail and River Thames (OMWCS C5).

35. Prior to the commencement of the development and in addition to the details of the straw barrier required pursuant to condition 34, details of the boundary treatment to the site's eastern boundary with the Thames Path National Trail, including details of the type and height of fencing and its maintenance shall be submitted to and approved in writing by the Mineral Planning Authority. The approved details shall be implemented thereafter for the duration of the development.

Reason: To protect the amenity of visitors to the area including users of the Thames Path National Trail and River Thames (OMWCS C5).

36. Bunds for the storage of soils shall conform to the following criteria:
- a. Topsoils, subsoils and subsoil substitutes shall be stored separately.
 - b. Where continuous bunds are used dissimilar soils shall be separated by a third material, previously approved in writing by the Mineral Planning Authority.
 - c. Topsoil bunds shall not exceed 3 m in height and subsoil (or subsoil substitute) bunds shall not exceed 5 m in height.
 - d. Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.

Reason: To prevent loss and minimise degradation of soils and to protect restoration materials to enable a high-quality restoration (OMWCS Policy M10).

37. Mineral stockpiles shall not exceed a height of ten metres.

Reason: To protect the amenity of local residents and visitors to the area (OMWCS C5).

38. No works of site clearance, demolition, or construction shall take place until water vole and otter surveys have been submitted to and approved in writing by the Mineral Planning Authority. The surveys shall:
- i) Establish if there have been any changes in the presence and/or abundance of otter or water vole; and
 - ii) 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 in the approved scheme, a revised ecological mitigation scheme shall be submitted to and approved in writing by the Mineral Planning Authority including a timetable for the implementation of mitigation measures. The scheme shall thereafter be implemented in accordance with the approved details for the duration of the development.

Reason: To protect notable and protected species and habitats in accordance with OMWCS policy C7, and The Conservation of Species & Habitats Regulations 2017 and The Wildlife and Countryside Act 1981 (as amended)

39. In the event that a period of two years passes from the date of any protected species survey submitted with the application documents and prior to the development commencing in any phase, up-to-date surveys shall be submitted to and approved in writing by the Mineral Planning Authority. The up-to-date surveys shall:
- i) Establish if there have been any changes in the presence and/or abundance of protected species; and
 - ii) 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 in the approved scheme, a revised ecological mitigation scheme shall be submitted to and approved in writing by the Mineral Planning Authority including a timetable for the implementation of mitigation measures. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To protect notable and protected species and habitats in accordance with OMWCS policy C7, and The Conservation of Species & Habitats Regulations 2017, The Wildlife and Countryside Act 1981 (as amended) and The Protection of Badgers Act 1992.

41. No works of site clearance, demolition, or construction shall take place unless or until a scheme detailing the location and design of bird and bat boxes, including those suitable for kestrel and/or barn owl, has been submitted to and approved in writing by the Mineral Planning Authority. This shall include details on how works will proceed in order to avoid harm to nesting kestrels or other species using the barn owl box and provision of alternative nesting sites. Any works shall be carried out in accordance with the approved scheme thereafter for the duration of the development.

Reason: to ensure the development does not result in biodiversity loss (OMWCS Policy C7).

42. No works of site clearance, demolition, or construction shall place take until a reptile mitigation strategy has been submitted to and approved in writing by the Mineral Planning Authority. No work shall take place other than in accordance with the approved scheme thereafter for the duration of the development.

Reason: to ensure the protection of reptiles and to ensure the development is in accordance with OMWCS policy C7 and Wildlife and Countryside Act 1981 (as amended).

43. No works of site clearance, demolition, or construction shall take place until an appropriate method for felling of the Sliver Birch with low bat roost potential has been submitted to and in approved in writing by the Mineral Planning Authority. No work shall take place other than in accordance with the approved scheme thereafter for the duration of the development.

Reason: to ensure the protection of bats and to ensure the development is in accordance with OMWCS policy C7 and Conservation of Habitats and Species Regulations 2017.

44. Prior to the commencement of the development (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall contain the following details:

- a) Location and installation of services/ utilities/ drainage;.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees;
- c) Details of construction within the RPA or that may impact on the retained trees;
- d) a full specification for the installation of boundary treatment works;
- e) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing, soil storage bunds and the limit of extraction;
- f) a specification for scaffolding and ground protection within tree protection zones;
- g) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- h) 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;
- i) Boundary treatments within the RPA;
- j) Arboricultural supervision and inspection by a suitably qualified tree specialist;
- k) Reporting of inspection and supervision; and
- l) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in accordance with the approved details for the duration of the development.

Reason: To ensure that the trees to be retained will not be damaged and to protect and enhance the appearance and character of the site and locality, in accordance with Policy ENV1 of the South Oxfordshire Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990.

45. No mud, dust or debris shall be deposited on the highway. Prior to the commencement of the development, details of wheel cleaning facilities shall be submitted to and approved in writing by the Mineral Planning Authority. No Heavy Goods Vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the highway.

Reason: In the interests of highway safety and the amenity of other road users (OMWCS Policies C5 and C10).

46. No loaded vehicles shall leave the site unsheeted.

Reason: In the interests of highway safety and the amenity of local residents and other road users(OMWCS Policies C5 and C10).

47. No other part of the development shall be commenced until works to provide the site access and egress and the visibility splays have been carried out in accordance with the approved Plan R25-9 Proposed Quarry Road Access Design v2 - General Arrangement – drawing no. 17309-07-GA Rev A dated 10/03/2022.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times (OMWCS Policy C10).

48. The visibility splays shown on the approved drawing Plan R25-9 Proposed Quarry Road Access Design v2 - General Arrangement – drawing no. 17309-07-GA Rev A dated 10/03/2022 shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times (OMWCS Policy C10).

49. Any gates shall be set back a minimum of 18 metres from the highway carriageway and shall only open inwards.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times (OMWCS Policy C10).

50. The number of Heavy Goods Vehicle (HGV) movements associated with the development hereby permitted shall not exceed a maximum of 100 movements (50 in, 50 out) movements per day. The applicant shall maintain a log of all HGV movements to and from the site; such records shall contain the vehicles registration number along

with the name of the company to which the vehicle belongs and the time and date of the movement. These records shall be made available for inspection by the Mineral Planning Authority upon request.

Reason: In the interests of the amenity of local residents and visitors to the area (OMWCS Policy C5).

51. Prior to the commencement of the development, details of a Local Liaison Group including the local county councillor, and representatives of Cholsey Town Council, Crowmarsh Parish Council and Wallingford Parish Council shall be submitted to and approved in writing by the Mineral Planning Authority. The Local Liaison Group shall meet at least biennially for the duration of the development unless a lesser frequency is agreed at any meeting of the Local Liaison Group.

Reason: To ensure good liaison between the operator and the local community, in the interests of protecting local amenity and addressing any concerns (OMWCS C5).

52. An Aftercare Scheme requiring that such steps as may be necessary to bring the land to the required standard for the use of agriculture shall be submitted for the approval of the Mineral Planning Authority not later than 3 months prior to the date on which it is first expected that the replacement of topsoil shall take place.

The submitted Scheme shall:

- a. Provide an outline strategy for the five-year Aftercare period in accordance with Paragraph: 057 of Minerals Planning Practice Guidance. This shall specify the steps to be taken and phasing in the management of the land to promote its rehabilitation to the target afteruses; including where appropriate:
 - A map identifying clearly all areas with phasing, subject to aftercare management,
 - An annual meeting between the developer, the Mineral Planning Authority and other interested parties,
 - Timing and pattern of vegetation establishment, with cultivation practices and secondary treatments,
 - Management of livestock, soil, fertility, weeds and pests etc,
 - Establishment of hedgerows, trees and other surface features,
 - Remedial surface and piped drainage systems, irrigation and watering, and
 - A pre-release report to demonstrate that the land has been reclaimed to the required standard.
- b. Provide for a detailed annual programme, in accordance with Paragraph: 058 of Minerals Planning Practice Guidance, to be submitted to the Mineral Planning Authority not later than two months prior to the annual Aftercare meeting.

Reason: To ensure restoration is carried out to a high standard (OMWCS Policy M10).

53. Prior to the commencement of the development and prior to the works commencing in each phase, detailed plans of the construction and maintenance of screening and soil storage bunds shall be submitted to and approved in writing by the Mineral Planning Authority. The bunds shall be constructed and maintained in accordance with the approved details until such time as they are required to be removed and used in the restoration of the site as required by condition 4 of this planning permission.

Reason: To screen views into the site whilst it is operational, to prevent loss of soil and to protect restoration materials to enable a high-quality restoration (OMWCS Policies C8 and M10).

54. The development shall not be commenced until such time as a scheme for the prohibition of right-turn movements into the site from the A329 Reading Road and right-turn movements out of the site onto the A4130 Nosworthy Way has been submitted to and approved in writing by the Mineral Planning Authority. The approved details shall be implemented prior to bringing the development into use and shall be retained thereafter.

Reason: In the interests of highway safety (OMWCS Policies C10).

55. The development shall not be commenced until an updated bird management plan based on the approved Greenfield Enviro Revised Bird Management Plan – Ref no. LRS/WAL/110 dated February 2022 has been submitted to and approved in writing by the Mineral Planning Authority. The updates to the approved plan shall include the following:

- i) The erection of a goose-proof fence including height, materials and a programme for its erection between the River Thames and the site and its maintenance until such time as restoration has been completed;
- ii) The erection of livestock-proof fencing including height, materials and a programme for its erection to the areas of the site to be restored to ephemeral lagoon, damp woodland and reedbed habitat and its maintenance thereafter.

The fencing shall be erected and maintained in accordance with the approved updated bird management plan.

Reason: In the interests of the safety of aircraft associated with RAF Benson (OMWCS Policies C5 and M10).