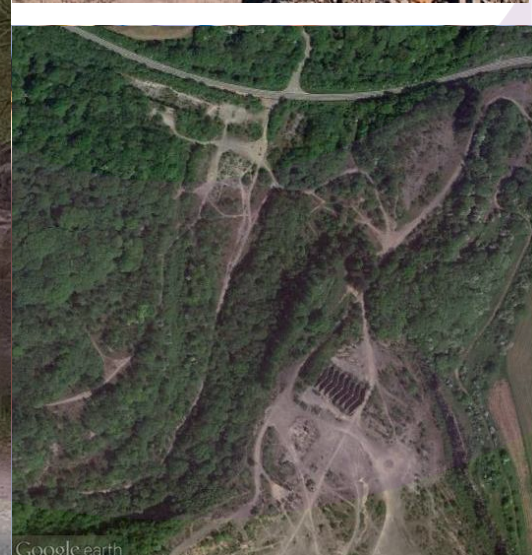


Hanson UK

Westdown Quarry

Planning Statement



Report for

Ian Strachan
Strategic Development Manager – Aggregates UK
Hanson UK
Whatley Quarry
Frome
Somerset
BA11 3LF

Main contributors

Claire Brown
Nienke Pengelly

Issued by



.....
Nienke Pengelly

Approved by



.....
Claire Brown

Wood

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury SY2 5DE
United Kingdom
Tel +44 (0) 1743 342 000

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1. Introduction

1.1 Background

- 1.1.1 This document provides supporting information in respect of a consolidating planning submission for Hanson's Westdown Quarry, which comprises:
- Two Interim Development Order (IDO) submissions for the determination of planning conditions under the Planning and Compensation Act 1991;
 - A Review of Old Minerals Planning Permission (ROMP) planning submission for the determination of planning conditions under the Environment Act 1995; and
 - An application made under the Town and Country Planning Act (TCPA) 1990 for works ancillary to the operation of Westdown Quarry, including the construction of an upgraded access, on land that sits outside the ROMP and IDO boundaries.
- 1.1.2 A site location plan is provided as **Figure 1.1**.
- 1.1.3 ROMP and IDO submissions differ significantly from 'normal' applications for planning approval. This is because approval for minerals development at sites covered by ROMPs and/ or IDOs is already in place and as such, the principle of continued mineral working is not in question. Instead, the review procedure is designed to ensure that a site is operated and restored in accordance with a modern set of planning conditions. Indeed, in determining a schedule of updated conditions, to avoid the payment of compensation to mineral operators, care must be taken not to impose conditions that would adversely prejudice to an unreasonable degree either the economic viability or asset value of a site.
- 1.1.4 In respect of the IDO and ROMP submissions, these reviews have not been requested by the Minerals Planning Authority (Somerset County Council). Instead, these are provided by Hanson, on a voluntary basis.

Overview of Westdown Quarry

- 1.1.5 Westdown Quarry is a dormant limestone quarry which has not been substantially worked since the late 1980s. Containing approximately (~)160 million tonnes (mt) of unworked Mendip limestone, the site is effectively split into two parts – the main Westdown Quarry area and the Asham Wood Void area. Together, these areas are covered by the following three principal consents:
- **Main Westdown Quarry:**
 - ▶ **Interim Development Consent Order (IDO) permission reference IDO/M/1/A** (original planning reference 70 - dated 1 November 1947) registered as an IDO on 23 October 1992. This covers the main Westdown Quarry area and extends across an area of ~54ha.
 - ▶ **Review of Old Minerals Planning Permission (ROMP) reference 016248/005¹** for the winning and working of limestone – Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidates two separate parcels of land to the north-east

¹ The ROMP relates to three former planning permissions of smaller parcels:

- Ref. 15343 dated 28/02/1952;
- Ref. 24765 dated 29/10/1954; and
- Ref. 24765/A dated 02/01/1967.

of IDO/M/1/A and an area within the south-west of IDO/M/1/A, collectively covering an area of ~14ha.

- **Asham Wood:**

- ▶ **IDO permission reference IDO/M/4/A** (original planning reference 1492 - dated 28 June 1948) registered as an IDO on 27 October 1992. This permission covers the Asham Wood Void area and extends across an area of ~32.3ha.

1.1.6 **Figure 1.2** illustrates the boundaries of these extant consents and **Figure 1.3** shows the extent of the total boundary for this consolidating planning submission as well as Hanson's wider land holdings.

1.1.7 Although the permissions do not expire until 21 February 2042, legislation requires that no further quarrying can commence until there is a determination of conditions pursuant to the Planning and Compensation Act 1991 in respect of the IDO permissions and determination of a full working and reclamation scheme of the ROMP permission (in accordance with the Environment Act 1995). In respect of the latter, this submission comprises a voluntary periodic review in accordance with Schedule 14 of the Environment Act 1995.

Reasons for the submission

1.1.8 Hanson is seeking to secure the long-term resumption of permitted limestone extraction from Westdown Quarry. Total permitted reserves at Westdown Quarry are identified as ~160mt.

1.1.9 From its neighbouring rail-linked quarry at Whatley, Hanson presently supplies many local and UK wide markets – particularly in the south-east of England – with limestone aggregate and related products. Proposals for the re-profiling of the benches within the quarry as well as its deepening, to ensure that mineral extraction can continue in a sustainable way, are currently the subject of an ongoing data gathering and assessment.

1.1.10 The rail link at Whatley means that this quarry is only one of a handful across England that has the capacity to supply wider UK markets – and most notably, those markets in London and the south east of England, where geology dictates that the vast majority of crushed rock requirements must be met by imports of material from other English regions. The ability to supply these markets with material delivered via rail means that Whatley Quarry is considered by Somerset County Council, in their adopted Minerals Local Plan, as a strategic aggregate quarry.

1.1.11 With an increasing demand for limestone from a range of national construction projects – most notably the ongoing construction of Hinkley Point C nuclear power station in Somerset and the recently approved High Speed 2 (HS2) rail link from London to Manchester – there is increasing emphasis on rail linked quarries like Whatley to supply these large scale, single client markets. This means that Hanson needs to carefully consider a strategy for ensuring that Whatley can continue to supply aggregates to these important, nationally significant construction projects, whilst still meeting the very important needs of the local south-west markets.

1.1.12 To achieve this, Hanson is seeking to secure the long-term resumption of permitted limestone extraction from Westdown Quarry. This would allow Whatley to focus on meeting the needs of the UK wide, rail-borne markets, as material from Westdown would supply the local road-borne markets.

1.1.13 The submission also provides an important opportunity to restore areas of the site affected by historic mineral working. Despite there being significant limestone reserves across all parts of the site, Hanson is committed to not working all of this material, but rather seek the early restoration of some of the more sensitive parts of the site, such that longer term biodiversity, landscape and public access benefits can be realised.

1.2 Content

1.2.1 The consolidating planning submission for Westdown Quarry comprises:

- This Supporting Statement which sets out the following:
 - ▶ Details of the applicant and background to the consolidating planning submission;
 - ▶ A description of the proposed working method and restoration masterplan for Westdown 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 Planning Statement;
 - ▶ An explanation of why the proposals and the associated planning conditions are consistent with the extant Development Plan;
 - ▶ The completed planning application forms and associated certificates. These are provided in **Appendix A**; and
 - ▶ A revised schedule of planning conditions (set out in **Appendix B**).
- A stand-alone Environmental Statement (ES) and associated Non-Technical Summary (NTS), which assesses the resumption of mineral operations at Westdown Quarry in the round and informs an updated schedule of planning conditions;
- A stand-alone Flood Risk Assessment (FRA);
- A stand-alone Transport Statement; and
- A Habitat Regulation Assessment (HRA).

1.3 Applicant

1.3.1 The application has been prepared by Wood UK plc (hereafter referred to as Wood), on behalf of Hanson Quarry Products Europe Ltd (hereafter referred to as Hanson).

1.3.2 Hanson 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 Hanson is part of the HeidelbergCement Group, 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 which employs around 60,000 people across five continents. Hanson's UK business employs around 3,500 people in jobs ranging from specialist and professional managers through to production operatives.

1.4 Statutory requirements and consultations

Introduction

1.4.1 The ROMP element of this consolidating planning submission has been prepared in accordance with the provisions of the Environment Act 1995; the IDO elements have been prepared in accordance with the provisions of the Planning and Compensation Act 1991; and the works ancillary to the operation of Westdown Quarry, including the construction of an upgraded access,

on land that sits outside the ROMP and IDO boundaries, 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 Development falls within the scope of Schedule 1 of the Regulations, where an EIA is mandatory.
- 1.4.3 The preparation of the submissions has involved extensive pre-submission consultation, including formal pre-application advice from Somerset County Council, and community involvement with a view to ensuring that adequate information is supplied to enable regulatory bodies to determine the revised schedule of conditions 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.

Environmental Impact Assessment scoping

- 1.4.4 In accordance with the EIA Regulations, a request for a formal scoping opinion was initially submitted on 7 May 2020 to Somerset County Council.
- 1.4.5 The scoping letter set out in broad terms Hanson's working method for Westdown Quarry, the environmental issues that were likely to arise as a result of the development; the methodologies to be applied in the EIA, and the scope of the proposed ES.
- 1.4.6 A virtual site meeting was held on 9 June 2020.
- 1.4.7 A scoping opinion, which was integrated into formal pre-application advice was received from Somerset County Council on 6 August 2020 (SCC/3703/2020/PA).
- 1.4.8 **Table 1.1** details those consultees from whom a response was received.

Table 1.1 Scoping letter consultee responses

Consultee
Natural England
Lead Local Flood Authority (Somerset County Council)
County Ecologist (Somerset County Council)
Highway Authority

- 1.4.9 Overall, consultees agreed that the scope of the EIA should include the matters covered by the submitted Scoping Report. However, additional detailed comments were received, and have been considered and addressed as appropriate in the individual sections of the ES.

The Environmental Impact Assessment

- 1.4.10 In order to complete a comprehensive EIA of the submissions for Westdown, Hanson put together a team of experts that were managed by Wood. Information gathering, and analysis was undertaken by Wood.
- 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 Hanson 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 Hanson has been and remains committed to ensuring that the development of Westdown Quarry proceeds with the full 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 the composite planning submission and Hanson intends that active engagement with stakeholders will continue throughout the implementation of the project.
- 1.4.14 Hanson's approach to engagement has been undertaken in accordance with the Somerset County Council Statement of Community Involvement (October 2016). However, adjustments had to be made to account for restrictions imposed by the ongoing COVID-19 pandemic. In summary, the engagement and consultation programme comprised:
- Pre-application discussions with the Planning Authority that provided an initial overview of the plans for Westdown Quarry and sought initial feedback on key policy and environmental issues;
 - On-going liaison with key regulators, including the Environment Agency, Natural England and the Highways Authority throughout preparation and assessment of the working method and the associated EIA, to ensure that it is clear what the environmental effects will be and how they will be mitigated;
 - Engagement with the established Whatley Quarry Local Liaison Group, which meets four times a year having representatives from Mells and Whatley Parish Councils, the nearest settlements; and
 - Online virtual pre-application public consultation held between 27th November up to and including 4th December 2020 – a series of display boards and supporting, more detailed information including a video showing the proposed phases of working of the quarry, were hosted on a virtual exhibition space hosted via Hanson's Westdown Quarry community webpage (<https://www.hanson-communities.co.uk/en/westdown-quarry>). These provided information on Hanson's plans for Westdown Quarry and members of the public were able to provide feedback by either completing the online questionnaire, emailing consultation@Hanson.com or by leaving a message on the dedicated freephone number. This event was advertised via leaflets, containing a summary of the proposed development for Westdown Quarry, distributed to local residents. **Appendix C** sets out details relating to this public consultation event.
- 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 in the Proposed Development.

Table 1.2 Main issues raised in response to the pre-application consultation

Main issues raised	How the issue is addressed in the Proposed Development
Consultation	
The consultation was not sufficiently advertised, such as on social media.	When devising the approach to consultation and the required notification of stakeholders, Hanson engaged with the Local Planning Authority – Somerset County Council – to gain confirmation that the approach met the requirements whilst remaining proportionate given the scale of the proposals which included the approach to advertising the consultation. Further details are provided in paragraphs 1.4.13 and 1.4.14 of the Planning Statement (see above) as well as Appendix C.
The virtual exhibition excluded respondents who lacked the required IT skills and up to date software.	Given the current situation with COVID 19 and the restrictions with social interactions, Hanson adopted an approach providing opportunities to review project information and provide feedback online through the use of a virtual exhibition; this approach was agreed with Somerset County Council. Alongside this, a telephone information service was also made available as well as a project e mail address where requests for additional support or information could be made.
Requests that Leigh-on-Mendip, Cranmore, Doultong and Downhead Parish Councils be included in the Local Liaison Group to be set up for Westdown Quarry.	Hanson have reviewed this request and are working towards supporting the involvement of the Parish Councils once the Local Liaison Group is established.
The consultation documents and technical reports lacked detail and were difficult to understand.	The documents provided as part of the consultation were developed to provide a tiering of information with the primary documents being drafted in plain English where possible. Through this approach Hanson sought to ensure that the documents were accessible to a range of audiences. Where required further information has been provided in the submission.
Environment	
Concerns about the environmental impact of the proposals from increased dust pollution, habitat loss, noise, and light pollution.	The Proposed Development has been subject to an Environmental Impact Assessment (EIA) which has assessed the potential impacts of the development on sensitive amenity and environmental receptors. The results of these assessments are set out in the Environmental Statement (ES), including conditions to mitigate any justified concerns where they arise.
Concerns about the proposed restoration plan with no inclusion of bridleways and cycleways and that it should be started immediately.	The proposed restoration plan allows for progressive restoration to occur across the site and includes for the progressive restoration of Asham Wood Void during Phases 1-4 as well as opportunities for enhanced public access with circular walking routes connecting to the existing bridleway (SM 8/9) and provision of a viewing area.

Main issues raised	How the issue is addressed in the Proposed Development
Suggestions for a dog walking route and jogging track, bat boxes, tree planting to attract wildlife, the creation of a large shallow water area as a bat foraging site, and the filtering of water in Whatley Brook.	The proposed restoration plans for Westdown Quarry aim to create a wide range of new habitats across the site including new woodland, scrub and calcareous grassland, with exposed quarry faces and areas of water body and marginal habitat also contributing to a diverse landscape within the site boundary. Opportunities for enhanced public access with circular walking routes connecting to the existing bridleway (SM 8/9) and provision of a viewing area are also included the restoration plans.
Requests that Asham Wood to be preserved, and motorbikes and quadbikes restricted.	The historic Asham Wood quarry void will be progressively restored as part of the development proposals for Westdown Quarry. Opportunities would be taken to maximise the beneficial use of historic soils and soil-forming materials stripped from previously disturbed areas, to make optimum use of the diverse woodland and grassland seed bank that has developed over many decades since original quarry workings. Some small sections of landform would also be retained as bare rubble/rock screes to enhance habitat diversity. In terms of restricting motorised vehicles, Hanson currently seek to control this as part of their existing closed site procedures; the proposed restoration scheme will seek to improve this situation.
Concerns about the health impacts of the proposals from increased noise, dust, exhaust fumes, blasting, and carbon emissions.	The Proposed Development has been subject to an Environmental Impact Assessment (EIA) which has assessed the potential impacts of the development on sensitive amenity and environmental receptors. The results of these assessment are set out in the Environmental Statement (ES), including conditions to mitigate any justified concerns where they arise.
Concerns about the safety of local roads due to increased quarry traffic.	<p>Whatley Quarry is permitted to transport up to 4 million tonnes per annum (mtpa) via road. It is intended that the 2mtpa future activity at Westdown would be in lieu of the agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mtpa via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mtpa.</p> <p>The traffic and transport assessment of the Proposed Development (see Chapter 12 of the Environmental Statement) has considered the impact on local roads and concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects.</p>
Concern that the proposals contradict Parliament's declaration of an ecological and climate emergency and impact on climate change and carbon emissions targets.	Minerals developments should minimise their impact on the causes of climate change and where applicable, should reduce vulnerability and provide resilience to impacts of climate change. In designing the recommencement of mineral working at Westdown Quarry, due consideration has been taken of these issues. In terms of the Proposed Development's resilience to the impact of climate change, flooding is a key issue, and this has been considered in detail in both the water assessment of the Environmental Statement (Chapter 10) as well as the Flood Risk Assessment (FRA). Any areas at risk of flooding, notably Flood Zone 2 and 3, in

Main issues raised	How the issue is addressed in the Proposed Development
Suggestion that trees are planted to reduce the impacts of the proposals.	the Asham Wood Void area are avoided and will not to be impacted by the progressive restoration of this part of the site. Furthermore, in seeking to minimise any impact on the causes of climate change, the Proposed Development will seek, wherever possible and appropriate to do so, to use low emissions and/or electric vehicles, solar powered lighting, and energy efficient lighting and appliances.
Requests for the site be managed for wildlife in future years.	Extensive planting will be undertaken on perimeter screening bunds and as part of the progressive and final restoration proposals for the site, including planting of native shrubs and small trees. The restoration plans for Westdown Quarry, including the progressive restoration of Asham Wood, have been specifically designed with wildlife in mind and aim to create a wide range of new habitats across the site including new woodland, scrub and calcareous grassland, with exposed quarry faces and areas of water body and marginal habitat also contributing to a diverse landscape within the site boundary. The Proposed Development will also benefit from a 5-year maintenance and restoration plan once finalised.
Request for quarry lighting should be managed more effectively during periods of low activity.	The security and utility lighting design for the site will be based on appropriate use of lighting to provide safe working conditions in all areas of the site, whilst minimising light pollution and the visual impact on the local environment.
Concern that the proposals lacked measures to mitigate the effects of the proposals on Whatley Brook and that it should be protected.	Chapter 10 of the Environmental Statement assesses in some detail the environmental implications of the development proposals in the context of ground and surface water, including Whatley Brook. This consolidating planning submission is also accompanied by a stand-alone Flood Risk Assessment (FRA). Through the application of appropriate mitigation measures, in each case, these assessments have demonstrated that the development would have no significant adverse effects. Furthermore, significant amendments have been made to the design of the operational scheme to avoid Whatley Brook and protect this asset from the outset.
General concerns about the impacts of the proposals on wildlife from dust, noise, light pollution, and habitat loss.	The Proposed Development has been subject to an Environmental Impact Assessment (EIA) which has assessed the potential impacts of the development on sensitive amenity and environmental receptors. The results of these assessment are set out in the Environmental Statement (ES), including conditions to mitigate any justified concerns where they arise.

Main issues raised	How the issue is addressed in the Proposed Development
Information	
Requests for information relating to the conditions of the extension to Whatley Quarry and the restrictions on moving materials from Westdown to Whatley.	Westdown Quarry will be operated as an independent unit by Hanson, with its own access and processing plant. The only link between Westdown and Whatley quarries is in relation to traffic movements. See also the response above to the issue 'Concerns about the safety of local roads due to increased quarry traffic'.
Requests for further information relating to the proposed extraction levels, highway improvements and current permitted operating hours at Westdown?	Details on the proposed extraction levels, highways improvements and operating hours are set out in this Planning Statement (Section 3) as well as in Chapter 3 of the Environmental Statement.
Requests for further information relating to how jobs created will be allocated.	It is envisaged that the recommencement of mineral working at Westdown would result in the creation of 56 full time jobs (~40 staff and 16 contractors).
Requests for further information relating to the proposed environmental enhancements to Asham Wood.	Details on the proposed restoration plans for Asham Wood and the wider Westdown Quarry site are described in this Planning Statement (Section 3 and illustrated in Figure 3.6) as well as Chapters 3 and 6 of the Environmental Statement.
Requests for further information relating to the proposed measures for the safe use of bridleways, the impacts on the bridleway path, and the distance will the path be from machinery.	Chapter 6 of the Environmental Statement details the landscape and visual assessment undertaken which has considered the potential effects of the Proposed Development on users of public rights of way including the bridleway SM 8/9 (Figure 3.8 of the Environmental Statement).
Requests for further information relating to the proposals for dust suppression and control, testing, and breach procedures.	Chapter 9 of the Environmental Statement details the air quality assessment undertaken which has considered the potential effects of the Proposed Development on dust sensitive receptors.
Objections	
Objections to the proposals due to concerns about environmental and community impacts.	The Proposed Development has been subject to an Environmental Impact Assessment (EIA) which has assessed the potential impacts of the development on sensitive amenity, community, and environmental receptors. The results of these assessment are set out in the Environmental Statement (ES).
Concern that the proposals breach previous assurances to communities that Westdown would only be reopened when Whatley Quarry had been exhausted.	There are no legal agreements in place that prevent the concurrent working of Westdown Quarry with Whatley Quarry.

Main issues raised

The proposals are not needed due to existing capacity at other quarries, such as Whatley Quarry.

How the issue is addressed in the Proposed Development

From its neighbouring rail-linked quarry at Whatley, Hanson presently supplies many local and UK wide markets – particularly in the south-east of England – with limestone aggregate and related products.

The rail link at Whatley means that this quarry is only one of a handful across England that has the capacity to supply wider UK markets – and most notably, those markets in London and the south-east of England, where geology dictates that the vast majority of crushed rock requirements must be met by imports of material from other English regions. The ability to supply these markets with material delivered via rail means that Whatley Quarry is considered by Somerset County Council, in their adopted Minerals Local Plan, as a strategic aggregate quarry.

With an increasing demand for limestone from a range of national construction projects – most notably the ongoing construction of Hinkley Point c nuclear power station in Somerset and the recently approved High Speed 2 (HS2) rail link from London to Manchester – there is increasing emphasis on rail linked quarries like Whatley to supply these large scale, single client markets. This means that Hanson needs to carefully consider a strategy for ensuring that Whatley can continue to supply aggregates to these important, nationally significant construction projects, whilst still meeting the very important needs of the local south-west markets.

To achieve this, Hanson is seeking to secure the long-term resumption of permitted limestone extraction from Westdown Quarry. This would allow Whatley to focus on meeting the needs of the UK wide, rail-borne markets, as material from Westdown would supply the local road-borne markets.

Planning permission for the extraction of mineral at Westdown Quarry is already in place. Thus, the principle of extraction is established and the consolidating planning submission for the Proposed Development is not required to demonstrate a clear need (in landbank terms) for the mineral – indeed, the consented reserve at Westdown is already accounted for in Somerset County Council's calculation of the aggregates landbank.

Operations

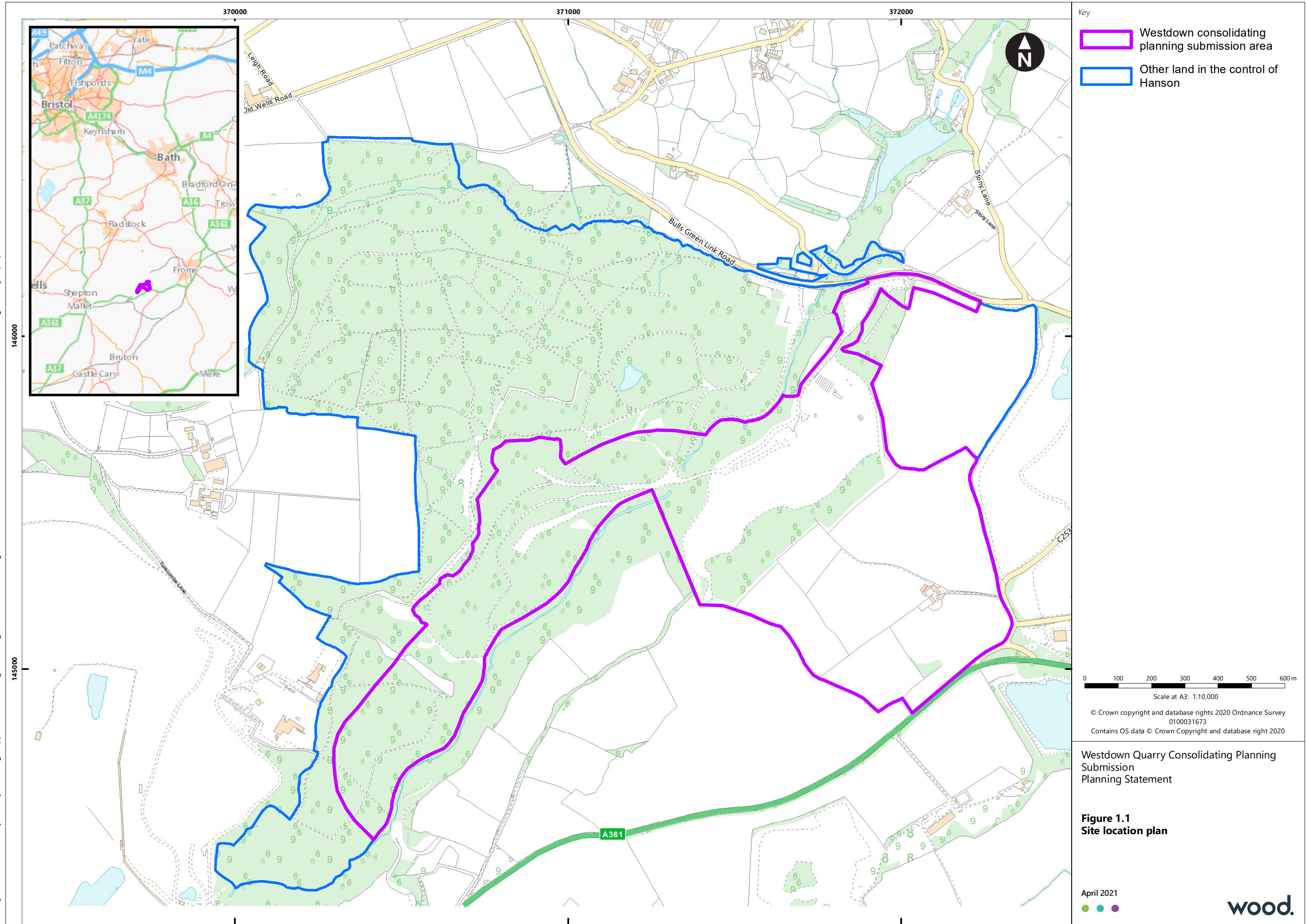
Blasting at the Quarry should not take place during early mornings, Bank Holidays and weekends. Weekends should be reserved to maintenance only.

Following consultation with Somerset County Council and as a result of the noise assessment findings, the hours of blasting have been revised to take account of residential receptors. As such, the Proposed Development has been altered to adhere to more stringent blasting times.

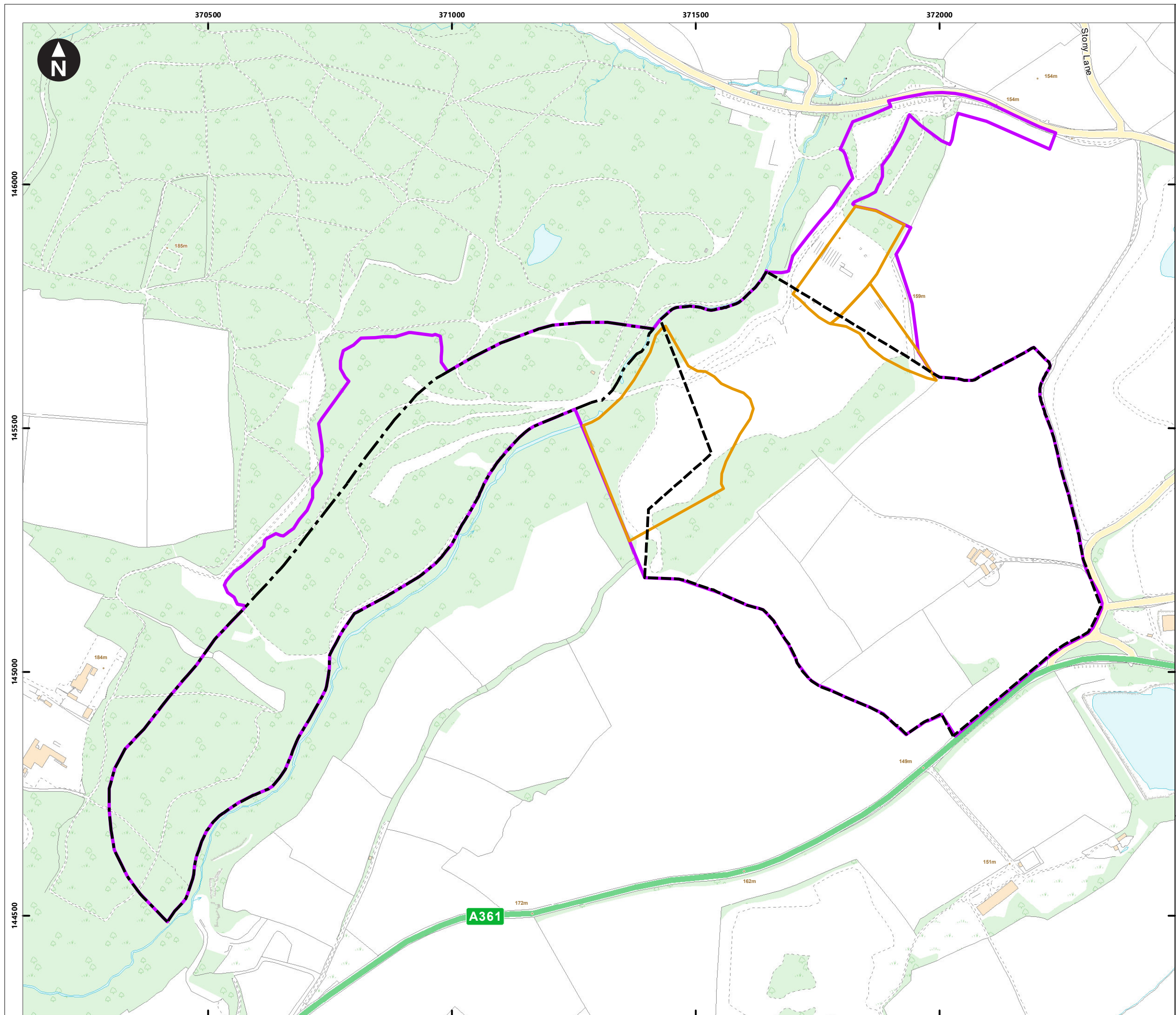
The following operating hours for blasting at Westdown Quarry are proposed:
09.00 – 16.30 Monday to Friday.

Main issues raised	How the issue is addressed in the Proposed Development
Public access	
Concern that the proposed restoration plan does not provide sufficient public access opportunities.	The proposed restoration plans for the site already includes opportunities for enhanced public access with circular walking routes connecting to the existing bridleway (SM 8/9) and provision of a viewing area.
Request that areas of land not in the proposals should be made publicly available and accessible for cycling and recreation.	<p>Unfortunately not all areas can be made publicly accessible given the nature of the Proposed Development from a health and safety perspective. However, the proposed restoration plans for the site already include a number of opportunities earmarked to support recreational activities. With the proposed progressive restoration of Asham Wood Void, it is the company's intention to improve this area as soon as possible.</p> <p>Whilst this submission must focus on proposals associated with land that forms part of the Westdown Quarry site boundary, given Hanon's extensive landownership in the area, the company would be willing to discuss enhanced public access opportunities with the local community. The most appropriate forum for this would be via the Quarry Liaison Committee.</p>
Site access from the A361 or Steart's Lane should be provided due to safety concerns regarding the proposed access from the Bulls Green Link Road and its suitability.	A site access study for Westdown Quarry has been undertaken (Appendix of the Transport Assessment).
There should be no left turn from the site entrance onto Bulls Green Link Road, and a No Right Turn at Cranmore Piers on the A361 with appropriate traffic signage implemented.	It is anticipated that a routing agreement will be required and secure through an appropriate legal agreement (Section 106).
Socioeconomic	
Concerns about the impact of the proposals and operations on local communities, businesses, and properties.	The Proposed Development has been subject to an Environmental Impact Assessment (EIA) which has assessed the potential impacts of the development on sensitive amenity, community, and environmental receptors. The results of these assessment are set out in the Environmental Statement (ES), including conditions to mitigate any justified concerns where they arise.
Studies should be undertaken on the impacts on the community impacts of the proposals.	The Proposed Development has been subject to an Environmental Impact Assessment (EIA) which has assessment the potential impacts of the development on sensitive amenity, community, and environmental receptors. The results of these assessment are set out in the Environmental Statement (ES).

Main issues raised	How the issue is addressed in the Proposed Development
Support	
Support for the proposals to reopen Westdown Quarry due to increased employment opportunities.	Hanson welcomes the support for the proposals. It is envisaged that the recommencement of mineral working at Westdown would result in the creation of 56 full time jobs (~40 staff and 16 contractors) as well as supporting an additional 34 indirect / induced jobs. The development would thus provide beneficial, socioeconomic effects through the supporting of local employment and economic activity.
Transport	
Concerns that the proposed rail link would not improve local roads due to a lack of certainty that materials will all be transported by rail.	As part of the requirements and as set out in the consolidating planning submission, Hanson is not seeking to increase the overall cumulative traffic movements beyond what is already consented at Whatley in terms of the 4mtpa of road borne material.
Concerns about the impact of increased quarry and community traffic on local roads.	<p>Whatley Quarry is permitted to transport up to 4 million tonnes per annum (mtpa) via road. It is intended that the 2mtpa future activity at Westdown would be in lieu of the agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mtpa via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mtpa.</p> <p>The traffic and transport assessment of the Proposed Development (see Chapter 12 of the Environmental Statement) has considered the impact on local roads and concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects.</p>
Additional road signage and vehicle washing facilities should be provided.	Appropriate road signage will be provided as part of the newly constructed site access into Westdown Quarry from the Bulls Green Link Road. A new wheel wash similar in design to that in operation at Whatley Quarry would be installed at Westdown Quarry.
Requests for greater enforcement of speed restrictions for site vehicles and action taken with offending drivers.	The design of the new site access for Westdown Quarry includes the request for a speed restriction of 50mph on the Bulls Green Link Road. This will be subject to agreement with Somerset County Council through a Section 278 highways application.
Hanson should work with the Council to invest in strategic highways and local road safety.	Hanson will continue to liaise with Somerset County Council about highways issues as part of the planning process and as has been evident from the initial discussions and assessments undertaken with the Council from July 2020 onwards, as detailed in Chapter 12 (Traffic and Transport) of the Environmental Statement as well as the Transport Assessment. .



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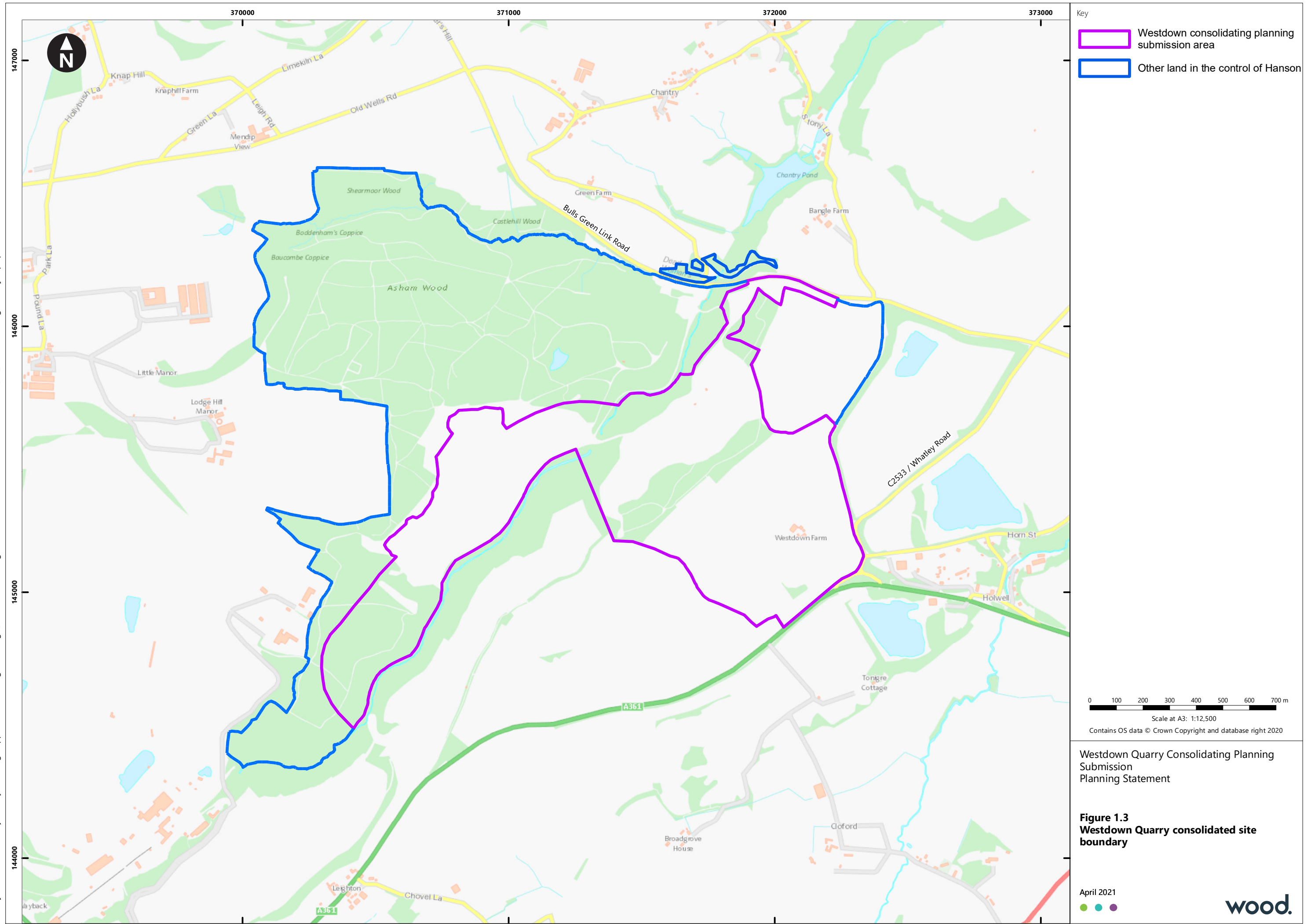


- Key
- Westdown consolidating planning submission area
 - Westdown IDO Permission - IDO/M/1/A (covering 15343, 24765, and 24765/A)
 - Asham Wood IDO Permission - IDO/M/4/A
 - Westdown ROMP (016248/005)

0 100 200 300 400 m
Scale at A3: 1:7,500
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0100031673

Westdown Quarry Consolidating Planning Submission
Planning Statement

Figure 1.2
Existing planning consent boundaries



2. Site Details

2.1 The site and its environs

- 2.1.1 Westdown Quarry is a dormant limestone quarry which has not been worked since the late 1980s. The site is located approximately (~) 5km to the southwest of Frome, in Somerset (OS ST 719 661). In total, Westdown Quarry measures ~67.4 hectares (ha) and is at an elevation of 145m Above Ordnance Datum (AOD) along the southern boundary rising in a north-westerly direction to an elevation of ~160m AOD. Extraction last took place at this site in the late 1980s.
- 2.1.2 The site is effectively split into two parts – the main Westdown Quarry area and the Asham Wood Void area. These are separated by a small watercourse called Fordbury Water, which runs in a south-west to north-easterly direction through the site. Together, these two parts are covered by the following three existing minerals consents:
- **Main Westdown Quarry:**
 - ▶ Interim Development Consent Order (IDO) permission reference IDO/M/1/A (original planning reference 70 - dated 1 November 1947) registered as an IDO on 23 October 1992. This covers the main Westdown Quarry area and extends across an area of ~54ha.
 - ▶ Review of Old Minerals Planning Permission (ROMP) reference 016248/005² for the winning and working of limestone - Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidates two separate parcels of land to the north-east of IDO/M/1/A and an area within the south-west of IDO/M/1/A, collectively covering an area of ~14ha.
 - **Asham Wood:**
 - ▶ IDO permission reference IDO/M/4/A (original planning reference 1492 - dated 28 June 1948) registered as an IDO on 27 October 1992. This permission covers the Asham Wood Void area and extends across an area of ~32.3ha.
- 2.1.3 Although the existing permissions do not expire until 21 February 2042, legislation requires that no further quarrying can commence until there is a determination of conditions pursuant to the Planning and Compensation Act 1991 in respect of the IDO permissions and determination of a full working and reclamation scheme (pursuant to condition 3) of the ROMP permission (in accordance with the Environment Act 1995). In respect of the latter, this submission comprises a voluntary periodic review in accordance with Schedule 14 of the Environment Act 1995.
- 2.1.4 Wide scale extraction has already taken place in the Asham Wood Void area and in the north-western part of the main Westdown Quarry area and whilst there are no remaining consented reserves left in Asham Wood Void, Westdown Quarry contains ~160 million tonnes (mt) of unworked Mendip limestone.
- 2.1.5 Those parts of the site that have not been previously disturbed by quarrying activity are either under agricultural tenancy or woodland. The site also accommodates some environmental designations – both within the undisturbed and disturbed parts of the wider site. Part of the Asham Wood Void area falls within the locally significant landscape designation of the Asham Wood

² The ROMP relates to three former planning permissions of smaller parcels:

- Ref. 15343 dated 28/02/1952;
- Ref. 24765 dated 29/10/1954; and
- Ref. 24765/A dated 02/01/1967.

Special Landscape Feature. The same area of the wider site also accommodates a portion of the Asham Wood Site of Special Scientific Interest (SSSI) and an area of ancient woodland. Further details of these designations are contained in later sections of this Planning Statement and in Chapters 6 (Landscape and Visual) and 11 (Biodiversity) of the accompanying Environmental Statement.

- 2.1.6 The site itself is bounded to the north by the Bulls Green Link Road – a quarry link road constructed in the 1990s which provides access to the nearby Halecombe Quarry (Tarmac) – and by the A361 to the south. To the west of the site is Asham Wood and to the east are agricultural fields and the Coleman's Quarry complex (Aggregate Industries). There are other quarries in the surrounding area including Hanson's flagship, rail-linked quarry – Whatley Quarry – which is located ~1.5km north of the site and Aggregates Industries' Torr Works Quarry which is located ~0.5km from the south-western boundary of Westdown Quarry.
- 2.1.7 The nearest groupings of residential receptors are those properties located in the hamlets of Chantry and Cloford, which are ~1km north and south of the site, respectively. The village of Nunney is located ~1.5km east of the site. In addition to these groupings of properties, there are some isolated properties located ~0.5 to 0.75km north of the existing and proposed site access, on the southern side of the hamlet of Chantry. There is also a farmhouse (Lodge Hill Manor) located ~0.75km west of the site and west of Asham Wood, off Tunscombe Lane.
- 2.1.8 Access to Westdown Quarry is via the Bulls Green Link Road, to the north of the site. At present, there are two access points into the quarry – the first of these is located ~150m west of the junction with Stony Lane. This access point is however, presently blocked with some large boulders. The second access point, located in the valley bottom, is ~500m west of the first access point and forms the existing site entrance.
- 2.1.9 There is also public access through the site via public rights of way (PRoW) SM 8/9 which runs immediately east of the existing site entrance off the Bulls Green Link Road along the western side of Fordbury Water to the south-western end of the Asham Void area (and beyond). This is a designated bridleway. There is also a second bridleway – PRoW FR 12/43 which runs along the eastern boundary of the site. Footpath SM8/11 passes through the southern end of Asham Wood and runs in a south-east to north-west direction, providing a link between bridleways SM 8/9 and SM 8/12. Chapters 6 (Landscape and Visual) and 14 (Socioeconomics) of the Environmental Statement provide further details of these rights of way, including figures of the existing routes.
- 2.1.10 The site location is illustrated in **Figure 1.2** and the boundaries of the existing consents are illustrated in **Figure 1.2**.

2.2 Geology

- 2.2.1 British Geological Survey (BGS) data indicates the geological sequence which underlies Westdown Quarry has been altered by the complex structural history of the Mendip Hills. Westdown Quarry is located on the southern limb of one of four periclinal folds that make up the Mendip Hills, with older geological units in the core. This structure leads to broadly west-east outcrops, with repeated units to the north and south of the axial trace of the pericline.
- 2.2.2 **Table 2.1** provides a generalised geological succession of Westdown are based on BGS mapping and previous site investigations.

Table 2.1 Stratigraphy of the general area around Westdown Quarry (Aggregate Industries, 2011)

Period	Lithostratigraphic Unit	Lithology	Thickness (m)
Jurassic	Ancholme Group	Series of mudstones with sandy bands.	Up to 160
	Great Oolite	Limestone with clay bands clays with and sandstones; limestone band up to 5m thick termed the Fuller's Earth Rock	Up to 75
	Inferior Oolite	Oolitic Limestone	Up to 15
	Lias Group	Clay Uncemented sands and silts Massive limestone	Up to 45
Carboniferous	Pembroke Limestone Group (Carboniferous Limestone)	Massive limestones, dolomites and oolitic limestones with thin beds of shale and mudstones	750 to >1000
	Avon Group (Lower Limestone Shale)	Black or grey shales interbedded with thin limestones	120
Devonian	Portishead Formation (Upper Red Sandstone)	Massive, hard, cemented sandstones with shale, marl and conglomerate bands	Up to 400
Silurian	Coalbrookdale Formation	Andesitic lavas and tuffs	>200

Silurian strata

- 2.2.3 The **Coalbrookdale Formation**, known as the Silurian Inlier, is the remains of a vent of a volcano association with subduction, located at the core of the pericline which outcrops to the northwest west of the site. The unit is comprised of Andesitic and Rhyodacite lava flows, rhyodacite tuffs and a dolerite dyke. The upper succession includes a volcanoclastic conglomerate with clasts. Amygdales and fissures developed in the volcanics typically contain mineralised calcite.

Devonian strata

- 2.2.4 The **Portishead Formation**, of the **Upper Red Sandstone Group**, is at the core of the pericline which outcrops to the northwest west of the site. It unconformably overlies the Silurian Volcanics. The Portishead Formation is a combination of reg-green mudstones and marls, red siltstones and re-yellow, hard, fine-grained quartzose sandstones, with local conglomerates. The conglomerates

are mainly found in the lower part of the succession, while mudstones are more common towards the top.

Carboniferous strata

- 2.2.5 The **Avon Group** (Lower Limestone Shale) outcrops in the north-eastern extent of Westdown as well as to the southwest, where the outcrop is dissected by the Downhead Fault, on the southern limb of the pericline. The northern limb outcrops to the north of the outcrop of the Portishead Formation, and is more continuous by through the Downhead Fault. The Avon Group is interbedded grey mudstones and thin-medium bedded skeletal packstones with several thick units of ooidal skeletal grainstones. The lower part of the formation is characterised by shallow marine indicators, including ripple marks and cross-bedding, and some of the limestones are reddened by haematite. The upper part of the formation is made up of mudstones deposited in a more open-water marine setting.
- 2.2.6 The **Pembroke Limestone Group** comprises several subgroups and formations. The **Black Rock Limestone Subgroup**, **Vallis Vale Limestone Formation** and **Clifton Down Limestone Formation** outcrop within the Site on the southern limb of the pericline. The **Burrington Oolite Subgroup** outcrops on the northern limb of the pericline. The **Oxwich Head Limestone Formation** outcrops to the southwest and southeast of the Site on the southern limb of the pericline.

Jurassic strata

- 2.2.7 The **Lias Group** unconformably overlays the Pembroke Limestone Group to the southwest of the site, to the South of the Leighton and Cranmore fault. This Group is comprised of alternating successions grey, thin, interbedded limestone and calcareous mudstone or siltstones. The entire sequence is fossiliferous forming in open water conditions. The sequence is incomplete in the Mendips, which formed an island in the Early Jurassic.
- 2.2.8 In the Westdown and surrounding area, the **Inferior Oolite Group** outcrops, unconformably overlaying the Pembroke Limestone Group along the southern limb of the pericline. It is a yellow-weathered, fossiliferous limestone. The group was deposited under high energy conditions and contains abraded crinoid ossicles eroded from the underlying Pembroke Limestone Group. There is evidence of several breaks in deposition, as marked by eroded, bored or oyster-covered surfaces.
- 2.2.9 The **Great Oolite Group** comprises of three formations. The **Fuller's Earth Formation** conformably overlays the Inferior Oolite Group and outcrops to the east and southwest west of the Site and is characterised by interbedded mudstones and sandstones with a limestone band known as the 'Fuller's Earth Rock Member'. Where present, the Fuller's Earth Rock Member divides the formation into the Lower and Upper Fuller's Earth Formation. The **Forest Marble Formation** conformably overlays the Fuller's Earth Formation and outcrops to the south of the Leighton Fault and is characterised by a sequence of sandy clays and fossiliferous limestone units. The **Cornbrash Formation** conformably overlays the Forest Marble Formation and outcrops to the south of the Leighton Fault and is characterised by a blue-grey, medium-to-fine grained, bioclastic packstone.
- 2.2.10 The **Ancholme Group** consists of two formations. The **Kellways Formation** conformably overlays the Cornbrash Formation and outcrops to the south of the Leighton Fault and is characterised by grey mudstones with sandy beds of calcareous siltstone and sandstone in the upper parts. The **Oxford Clay Formation** conformably overlays the Kellways Formation and outcrops to the south of the Leighton Fault and is characterised by a grey, silicate mudstone with bed of argillaceous limestone nodules.

Pleistocene and recent drift

- 2.2.11 Superficial deposits are sparsely distributed around Westdown Quarry, with mass movement deposits of clay, silts and sands more common to the northwest, as well as within the Site. Fluvial deposits are also present along Nunney Brook and River Mells channels.

Structural geology

- 2.2.12 The spatial variability of the geology across Westdown Quarry and the surrounding area is the result of intense folding and faulting during the Variscan Orogeny at the end of the Carboniferous and beginning of the Permian. The majority of the local area of Westdown Quarry is characterised by a periclinal structure, the outcrop of the Coalbrookdale Formation and Portishead Formation running along the axial trace, known as Beacon Hill. These periclinal structures are characterised by sharply dipping beds on the northern limbs and more gently dipping southern limbs. The Pembroke Limestone Group of the southern limb is reported to dip to the south, whilst the unconformably overlying Inferior Oolite Group dips more gently to the south.
- 2.2.13 Thrust faulting in an east-west trend leads to the vertical offset of the Pembroke Limestone to the south, with the south of the Cranmore and Leighton Faults downthrown. As well as the east-west trending faults to the south of Westdown, a north-south trending fault, Downhead Fault, is located 2.5km west of Westdown. The Downhead Fault can be seen where the older Coalbrookdale Formation are exposed on the upthrown western side.
- 2.2.14 Further details of the geology at Westdown Quarry are set out in **Chapter 10** of the ES.

2.3 Planning history

- 2.3.1 The planning history at Westdown Quarry, and the neighbouring Asham Wood, is complex and dates back as far as the 1940s. Both areas were worked continuously from that time up until the late 1980s.
- 2.3.2 As noted in **Section 1** of this document, Westdown Quarry and Asham Wood are covered by the following three extant principal planning consents:
- **Main Westdown Quarry:**
 - ▶ **Interim Development Consent Order (IDO) permission reference IDO/M/1/A** (original planning reference 70 - dated 1 November 1947) registered as an IDO on 23 October 1992. This covers the main Westdown Quarry area and extends across an area of ~54ha.
 - ▶ **Review of Old Minerals Planning Permission (ROMP) reference 016248/005³** for the winning and working of limestone - Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidates two separate parcels of land to the north-east of IDO/M/1/A and an area within the south-west of IDO/M/1/A, collectively covering an area of ~14ha.

³ The ROMP relates to three former planning permissions of smaller parcels:

- Ref. 15343 dated 28/02/1952;
- Ref. 24765 dated 29/10/1954; and
- Ref. 24765/A dated 02/01/1967.

- **Asham Wood:**

- ▶ **IDO permission reference IDO/M/4/A** (original planning reference 1492 - dated 28 June 1948) registered as an IDO on 27 October 1992. This permission covers the Asham Wood Void area and extends across an area of ~32.3ha.

2.3.3 The boundaries of these consents are illustrated in **Figure 1.2**.

2.3.4 An overview of the planning history at Westdown Quarry and Asham Wood as appropriate is set out below.

Westdown Quarry

2.3.5 The earliest recorded planning consent at Westdown Quarry is dated 1 November 1947 with the original reference 70 which was granted by Frome Urban District Council. This permission now forms the Interim Development Consent Order (IDO) registration IDO/M/1/A dated 23 October 1992 – the Westdown IDO Permission.

2.3.6 Three further consents were then issued as follows:

- Reference 15343, dated 28 February 1952 for the winning and working of limestone;
- Reference 24765, dated 29 October 1954 for the extraction of limestone; and
- Reference 24765/A dated 2 January 1967 for the winning and working of limestone.

2.3.7 These covered smaller areas within Westdown Quarry as illustrated in **Figure 1.2**. Subsequently, all three consents were consolidated into a single ROMP reference 016248/005, which was approved on 4 November 1998. This is referred to as the Westdown ROMP.

2.3.8 The Westdown IDO Permission (IDO M/1/A) states that it is the view of the mineral planning authority that mining and working of minerals or the deposit of mineral waste did not take place to any substantial extent between 1 May 1989 and 20 April 1991. As such, the Westdown IDO Permission is a 'dormant' IDO. This means that no further quarrying at Westdown can commence until a full working and reclamation scheme (including EIA) has been submitted and approved.

2.3.9 The Westdown ROMP (016248/005) was granted subject to conditions, albeit not extensive, with the requirements primarily focusing on the following condition:

"No winning and working of minerals, depositing of mineral waste or associated activities shall recommence at the site until a full working and reclamation scheme has been submitted to the Mineral Planning Authority in conjunction with an application under the Planning and Compensation Act 1991 in respect of IDO permission No. IDO/M/1/A dated 23 October 1992, and the scheme has been approved in writing by the Mineral Planning Authority and the 1991 Act application has been finally determined." (Condition 3 of Application No. 016248/005)

2.3.10 In recognition that Westdown Quarry is presently a 'dormant' mineral permission, the site is identified as such in the adopted Somerset Minerals Plan (February 2015). The area of this site is illustrated in **Figure 1.2**.

Asham Wood

2.3.11 The earliest recorded planning consent at Asham Wood is dated 28 June 1948 – original reference 1492, which was granted by Wells City Council. This permission was subsequently registered with Somerset County Council as an IDO consent in 1992. When the request for registration was originally submitted to Somerset County Council, in accordance with consent 1492, ARC (now Hanson) identified a much larger area of land, which extended north-westwards into Asham

Wood – a reflection of the scale of historic mineral operations in the locality. However, prior to the site's registration as an IDO on 27 October 1992, a smaller 'finger of land' was ultimately identified and registered as IDO/M/4/A – the Asham Wood IDO Permission – see **Figure 1.2**.

- 2.3.12 Whilst the southern part of this IDO consent has remained un-worked and is covered in native woodland, the central and northern parts of this area (along with land to the west and north-west, which now falls outside the IDO boundary) has been worked but not formally restored.
- 2.3.13 Like the Westdown Quarry IDO, the Asham Wood IDO permission (IDO/M/4/A) is a dormant IDO where no further quarrying can commence until a full working and reclamation scheme (including EIA) has been submitted and approved. Other than the progressive restoration of the Asham Wood Void using overburden materials from Westdown Quarry, the Proposed Development does not seek to undertake any mineral working in Asham Wood.
- 2.3.14 In addition to the above history, the implementation of IDO/M/4/A is currently the subject of a Section 106 legal agreement dated 5 July 1996 associated with ongoing quarry operations at Hanson's nearby Whatley Quarry (extant permission 109122/002 dated 5 July 1996).
- 2.3.15 Section 3 of the 1996 Whatley Section 106 legal agreement states:
- "The Applicant undertakes.....not to win or work minerals in, on, over or under the Property, pursuant to the Existing Permission".*
- 2.3.16 In this regard, the 'Property' is Asham Wood as defined by the IDO/M/4/A site boundary, and the 'Existing Permission' is IDO/M/4/A. Specifically, it is understood that the undertaking in this Section 106 agreement prevents Hanson from winning and working minerals in the Asham Wood area. As the Proposed Development covered by this submission relates **only** to the restoration of the Asham Wood Void area, it is considered that this does not constitute the 'winning and working of minerals' as set out in the Section 106 agreement, and as such this submission is in accordance with the spirit of the intentions behind the Whatley agreement. Indeed, despite there being significant remaining consented reserves available within the Asham Wood area, Hanson is proposing not to extract this mineral. Rather they are seeking to 'make good' an area previously affected by mineral working, such that longer term biodiversity, landscape and public access benefits can be realised.

Access

- 2.3.17 One final point to note is in respect of access. A review of the planning history of the whole site has demonstrated that there appear to be no permissions (extant or lapsed) which indicate how past quarrying of the site gained access to the public highway. It can only be assumed that as early workings were pre-planning legislation, access to the site became an established activity as quarrying progressed. Notwithstanding this position, this consolidating planning submission seeks to formally address access through the submission of an application to link the permitted minerals extraction areas with the highway (Bulls Green Link Road).

3. Mineral Operations at Westdown Quarry

3.1 Background

- 3.1.1 Total remaining permitted reserves at Westdown Quarry are identified as approximately (~) 160 million tonnes (mt) of Carboniferous Limestone. It is proposed to recommence minerals development at Westdown Quarry and extract ~2.0 million tonnes (mt) per annum of aggregate grade limestone from the quarry, with operations lasting ~21 years, until 2042. The limestone will be extracted in a south-easterly and then northerly direction over a series of five separate development phases. The quarried mineral will be processed on site by a mobile primary crusher at the base of excavations before being processed further at secondary fixed plant and then stockpiled within the site, ready for onward transportation by road to local and regional markets.
- 3.1.2 Clearly, the total amount of permitted limestone available at Westdown Quarry, if extracted at the proposed realistic rate of ~2.0mt per annum, would not result in the site being fully worked out by the currently consented end date of February 2042. As this is some considerably way off, it is proposed that a separate planning submission be made, closer to the end date of the current permissions, to extend the life of the quarry. For the purposes of this Planning Statement and the supporting Environmental Statement (ES), a realistic working method and restoration proposals for the currently consented site has been put forward and assessed.

3.2 Development phases

Overview

- 3.2.1 The Westdown Quarry development proposals are split into five development phases, firstly concentrating on the western part of the existing Westdown Quarry, and over time, moving in a south-easterly and then northerly direction as illustrated in **Figures 3.1 – 3.5**. Output from the quarry would not exceed 2.0mt per annum. The phasing plans set out orderly working of the quarry.
- 3.2.2 Throughout the proposed phased workings, it is also proposed to retain and stand-off from a number of areas within the site (which form part of the extant consents) that contain good quality, established woodland. These areas are already existing important features in the landscape which offer valuable habitat to a range of flora and fauna and their retention will not only screen proposed workings from view but will also facilitate the ultimate reinstatement of the land back into the landscape.
- 3.2.3 It is proposed to extract the limestone through drilling and blasting techniques, with each blast designed to minimise vibration and air overpressure. The blasted rock would then be processed on site using a mobile primary crusher located near to the excavation faces, before quarry vehicles transport the limestone to a secondary and tertiary crusher and screening plant located in the central, northern area of the site. Once processed, the mineral would be exported to local and regional markets via lorry, using a proposed new site access onto the Bulls Green Link Road.
- 3.2.4 Any top and sub-soils or other materials which require removal will be placed in bunds no higher than 3m around the perimeter of the site and it is anticipated that overburden material (oolite) and inert quarry waste generated throughout the production process will be used as restoration fill material in the Asham Wood Void area of the site.

- 3.2.5 In terms of groundwater, as it is calculated that the groundwater 'rest' level across the site is at ~120m AOD, it is likely that the proposed workings will encounter only limited quantities of groundwater from Phases 1-3, but more substantial quantities in Phases 4 and 5. With this in mind, groundwater levels will be controlled by artificially by pumping accumulations from the base of the workings into a quarry sump (to be located in the north-western part of the Westdown Quarry void) and associated settlement system. Further information on the management of ground and surface water is set out in **Chapter 10: The water environment** of the ES.
- 3.2.6 Surface water rainfall accumulating within the quarry workings will be managed in the same way as encountered groundwater. Surface water drainage from the fixed plant area / stocking yard and office area will however be managed in a different way. As the plant area will be a hard surface of compacted crushed aggregate or surfaced with asphalt laid to a fall, the runoff will be collected and channelled through an oil intercept prior to discharge to Fordbury Water.
- 3.2.7 Foul waters (sewerage) from mess and toilet facilities are to be contained within a sealed cess pit and prevented from discharging to either surface water or groundwaters.
- 3.2.8 The detailed phases of development comprise the following:

Phase 1 – Up to the end of year 3

- 3.2.9 The first phase of the Proposed Development would see extraction recommencing in the western part of the quarry, moving in a south-easterly direction, enlarging the footprint of the existing void in that direction. The limestone in this area would be worked in three benches with safe working heights up to 15m, the bottom face at a depth of 120m AOD and the top face at a height of 150m AOD.
- 3.2.10 For extraction to take place, there will be a requirement to remove ~17,200m³ of topsoil which will be used to establish two permanent perimeter screening bunds around the southern and south-western sides of the site. Totalling ~1,100m in length, these screening bunds will be 3m high, with a 1:4 outer slope and a 1:2 inner slope, a total footprint width of 21m, and have a 3m wide flat crest at the top to facilitate access for maintenance. Furthermore, they will be planted with native broadleaved trees and shrubs to increase their visual screening role and provide dormouse mitigation and enhanced corridors for bats.
- 3.2.11 There will also be a requirement to remove ~257,000m³ of overburden material (known as oolite) from an area of ~7ha, which currently sits above the carboniferous limestone. This material will be removed in a staged manner during this first phase and will be transported to the southern area of the existing Asham Wood Void to be used as restoration fill material. This material, along with ~118,000m³ of quarry production waste, will be used to create a final restored landform in the southern part of Asham Wood Void – and forms part of a wider scheme to progressively restore the whole of the void area.
- 3.2.12 The extraction works themselves would be facilitated by two new access ramps to the quarry floor, which would link to an existing (historic) quarry haul road, before heading northwards to a processing (secondary and tertiary crushers), screening and stocking area. From here, road going vehicles would collect material, before travelling further north and east within the site to an upgraded site access onto the Bulls Green Link Road. A new weighbridge, office area and vehicle parking would also be constructed in the northern part of the site, close to the site entrance.
- 3.2.13 All operations described above are illustrated on **Figure 3.1**.

Phase 2 – Up to the end of year 5

- 3.2.14 The second phase of extraction will see operations moving in a south-easterly direction, further enlarging the footprint of the quarry void. As with the first phase, the limestone in this area would be worked in three benches with safe working heights up to 15m, the bottom face at a depth of 120m AOD and the top face at a height of 150m AOD.
- 3.2.15 This second phase will also see the completion of the perimeter screenbank with the creation of two further permanent perimeter screening bunds around the northern and eastern sides of the site, which will be created from the stripping a total of 21,400m³ of topsoil – ~10,000m³ of this stripped soil will go into the construction of these screening bunds, with the remainder being used in the restoration of the Asham Wood Void area. As with the screening bunds constructed during Phase 1, these screening bunds will be 3m high, with a 1:4 outer slope and a 1:2 inner slope, a total footprint width of 21m, and have a 3m wide flat crest at the top to facilitate access for maintenance. Furthermore, they will be planted with broadleaved trees and shrubs to increase their visual screening role and provide dormouse mitigation and enhanced corridors for bats.
- 3.2.16 In addition to this, at this stage of the Proposed Development, it is expected that the screening bunds formed under the Phase 1 operations would represent fully restored parts of the site.
- 3.2.17 To facilitate this phase of the operations, there will also be a requirement to remove ~424,000m³ of oolite from an area extending to ~9ha. This material will be removed in a staged manner from the beginning of this second phase and will be transported to the northern area of the existing Asham Wood Void to be used as restoration fill material. This material, along with ~70,000m³ of quarry production waste, will be used to create a final restored landform in the northern part of Asham Wood Void – and forms part of a wider scheme to progressively restore the whole of the void area.
- 3.2.18 All operations described above are illustrated on **Figure 3.2**.

Phase 3 – Up to the end of year 10

- 3.2.19 The third phase of extraction will see operations moving in a northerly direction, further enlarging the footprint of the quarry void. As with the first two phases, the limestone in this area would be worked in three benches with safe working heights up to 15m, the bottom face at a depth of 120m AOD and the top face at a height of 150m AOD.
- 3.2.20 Approximately 30,000m³ of topsoil would be stripped at the beginning of Phase 3 with around 7,500m³ being transported to the Asham Wood Void area to complete the restoration of overburden and other materials placed in Phase 2. The remainder of the stripped soils will be used to create a further long-term topsoil storage bund in an area to the north-west of the main Westdown Quarry void. Furthermore, as this third phase will require the relocation of an existing historic soil and overburden store within the site in addition to the in-situ soils and overburden, it is proposed to create three further material storage bunds using this displaced material. These are planned to be located in an area on the 135m level, south of the processing and stocking area and adjacent to the proposed new topsoil storage bund; up against existing faces in an area to the east of the proposed stocking; and beside the redundant historic north west perimeter haul road at the 145m level.
- 3.2.21 This phase of the site operations will also require the removal of ~759,000m³ of oolite from an area extending to ~12ha. As with previous phases, this material will be removed in a staged manner from the beginning of this third phase. The majority of this material will be transported to the eastern area of the existing Asham Wood Void to be used as restoration fill material. This material, along with ~182,000m³ of other unsaleable quarry material will be used to create a final restored landform in the northern part of Asham Wood Void – and forms part of a wider scheme to

progressively restore the whole of the void area. The remainder will be placed on the 120m level in the North West corner of the Westdown void as long term storage for use in final reclamation.

- 3.2.22 It is anticipated that the overburden removal and quarry waste generated during this third phase will be sufficient to complete the permeant landforms required for the restoration of Asham Wood Void. Indeed, not all the overburden and quarry waste generated during this phase can be accommodated in the Asham Wood Void area and as such, it is during this phase that a temporary tip area will be created in the western part of the Westdown Quarry void.
- 3.2.23 All operations described above are illustrated on **Figure 3.3**.

Phase 4 – Up to the end of year 15

- 3.2.24 The fourth phase of extraction will see operations moving in a south-easterly direction, further enlarging the footprint of the quarry void. This phase will also see the worked area deepen to 90m AOD, through the introduction of a fourth working bench. The top bench will remain at a height of 150m AOD.
- 3.2.25 Approximately 7,000m³ of topsoil and 1,000m³ of subsoil would be stripped at the beginning of Phase 4, with all of this soil being transported to Asham Void to complete the restoration of overburden and other materials placed in Phase 3. There will however, be a shortfall of ~23,500 m³ of soils to complete the restoration of Asham Void which will need to be taken from the long linear mound of relocated soils and overburden located along the southern edge of the area to the southeast of the proposed stocking area.
- 3.2.26 It is not anticipated that this phase will require the removal of any substantial quantities of overburden material. There will however be ~195,00m³ of quarry production waste, which will be placed in the temporary tip area created in the south-western part of the Westdown Quarry void.
- 3.2.27 All operations described above are illustrated on **Figure 3.4**.

Phase 5 – Up to the end of year 20

- 3.2.28 The fifth and final phase of extraction will see operations moving in a south-easterly direction, taking the footprint of the quarry void to its maximum extent. This phase will also see the removal / demolition of the existing (vacant) Westdown Farmhouse and associated out buildings. Limestone will continue to be worked in four benches with safe working heights up to 15m, the bottom face at a depth of 90m AOD and the top face at a height of 150m AOD.
- 3.2.29 Approximately 19,500m³ of topsoil and 7,000m³ of subsoil would be stripped at the beginning of Phase 5, all of which would be stored on site for use in the final restoration at the end of Phase 5. In this regard, a further, small subsoil bund will also be created in the central part of the site, to the north-west of the Westdown Quarry void (and adjacent to the topsoil and relocated materials bunds established during Phase 3).
- 3.2.30 This final phase of the site operations will require the removal of ~63,000m³ of oolite from an area extending to ~8ha. As with previous phases, this material will be removed in a staged manner from the beginning of this fifth phase and will be transported to the temporary tip area in the western part of the Westdown Quarry void. Additionally, this phase will generate ~235,000m³ of quarry production waste, which will also be placed in the temporary tip area located in the western part of the main quarry void.
- 3.2.31 All operations described above are illustrated on **Figure 3.5**.

3.3 Interactions with operations at Whatley Quarry

- 3.3.1 From its neighbouring rail-linked quarry at Whatley, Hanson presently supplies many local and UK wide markets – particularly in the south-east of England – with limestone aggregate and related products.
- 3.3.2 The rail link at Whatley means that this quarry is only one of a handful across England that has the capacity to supply wider UK markets – and most notably, those markets in London and the south-east of England, where geology dictates that the vast majority of crushed rock requirements must be met by imports of material from other English regions or even from the wider UK and overseas. The ability to supply these markets with material delivered via rail means that Whatley Quarry is considered a strategic aggregate quarry.
- 3.3.3 With an increasing demand for limestone from a range of national construction projects – most notably the recently approved High Speed 2 (HS2) rail link from London to Manchester – increasing emphasis is being placed on rail linked quarries like Whatley to supply these more distant markets. This means that Hanson needs to carefully consider a strategy for ensuring that Whatley can continue to supply aggregates to the more distant, nationally significant construction markets, whilst still meeting the very important needs of the local south-west markets.
- 3.3.4 To achieve this, Hanson is seeking to secure the long-term resumption of permitted limestone extraction from Westdown Quarry. This would allow Whatley to focus on meeting the needs of the UK wide, rail-borne markets, as material from Westdown would supply the local road-borne markets.
- 3.3.5 Against this background, Westdown Quarry will be operated as an independent unit, with its own access and processing plant. It is not envisaged that material – either aggregate or restoration materials – will be transferred from Westdown to Whatley, or vice versa. However, where there is a link between Westdown and Whatley Quarry this is in relation to traffic movements.
- 3.3.6 The existing planning permission at Whatley Quarry (reference 109/22/002, July 1996) states at Condition 30 that no more than 4 million tonnes of the total output from the site in any one calendar year shall be transported by road. As the resumption of working at Westdown Quarry would be to complement existing operations at Whatley Quarry, and allow the latter to focus on the despatch of aggregates by the on-site rail head facility, it can be confirmed that in future, Whatley and Westdown **combined** would operate within the limits of the existing Condition 30, i.e. no more than 4 million tonnes per annum would be transported from the sites via road.

3.4 Access, weighbridge, wheelwash and site offices

Access

- 3.4.1 All traffic to and from Westdown Quarry will utilise a newly constructed site access onto the Bulls Green Link Road. From the quarry, it is envisaged that vehicles would travel eastwards along a stretch of the Bulls Green Link Road for ~1km, before travelling in a southerly direction along Whatley Road to the A361. Traffic turning onto and off the Bulls Green Link Road would come from a route that is already used by the permitted Whatley traffic. Further information is set out in **Section 3.7** below.

Weighbridge, wheelwash and site office

- 3.4.2 A weighbridge, wheel wash and site offices would be established on previously disturbed former hardstanding in the northern part of the site. A new wheel wash similar in design to that in

operation at Whatley Quarry would be installed. Modular portacabin type offices would be installed at the site, again similar to those at Whatley Quarry.

3.5 Site security and lighting

- 3.5.1 The perimeter of the site will be enclosed with as a minimum a ~1.0m high, post and wire stock proof fencing. Any existing fencing / hedges will remain in-situ if they are fit for purpose. The fencing will also include warning signs at ~50m intervals highlighting dangers associated with entering the quarry.
- 3.5.2 Entrance gates will be installed at the newly constructed site access off the Bulls Green Link Road. These gates will be set back as appropriate to allow a vehicle to pull in from the road.
- 3.5.3 The site's security and utility lighting design will be based on the appropriate use of lighting to provide safe working conditions in all areas of the site, whilst minimising light pollution and the visual impact on the local environment.
- 3.5.4 The lighting of external hardstanding / storage areas, walkways and roads will be provided by a combination of building mounted floodlights and 5m column mounted floodlights. The effects of lighting will be minimised as far as possible including directing lighting at specific on-site activities in a way that avoids unnecessary glare for nearby receptors, i.e. downward orientated and inward facing. In the main, lights will be switched off or on movement sensors when the quarry is not in active use, save for a limited number of safety and security lights. Additionally, security cameras will be mounted on the lighting columns and / or the office / weighbridge buildings.
- 3.5.5 A full lighting strategy will be developed and implemented prior to the recommencement of development, to avoid/minimise light spill onto key biodiversity habitats across the site (largely comprising riparian corridors, woodland blocks, hedgerows). Further details of this important mitigation measure are set out in **Chapter 11** of the ES (Biodiversity).

3.6 Operating hours

- 3.6.1 It is recognised that a modern, robust schedule of conditions for Westdown Quarry needs to outline the time during which the quarry can extract, process and transport aggregate materials. The following operating hours are therefore proposed for Westdown Quarry:

Extraction (including drilling and processing), servicing, maintenance and testing of plant:

- 06.00* – 20.00 Monday to Friday; and
- 06.00* – 12.00 Saturday and Sunday.

[* to minimise noise effects, extraction and mobile processing from the working faces will not take place until 0700 until the quarry sides are at least 5m deep from the surface].

Haulage:

- 07.00 – 20.00 Monday to Friday; and
- 07.00 – 12.00 Saturday.

Blasting:

- 09.00 – 16.30 Monday to Friday.

No operations other than water pumping (if required) shall take place outside these hours, save in cases of emergency.

3.7 Site access and transportation of minerals

- 3.7.1 At present, there are three access points into Westdown Quarry from the Bulls Green Link Road to the north of the site - the first of these is located ~150m west of the junction with Stoney Lane (the existing main access to the site), the second is a further ~200m east of the first access point (this access is currently blocked), and the third is a further ~320m east of the second access point and consists of just a gated field access.
- 3.7.2 All access to Westdown Quarry will use this third existing access point, where a new site access, in the form of a priority junction, is to be constructed off the Bulls Green Link Road. Works are required to create this new access and form part of the Proposed Development.
- 3.7.3 It is envisaged that vehicles would generally turn right out of the site (and left into it) onto the Bulls Green Link Road before travelling in a southerly direction along the C2533 to the A361 and in a northerly direction along the C2533 to the A362.
- 3.7.4 The traffic related environmental effects arising from the scheme have been evaluated and are set out in **Chapter 12** of the ES. Severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation and accidents and safety have all been assessed. For the purposes of the assessment, it has been assumed that any future HGV traffic from Westdown Quarry would be split 87% southwards along the C2533 to the A361 and 13% northwards along the C2533 to the A362. Traffic turning onto and off the Bulls Green Link Road would come from a route that is already used by the permitted Whatley Quarry traffic. Only the ~1km stretch along the Bulls Green Link Road represents a new part of the vehicle route.
- 3.7.5 Whatley Quarry is permitted to transport up to 4mtpa via road but due to current market conditions and low market demand, Whatley Quarry is not utilising all of its current allowances. It is intended that future activity at Westdown would be in lieu of the agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mtpa via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mtpa.
- 3.7.6 With these points in mind, it is concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects.

3.8 Public access

- 3.8.1 The site directly affects three Public Rights of Way (PRoW). These are as follows:
- Bridleway SM 8/9 – this runs through the site and follows a north-east to south-west route from the existing Westdown Quarry closed access point off the Bulls Green Link Road (opposite Dead Woman's Bottom). The bridleway runs to the west of Fordbury Water and follows the route of this watercourse as it passes through the site. At the southern end of Asham Wood, this route joins up with bridleway SM 8/12.
 - Footpath SM 8/11 – this passes through the southern end of Asham Wood and runs in a south-east to north-west direction, providing a link between bridleway SM 8/9 and bridleway SM 8/12.

- Bridleway FR 12/43 – this is routed outside the site and follows the eastern boundary of Westdown Quarry, running in a north-south direction from the Bulls Green Link Road, at its junction with Stoney Lane, to the road opposite Aggregate Industries' Colemans Quarry.

3.8.2 The development proposals have been designed in a manner which will allow the continued use of these public rights of way. Footpath SM 8/11 and Bridleway FR 12/43 will sustain no direct effects by the proposed re-opening of Westdown Quarry given the mitigation and improvements sought particularly with the crossing between Westdown and Asham Wood Void area. Bridleway SM 8/9 however, whilst remaining open, will require the construction of a crossing and associated corral area for horses in conjunction with the above improvements at the point where quarry vehicles will need to cross between the main Westdown Quarry to the Asham Wood Void area for the period of the proposed Asham Wood restoration works. Detailed consideration of how the Proposed Development affects these PRow is set out in Chapters 6 (Landscape and visual) and 16 (Socioeconomics) of the Environmental Statement.

3.9 Employment

- 3.9.1 Hanson is a well-established company who currently employ over 3,500 people across the UK. The company's existing operations in the immediate locality at Whatley Quarry mean that Hanson is already an important local employer in its own right, currently directly supporting some 85 full time jobs.
- 3.9.2 It is envisaged that the recommencement of mineral working at Westdown would result in the creation of 56 full time jobs (~40 staff and 16 contractors). The consolidation of the historic consents and the provision of an updated set of planning conditions will ensure the long-term viability of the wider site and allow a site that has been unworked for many years, to be economically active again. In addition to securing direct employment opportunities at the site, 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 fencing, provision of mobile plant etc.
- 3.9.3 It has also been calculated that an additional 34 indirect/ induced jobs will be supported by the recommencement of working at Westdown Quarry (see the calculations in Chapter 14 of the ES for further detail). The development would thus provide beneficial, socio-economic effects through the supporting of local employment and economic activity. These are considered to be of relative significance in overall terms and a clear positive benefit of the resumption of quarrying at Westdown Quarry.

3.10 Restoration and aftercare scheme

- 3.10.1 The proposed restoration masterplan is illustrated in **Figure 3.6** and a series of cross sections across the restored Westdown Quarry are provided in **Figure 3.7**.

Progressive restoration

- 3.10.2 Progressive restoration would occur across the site with opportunities concentrated within the following areas:
- The progressive restoration of Asham Wood Void during Phases 1-4 (including final soil placement and planting);

- The formation and planting of the perimeter screenbanks in Phases 1 and 2, which would remain in place as part of the final restoration of Westdown Quarry; and
- The progressive restoration of benches, quarry backfill tips and lake margins as the quarry is expanded and deepened.

Asham Wood Void

- 3.10.3 A combination of oolitic overburden material and quarry production waste would be used as restoration fill material within the Asham Wood Void and would be placed during Phases 1 to 3. This would create a new landform within the former quarry void commencing in the south, before moving to the north in Phase 2 and completing the landform between the two areas in Phase 3. The southern end of the landform seeks to recreate the natural side-valley of the Tunscombe Valley. Soils stripped in each subsequent phase (i.e. Phases 2 to 4) would be used to create a suitable soil profile across which a range of habitat creation would take place as part of the progressive restoration of Asham Wood Void. Opportunities would also be taken to maximise the beneficial use of historic soils and soil-forming materials stripped from previously disturbed areas, to make optimum use of the diverse woodland and grassland seed bank that has developed over many decades since original quarry workings. Some small sections of landform would also be retained as bare rubble/rock screes to enhance habitat diversity.
- 3.10.4 The landform created would merge with the surrounding existing landform and would form a flatter profile across the upper northern and western areas with steeper south facing slopes along the southern edge. The slopes would be restored to woodland thereby reflecting the key characteristics of the Mendip Landscape Character Area (LCA) A10.4: Whatley Bottom (Including Asham Woods) of *"steep sided deep valley section"* and *"heavily wooded"*⁴. The wooded slopes would also serve as linear landscape features to act as bat navigation routes along the created slopes (and also within the in the flatter upper area) and thereby replicate the bands of vegetation that follow the existing faces within the Asham Wood Void and creating connectivity between existing areas of woodland and providing foraging and connective habitat for species such as bats and dormice. The addition of embedded pipe roosting features within in the tip slopes would enhance the bat focussed restoration of the Asham Wood Void.
- 3.10.5 Beyond the proposed wooded areas, a combination of open calcareous grassland and patches of scrub planting would increase both landscape and habitat diversity. Settlement lagoons installed during the operational phases would remain in place to provide enhanced bat foraging habitat with any artificial retaining embankments softened with soils where required. The detailed scheme would be developed in collaboration with local bat groups to ensure that bat focussed, and ecology led restoration is delivered.

Westdown Quarry

- 3.10.6 Perimeter screenbanks would be created along the south-western and southern (A361) boundary of the main quarry in Phase 1 and subsequently extended along the eastern and northern boundaries of the site in Phase 2. These 3m high mounds would be initially seeded and subsequently planted (in the first available planting season following completion) with a native broadleaved tree and shrub planting mix to increase their long-term screening role and provide enhanced wildlife corridors alongside existing (retained) hedgerows. The perimeter screenbanks would remain in place as part of the final restoration of Westdown Quarry. There are opportunities to install a viewing platform on the crest of the eastern screenbank (similar to one at Whatley Quarry),

⁴ Macgregor Smith Landscape Architects. (2020). *Mendip Landscape Character Assessment*. [online]. Available at: <https://www.mendip.gov.uk/evidencebaselandscape>

accessed via bridleway FR 12/43. This would provide an opportunity for members of the public to view the operational workings and subsequent restored void with information boards provided.

- 3.10.7 To ensure that safe access is available to enable the restoration of quarry benches, soil placement and seeding/planting would take place progressively as soon as each bench has been worked and preferably while there is still a full width of rock in front of the soiled bench/rock trap profile. Benches would be restored to a combination of calcareous grassland with scrub and tree planting to soften the faces and increase the mosaic of habitats and connectivity. Short sections of south facing quarry bench would remain unvegetated (or sparsely vegetated) for the benefit of invertebrates.

Final restoration

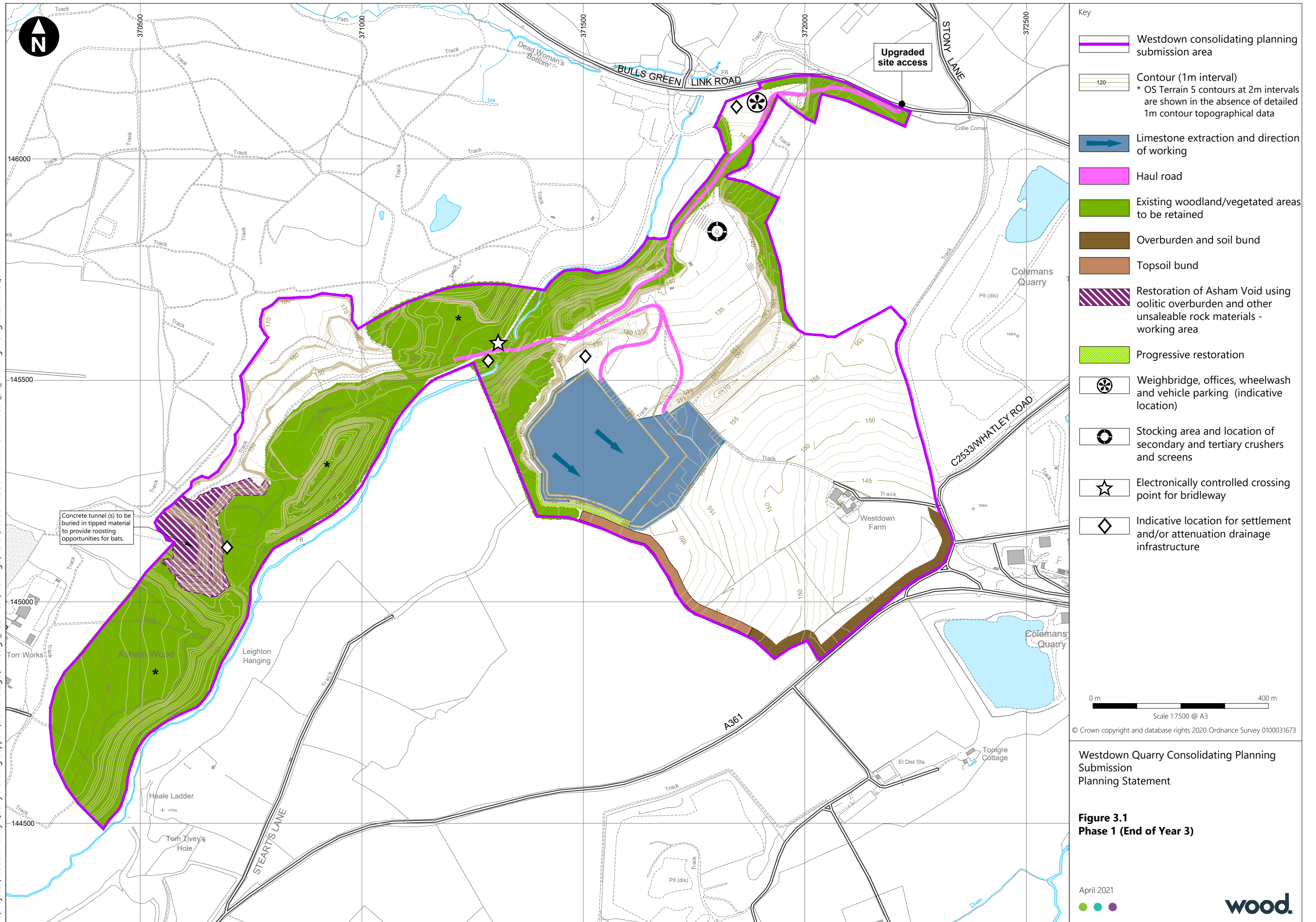
- 3.10.8 A wide range of new habitats would be created across the whole of the Proposed Development site as part of the restoration scheme shown in **Figure 3.6**. These include new woodland, scrub and calcareous grassland, with exposed quarry faces and areas of water body and marginal habitat also contributing to a diverse landscape within the site boundary. Native mixed broadleaved woodland and scrub mixes would be based on those set out in the detailed landscaping and planting mitigation strategy, which would be agreed prior to the recommencement of workings.

Asham Wood Void

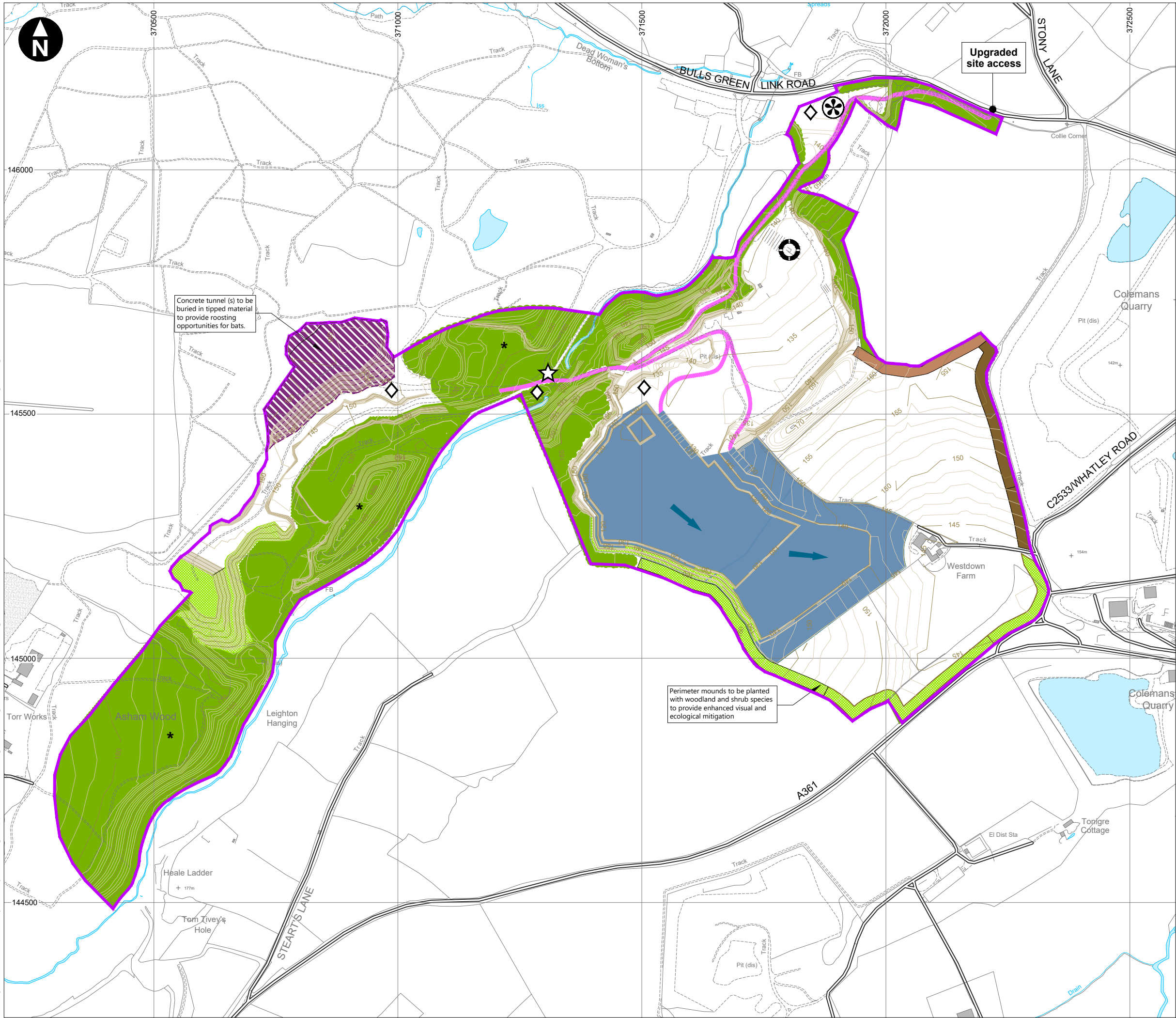
- 3.10.9 The restoration of Asham Wood Void would be completed in Phase 4 and the woodland, scrub and grassland planting would be subject to a five year aftercare period to ensure its successful establishment. Upon cessations of mineral extraction at the end of Phase 5, these proposals do not include for any further restoration within this area.

Westdown Quarry

- 3.10.10 A wide range of new habitats would be created across the site as part of the restoration scheme shown in **Figure 3.6**. These include new areas of woodland, scrub and open calcareous grassland with exposed quarry faces. A large water body with an assumed water level of 120 m AOD would be created within the main void with a sloped eastern, southern and western shoreline which comprises a 1:3 slope for the first 1m depth of water to facilitate marginal planting and a steeper 1:2 slope within areas of deeper water. The backfilling with quarry waste up to the final water level provides an essential long-term safety feature to minimise risks to public safety from flooded quarries in perpetuity, compared to water abutting a sheer quarry face. The lower and typically wider bench at an elevation of 120m AOD would comprise lakeside grassland which would tolerate damper and occasionally wetter conditions and areas of tree and shrub planting to contribute to a diverse landscape within the site boundary. Scraps and small ponds would be created within the backfill for the benefit of invertebrates, reptiles and amphibians.
- 3.10.11 The quarry faces would remain exposed and softened by scrub/ tree habitats introduced as part of the bench restoration which would be undertaken as progressive restoration as the site is worked and deepened. Areas of woodland proposed across the former office area and close to the boundaries of the site would help reinforce the wooded character of LCA A10.4: Whatley Bottom (including Asham Woods) and create connectivity and wildlife corridors across the site.
- 3.10.12 There are also opportunities for enhanced public access with circular walking routes connecting to the existing bridleway (SM 8/9) and provision of a viewing area.



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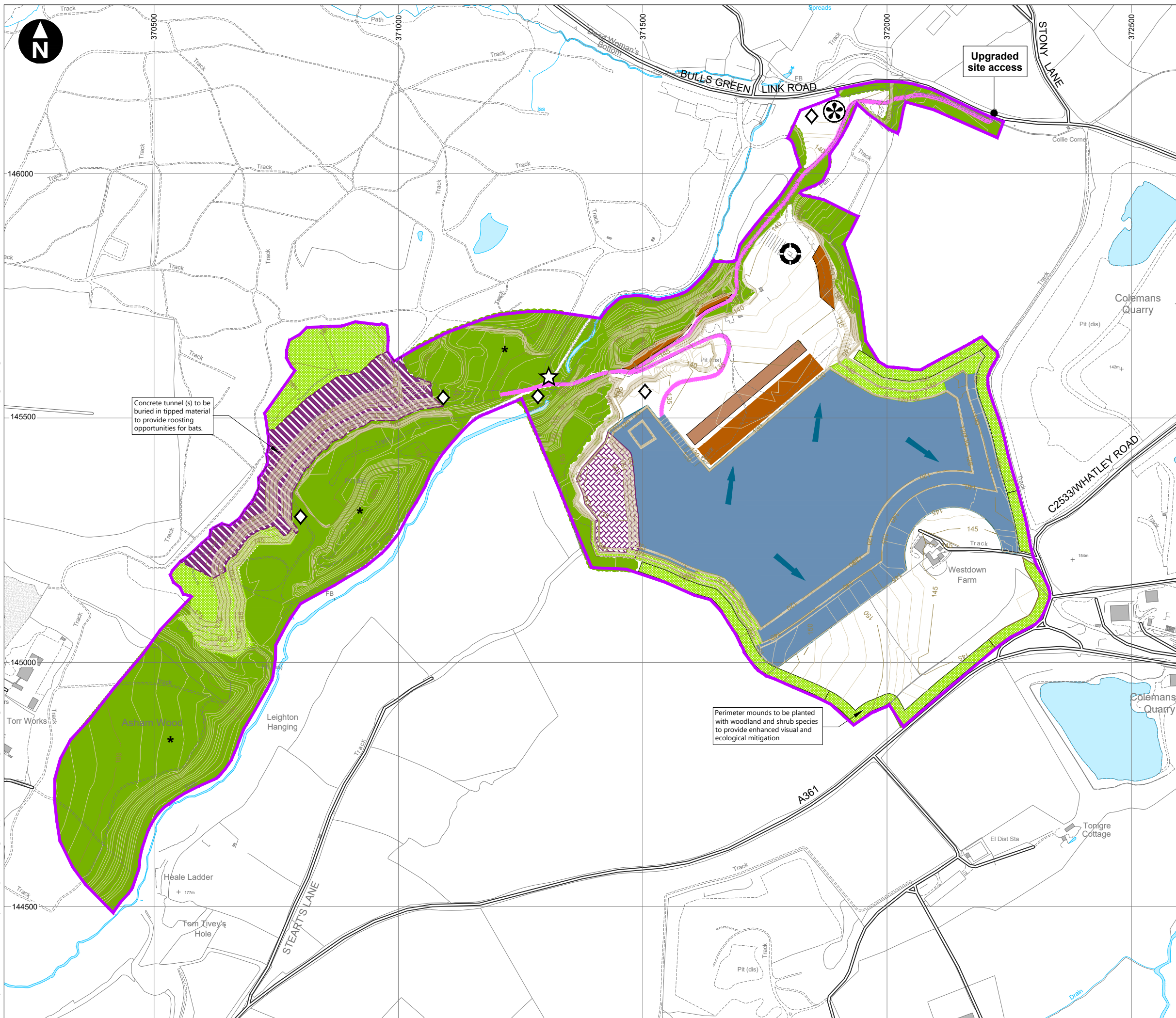
- Key
- Westdown consolidating planning submission area
 - Contour (1m interval)
* OS Terrain 5 contours at 2m intervals are shown in the absence of detailed 1m contour topographical data
 - Limestone extraction and direction of working
 - Haul road
 - Existing woodland/vegetated areas to be retained
 - Overburden and soil bund
 - Topsoil bund
 - Restoration of Asham Void using oolitic overburden and other unsaleable rock materials - working area
 - Progressive restoration
 - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
 - Stocking area and location of secondary and tertiary crushers and screens
 - Electronically controlled crossing point for bridleway
 - Indicative location for settlement and/or attenuation drainage infrastructure

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Westdown Quarry Consolidating Planning Submission
Planning Statement

Figure 3.2
Phase 2 (End of Year 5)

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- Key
- Westdown consolidating planning submission area
 - Contour (1m interval)
* OS Terrain 5 contours at 2m intervals are shown in the absence of detailed 1m contour topographical data
 - Limestone extraction and direction of working
 - Haul road
 - Existing woodland/vegetated areas to be retained
 - Topsoil bund
 - Material from relocated soil store
 - Restoration of Asham Void using oolitic overburden and other unsaleable rock materials - working area
 - Progressive restoration
 - Temporary oolite and other unsaleable rock storage
 - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
 - Stocking area and location of secondary and tertiary crushers and screens
 - Electronically controlled crossing point for bridleway
 - Indicative location for settlement and/or attenuation drainage infrastructure

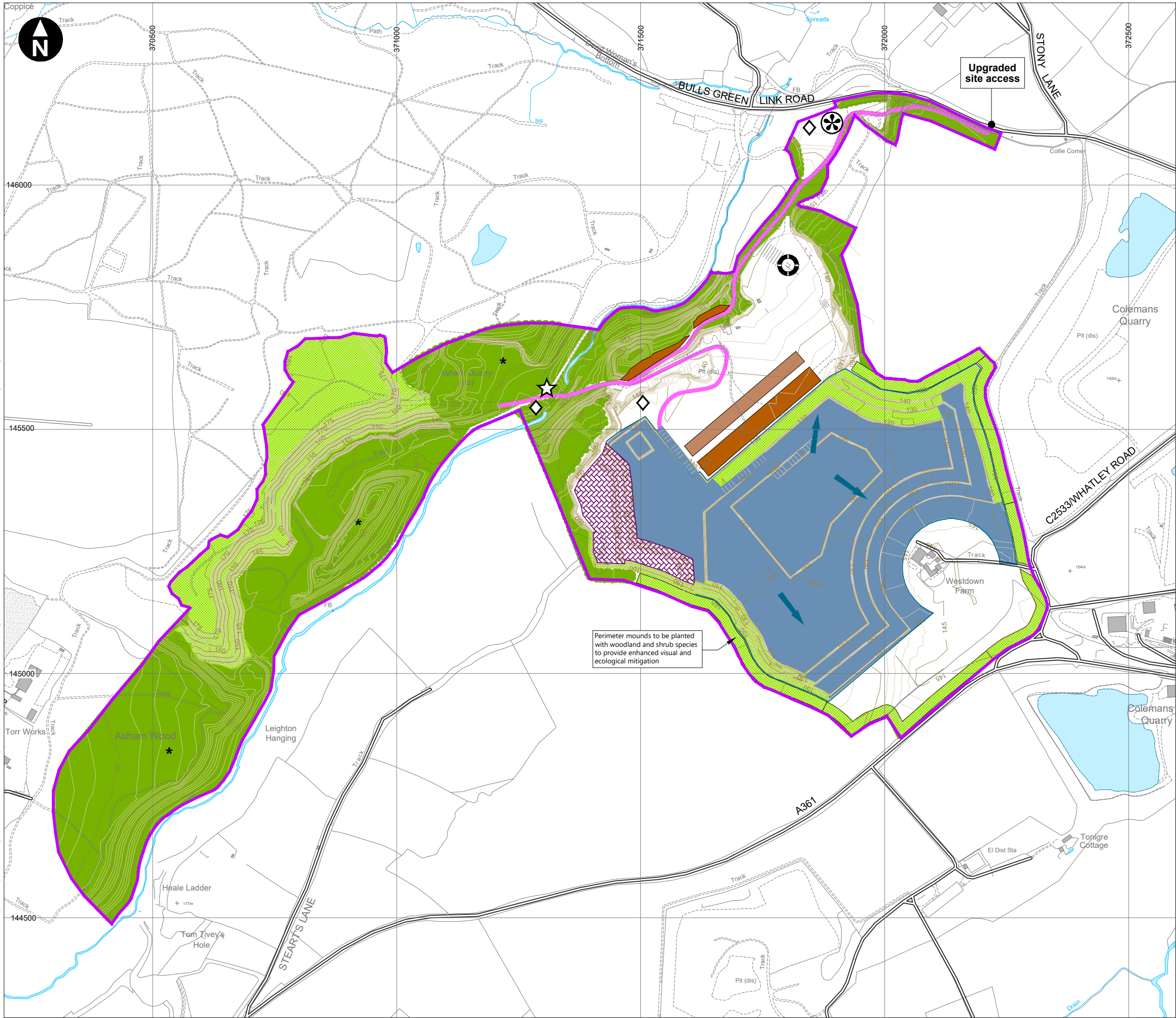
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Westdown Quarry Consolidating Planning Submission
Planning Statement

Figure 3.3
Phase 3 (End of Year 10)

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- Key
- Westdown consolidating planning submission area
 - Contour (1m interval)
* OS Terrain 5 contours at 2m intervals are shown in the absence of detailed 1m contour topographical data
 - Limestone extraction and direction of working
 - Haul road
 - Existing woodland/vegetated areas to be retained
 - Topsoil bund
 - Material from relocated soil store
 - Progressive restoration
 - Temporary oolite and other unsaleable rock storage
 - Weighbridge, offices, wheelwash and vehicle parking (indicative location)
 - Stocking area and location of secondary and tertiary crushers and screens
 - Electronically controlled crossing point for bridleway
 - Indicative location for settlement and/or attenuation drainage infrastructure

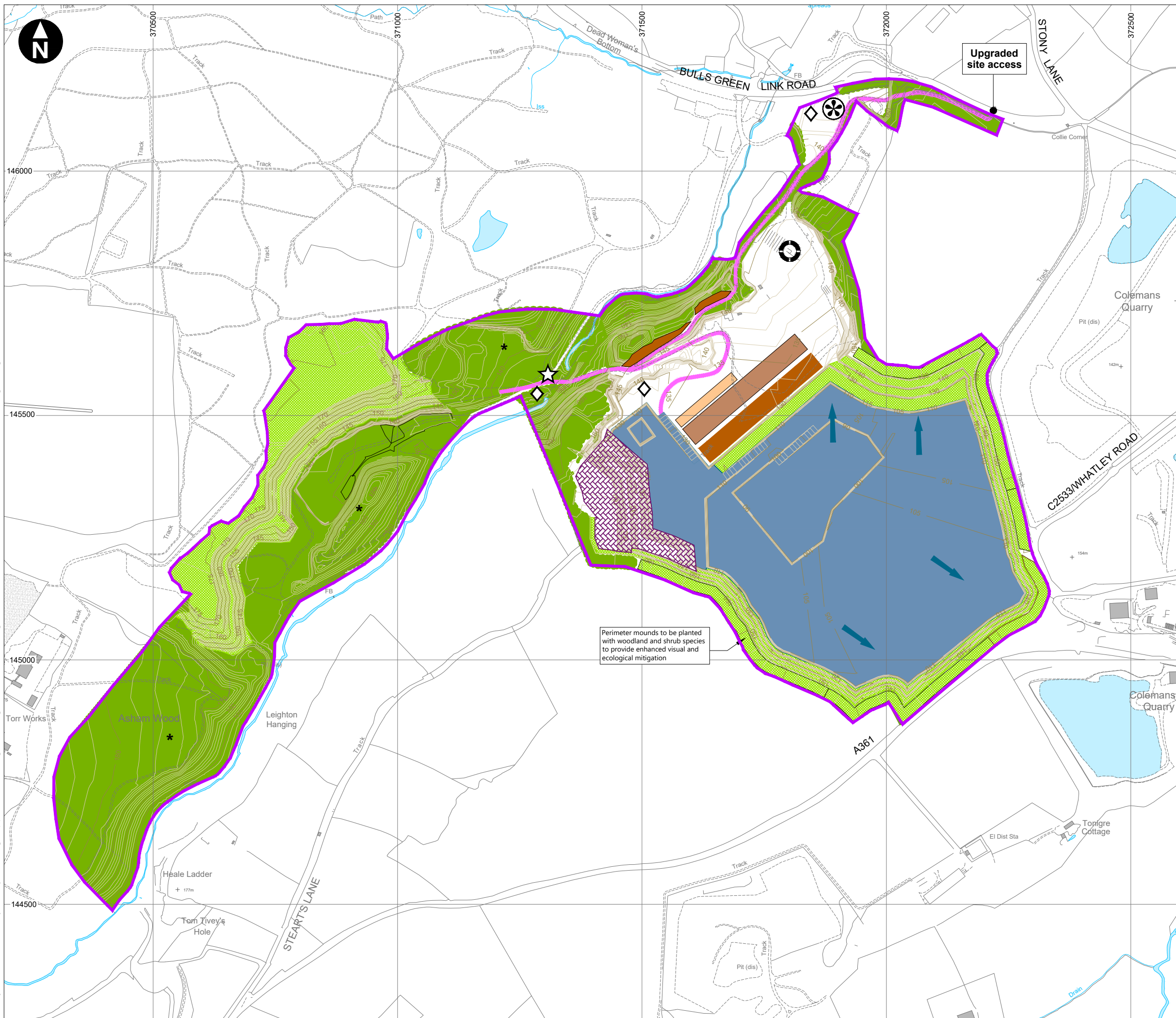
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Scale 1:7500 @ A3

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Westdown Quarry Consolidating Planning Submission
Planning Statement

Figure 3.4
Phase 4 (End of Year 15)

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Key

Westdown consolidating planning submission area

Contour (1m interval)
* OS Terrain 5 contours at 2m intervals are shown in the absence of detailed 1m contour topographical data

Limestone extraction and direction of working

Haul road

Existing woodland/vegetated areas to be retained

Topsoil bund

Subsoil bund

Material from relocated soil store

Progressive restoration

Temporary oolite and other unsaleable rock storage

Weighbridge, offices, wheelwash and vehicle parking (indicative location)

Stocking area and location of secondary and tertiary crushers and screens

Electronically controlled crossing point for bridleway

Indicative location for settlement and/or attenuation drainage infrastructure

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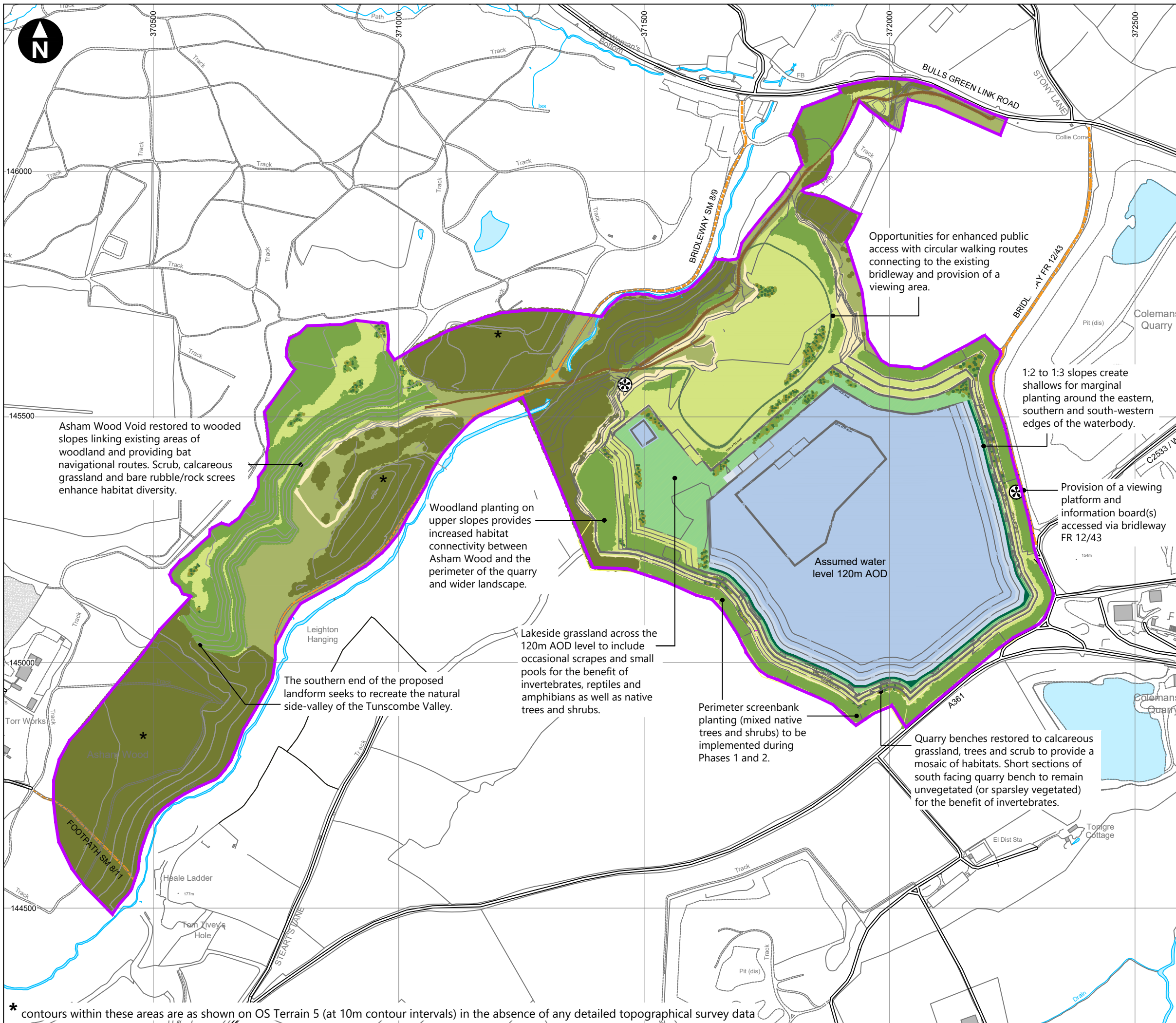
Westdown Quarry Consolidating Planning Submission Statement

Figure 3.5
Phase 5 (End of Year 20)

April 2021

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- Key
- Westdown consolidating planning submission area
 - Existing trees and shrubs
 - Existing grassland
 - Existing Public Right of Way
 - Proposed trees / woodland
 - Proposed scrub
 - Proposed calcareous grassland
 - Proposed lakeside grassland
 - Proposed marginal planting and shallow water (<3m deep)
 - Proposed water (3-10m deep)
 - Proposed water (10m+ deep)
 - Contour (5m interval)
 - Quarry faces
 - Access track (emergency and maintenance access only)
 - Proposed permissive footpath
 - Proposed viewpoint location

0 m 400 m
Scale 1:7500 @ A3

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Westdown Quarry Consolidating Planning Submission
Planning Statement

Figure 3.6
Restoration plan

April 2021

wood.

4. Environmental issues and mitigation

4.1 Overview

- 4.1.1 This consolidated submission for Westdown Quarry has evolved as part of an iterative design that has considered the assessment of all potential environmental effects. Some of these that are particularly related to how the site would operate have already been set out in **Section 3**.
- 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 Mendip 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 Westdown Quarry is located within the eastern fringes of the Mendip Hills National Character Area which is characterised by large-scale quarrying of limestone with supper quarries such as Whatley and Torr Works, located to the north and west of Westdown Quarry respectively. Despite their size the quarries are well screened within the landscape.
- 4.2.3 Land use within the vicinity of Westdown is dominated by agricultural land and a high proportion of woodland, notably Asham Wood, an ancient and semi-natural woodland located immediately west of the site, which is designated as a Special Landscape Feature.
- 4.2.4 The visibility and landscape influence of Westdown Quarry is governed by the surrounding topography and screening elements. The higher landform to the west of the site provides a degree of visual severance, whilst the undulating landform and valleys to the east provide a local foreshortening of views. In terms of visual effects, the assessment has focused on 13 separate viewpoints – all agreed in consultation with the Somerset County Council Landscape Architect.

Mitigation measures

- 4.2.5 The working method at Westdown Quarry includes a range of landscape and visual mitigation measures, which have been incorporated into the operational and restoration phases of the Proposed Development. These are summarised below.

Operational phase – landscape mitigation

- Retention of perimeter hedgerows with a change to the management regime where appropriate to allow an increase in height and therefore screening role. Gradual removal of internal hedgerows on a phased basis to allow their role to be maintained for as long as possible.

- Large areas of woodland, particularly semi-natural ancient woodland within the site boundary to be avoided, retained and appropriately managed throughout Phases 1-5.
- Perimeter screenbanks to be planted in the first planting season following their phased completion in Phases 1 and 2 with shrubs and small trees to compensate for the hedgerows lost and provide enhanced hedgerow corridors along the south-western, southern, eastern and northern boundaries of the main Westdown Quarry site.

Operational phase – landscape character mitigation

- The progressive placement of oolitic materials during Phases 1-3 to form a new landform within the Asham Wood Void and restore this previously stripped and disturbed area. Placed materials to be progressively restored in Phases 2-4 using soils stripped from the Westdown Quarry site and previously stored soils which will already contain a seed bank to form a Land cover of calcareous grassland and wooded slopes with pockets of scrub which reflect the surrounding wooded character and link areas of existing woodland.
- Perimeter screening banks to be planted with shrub and small trees to help assimilate these landforms into the surrounding landscape and minimise the presence of the operational quarry from within the host and adjacent LCAs.

Operational phase – landscape designations mitigation: Asham Wood Special Landscape Feature

- Progressive placement of oolitic overburden to create a new landform and restore a previously disturbed area and existing quarry void within Asham Wood. Slope profile to reflect the steep sided valley landform.

Operational phase – visual mitigation

- Soil storage mounds will be grassed to reduce any contrast in texture and colour with the surround colours and textures in the landscape.
- Perimeter screenbanks (3m high) to be planted with shrubs and small trees to provide greater screening benefits and help assimilate these landforms into views reducing their potentially alien appearance.
- Complete the placement of material, soiling and planting of the outermost slopes of the restoration landform within Asham Wood Void during the initial sub-phase of Phases 1 to 3. The remainder of the landform construction would then take place behind the tip frontage to reduce visual effects.
- Views across the site would intentionally be made available to members of the public during the latter phases of operation (and following restoration) via an elevated viewing platform and accompanying information board which would be sited on the crest of the eastern perimeter screenbank and accessed via bridleway FR12/43.
- The formation of a 5m high linear soil store along the southern edge of Level 2 to reduce views from elevated middle distance locations across the active Level 2 area. The 1:5 southern face of the linear mound which comprises the relocated former soils store, to remain fixed during the remainder of operations (Phase 3 to 5) whilst soils along the northern side are added to or removed for use in the restoration of Asham Wood Void.

Restoration phase – landscape and visual mitigation

- New woodland, scrub and land cover (calcareous grassland) to be progressively introduced within the Asham Wood Void as part of the restoration of the site with similar habitats introduced across the main Westdown Quarry. Additionally, wooded slopes will reflect the surrounding wooded character and link areas of existing woodland within the Asham Wood Special Landscape Feature.
- Exposed quarry faces and areas of water body and marginal habitat and lakeside grassland also contribute to a diverse landscape within the site boundary.

Conclusions of the assessment

Landscape

- 4.2.6 Extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland would be retained, with two small areas of non-designated woodland needing to be removed (equating to 6% of the total area of woodland within the site).
- 4.2.7 In terms of those 'lost' landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.
- 4.2.8 Most notably, the assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), five of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Proposed Development. The two exceptions relate to aural and visual disturbance from a section of Bridleway SM 8/9, which may disrupt local amenity and levels of tranquillity, and effects upon the Asham Wood SSSI due to land take required to achieve the restoration of the historically disturbed area of Asham Quarry. The level of disturbance within the area of the site which coincides with the SLF during Phases 1 to 3 would give rise to a low magnitude of change within a small internal part of the SLF, although when viewed from within the local landscape, the woodland would appear unchanged. The disruption to one of only two routes which allows the public to access the woodland for a duration of 10 years results in the moderate level of effect being assessed as 'significant' for Phases 1 to 3. Thereafter, the resulting restoration of Asham Wood Void would lead to a **beneficial effect** with the proposed woodland reinforcing the valued wooded character of the SLF.

Visual

- 4.2.9 The assessment of effects on people's views of minerals development at Westdown Quarry has considered the extent to which the development can be viewed and the degree to which views would change. This includes views from residents, Public Rights of Way (PROWs), public open space and the local road network.
- 4.2.10 Residents in the community of Chantry are likely to experience minimal or no views of the Proposed Development. Separation distance and high levels of tree cover would completely screen all views of activities at Asham Wood Void and restrict potential views of upper-level quarrying activities to heavily filtered views of such activities on the eastern fringe of the site. The latter would only be potentially available to a small proportion of people in and around Chantry and would be further reduced by the perimeter bunds for later phases. Other than these short sections of well-vegetated perimeter bunds there would be no views of the restoration landforms, planting nor the waterbody.

- 4.2.11 Residents in the community of Nunney Catch would similarly experience no or minimal views of Westdown Quarry. Separation distances and no variation in elevation means that intervening tree cover around Coleman's and Holwell Quarries and along the Combe would provide screening as it does for those quarries. With this in mind, other than these short sections of well-vegetated perimeter bunds, there would be no views of the restoration landforms, planting nor the waterbody.
- 4.2.12 In terms of public rights of way (PRoWs), significant effects have been concluded for users of bridleway SM 8/9 and FR 12/43. Regarding the former, there would be large-scale changes in the views available to recreational receptors using the central and northern subsections of the bridleway, including having to cross the haul road using an electronically controlled crossing point. In Phases 1-3 there would be close distance views of infilling activities in Asham Wood Void when using the central subsection. The introduced naturalistic elements would gradually become more visually prominent in the enclosed, close distance views that recreational receptors are largely restricted to and would soften the appearance of restoration landforms. Regarding the latter, whilst users of the bridleway would have no views of the restoration activities in Asham Wood Void or the Phase 1 quarrying works, during Phase 2, western or south-western views would be completely changed by the placement of the adjacent sections of the 3m high perimeter bund cutting off views whilst screening quarrying activities in Phases 2-5 (as well as the restoration landform, waterbody and vegetation). Planting and seeding on the bund's top and outer face, will however, gradually reduce its visual contrast in receptors' close distance views, especially along the southern subsection of the bridleway.
- 4.2.13 For all other footpaths and users of highways, the assessment has predicted that there would be no significant adverse effects on visual amenity.

4.3 Noise

Background

- 4.3.1 An assessment of the effects of the recommencement of minerals development on noise levels in the local area has been undertaken (see Chapter 7 of the ES).
- 4.3.2 The assessment has taken account of noise effects from both the recommencement of quarry operations at Westdown as well as road traffic noise, particularly on residential receptors in the immediate vicinity of the site. Baseline monitoring was carried out at five locations between 27 October 2020 and 13 November 2020 at the locations set out in **Table 4.1** below. The purpose of the monitoring was to establish existing (baseline) noise levels at the nearest noise sensitive receptors in the vicinity of the quarry.

Table 4.1 Noise monitoring locations

No	Noise Sensitive Receptor	X	Y	Situation	Specific monitoring location	Receptor also representative for
1	South Chantry	372194	146419	North of Westdown Quarry	Bangle Farm	Properties to the south of Chantry, on Stony Lane
2	Horn Street and West Nunney	372791	145219	East of Westdown Quarry	Rock Cottage	Properties in Holwell and West Nunney.
3	Broadgrove House Cloford	371660	144094	Southeast of Westdown Quarry	Broadgrove House	Broadgrove House and properties in Cloford
4	Leighton	369950	145564	South of Westdown Quarry	Quarry Lodge	Properties in Leighton
5	Lodge Hill Manor and Downhead	370394	143896	West of Westdown Quarry	The Old School	Properties off Pound Lane and in Downhead

4.3.3 Specifically, the noise assessment has been carried out in the context of guidance set out in the National Planning Policy Framework (NPPF) (2019) and it's accompanying technical guidance as set out in the National Planning Practice Guidance (NPPG) including that specific to minerals as set out in NPPG (Minerals) (2014).

4.3.4 Allied to the NPPF, the assessment has been carried out against the background of a range of British Standards and guidance documents relevant to the assessment of environmental noise in the UK. The most relevant British Standards are BS5228-1+A1 *Code of practice for noise and vibration control on construction and open sites. Part 1: Noise* (2014); and BS7445-1 *Description and measurement of environmental noise – Part 1: Guide to quantities and procedures* (2003).

Mitigation measures

Temporary operations

4.3.5 Temporary operations such as soil stripping, the construction and removal of bunds etc. would occur during the least sensitive times of the day to minimise disturbance to sensitive receptors.

Operational mitigation measures

4.3.6 Environmental measures that have been incorporated into the working method would be as follows:

- Minerals extraction or processing not to commence until 07:00 until quarry void is at least 5m deep (or line of sight is broken between receptors and machinery) to ensure sufficient screening of the noise sources are achieved at all sensitive receptors;
- Product export (haulage) and other Heavy Duty Vehicle movements not to commence until 07:00; and
- Mineral processing not to commence until 07:00.

4.3.7

In addition, the following, which can be characterised as good practice to minimise noise disturbance at receptors would also be employed at Westdown:

- Use of plant fitted with effective exhaust silencers and noise insulation;
- Use of SMART reversing alarms where practicable to reduce the effects of reversing beepers on site vehicles;
- All plant to be regularly serviced, maintained and operated in accordance with the manufacturer's instructions. Machines that are intermittently used should be shut down in the intervening periods between work or throttled down to a minimum;
- Local communities to be kept informed of general site activities, including working hours via the Westdown Quarry Liaison Committee;
- Ensuring that the direction of working of the extraction is such that plant operates behind a working face as much as possible to enhance the available barrier attenuation to any sensitive receptors;
- All reasonable steps should be taken to limit the amount of HGVs queuing or waiting to enter/exit the site;
- All activities in close proximity to the site boundary should be undertaken as quickly and efficiently as possible;
- With the exception of acoustically enclosed generators, pumps and electric plant, all static plant should be shut down when not in use;
- Regular monitoring of noise levels at selected sensitive receptors should be undertaken;
- The stocking area be designed and operated in order to reduce the drop heights of materials wherever possible; and
- Appointment of onsite contact to which complaints/queries about construction activities can be directed. Any complaints to be investigated and action taken where appropriate.

Conclusions of the assessment

4.3.8

Noise predictions have been carried out for each working phase (1-5) of the proposals and these have been based on worst case assumptions in respect of machine locations, actual operating time and weather conditions. Predictions of noise resulting from minerals development, haulage and processing have shown that these operations will not exceed the established noise limits for quarry operations at any of the individual receptors in any phase during normal quarrying operations (55 decibel⁵ (dB)(A) during the daytime and 42dB(A) during the night-time).

4.3.9

It has therefore been assessed that there will be no significant noise effects as a result of the recommencement of minerals development at Westdown Quarry.

⁵ Sound is measured in units called decibels (dB). The higher the decibel level, the louder the noise. On the decibel scale, the level increase of ten means that a sound is actually ten times more intense, or powerful.

4.4 Blasting and vibration

Background

- 4.4.1 The purpose of quarry blasting is to fracture the rock and pile it up on the quarry floor to enable it to be loaded for transport to the processing plant. It is important to understand that for any given blast it is very much in the operator's interest to always reduce vibration, both ground and airborne, to the minimum possible. This is because a well-designed, and carefully executed blast with the optimum weight of correctly placed explosive will result in maximum benefit to the operator with minimum effect on neighbours.
- 4.4.2 Vibration criteria for restricting vibrations levels from blasting operations at the nearby Whatley Quarry, also operated by Hanson, are provided in the 1995/6 planning consent for this site. These are considered to be an example of current good practice applied by the Minerals Planning Authority and can be directly applicable to the proposals at Westdown Quarry. It is on the basis of these established criteria that the blasting and vibration assessment has been based – see Chapter 8 of the ES.
- 4.4.3 The same representative receptors used in the noise assessment have formed the basis of the blasting assessment (see **Table 4.1**).

Mitigation measures

- 4.4.4 A reduction in the potential operational blasting vibration impact will be achieved by following good practice measures (taken from the Operator's Good Practice Guide outlined in the UK's Department of Environment Transport and Regions (DETR) report *The Environmental Effects of Production Blasting from Surface Mineral Workings*:
- making accurate surveys and recording of blast area;
 - ensuring correct blast design including correct relationship between burden, spacing and hole diameter;
 - ensuring accurate drilling, keeping subdrill to the minimum required;
 - making accurate surveys & recording of blast holes. If necessary, blast design would be revised in light of survey data;
 - maximising use of free faces including by careful planning of delay sequences;
 - optimising maximum instantaneous charge weight by:
 - ▶ Reducing number of holes,
 - ▶ Reducing instantaneous charge by decking charges,
 - ▶ Reducing bench height or hole depth and
 - ▶ Reducing borehole diameter;
 - optimising blast ratio in any changes to design;
 - where practicable ensuring direction of detonation away from sensitive areas;
 - wherever possible use of unconfined charges would be avoided particularly where fissures or broken ground or weaken of rock from previous blasting is known to be present;

- wherever possible the use of surface lines of detonating cord would be avoided. All surface detonators and explosives would be adequately covered with suitable material;
- stemming material would be of sufficient quality and quantity to confine adequately all explosives upon detonation. A coarse stemming material such as angular chippings should be considered. Drill fines should not be used;
- bottom initiation would be considered in preference to top initiation;
- misfire procedures would have due regard to under-burdened charges;
- if air overpressure is found to be a potential problem consideration would be given to reducing blast panel area;
- blasting would be undertaken at regular times during the working day and only between the hours of 09:00 – 16:30 (Monday to Friday);
- groundborne vibration and air overpressure levels would be monitored from every blast so that information may be employed into any necessary modifications of future blast designs; and
- appointment of onsite contact to which complaints/queries about operational activities can be directed. Any complaints to be investigated and action taken where appropriate.

Conclusions of the assessment

- 4.4.5 The assessment has been able to demonstrate that an allowable Maximum Instantaneous Charge (MIC) of 253kg (proposed project MIC) can be used without exceeding the vibration level criteria of 9mm/sec at a 95% confidence interval at distances of 400m and above. All residential receptors have a separation distance of more than 400m from the proposed blasting locations and therefore the MIC of 235kg will not exceed this criterion at any of the sensitive receptors.
- 4.4.6 It is therefore considered that no significant effects from blasting will occur as a result of the recommencement of minerals development at Westdown Quarry.

4.5 Air quality

Background

- 4.5.1 Chapter 9 of the ES includes an assessment of the effects on air quality (dust) that may arise as a result of recommending minerals development at Westdown Quarry. This has had regard to air quality standards and relevant Government policy.
- 4.5.2 The dust assessment has focussed upon 22 representative sensitive receptors (residential, ecological and industrial) located within 400m of the quarry as set out in **Table 4.2** below.

Table 4.2 Dust sensitive receptors

ID*	Name	Type of receptor
DR1	Bangle Farm/JDM Accountancy	Farm
DR2	Westdown Farm	Farm
DR3	Construction Company	Industry

ID*	Name	Type of receptor
DR4	Tonigre Cottage	Residential
DR5	Mendip Woodlands/ Asham Wood	Ecological
DR6	Mendip Woodlands/ Asham Wood	Ecological
DR7	Mendip Woodlands/ Asham Wood	Ecological
DR8	Mendip Woodlands/ Asham Wood	Ecological
DR9	Mendip Woodlands/ Asham Wood	Ecological
DR10	Mendip Woodlands/ Asham Wood	Ecological
DR10A	Mendip Woodlands/ Asham Wood	Ecological
DR10B	Mendip Woodlands/ Asham Wood	Ecological
DR10C	Mendip Woodlands/ Asham Wood	Ecological
DR10D	Mendip Woodlands/ Asham Wood	Ecological
DR10E	Mendip Woodlands/ Asham Wood	Ecological
DR11	Asham Wood	Ecological
DR12	Asham Wood	Ecological
DR13	Asham Wood	Ecological
DR14	Asham Wood	Ecological
DR15	Ancient Woodlands	Ecological
DR16	Ancient Woodlands	Ecological
DR17	Fordbury Watercourse	Ecological

*DR indicates Dust Receptor.

- 4.5.3 In accordance with Government guidance, the methodology adopted for the assessment of the effects on air quality generated by the Proposed Development has adopted a risk-based approach. The potential for dust emission and dispersal is predominantly influenced by prevailing meteorological conditions, which have been examined as part of the assessment.

Mitigation measures

- 4.5.4 During the operational phases, the principles of good practice mitigation as set out in Section 7 of the IAQM Guidance on the Assessment of Mineral Dust Impacts for Planning (IAQM, 2016) will be adhered to.
- 4.5.5 Environmental measures that have been incorporated into the Proposed Development are:
- A Dust Management Plan (DMP) will be produced and adhered to;
 - Training will be provided to site personnel on dust mitigation and will also cover 'emergency preparedness plans' to react quickly in case of any failure of the planned dust mitigation;

- Implementation of an appropriate monitoring scheme, which could range from visual inspections, dust deposition/flux monitoring, to real-time PM10 continuous monitoring locations;
- Maintain good communication to help alleviate anxieties between the operators and the surrounding communities through the setting up of a Westdown Quarry Liaison Committee;
- Some activities will ideally be planned only during favourable weather conditions. Where possible, particularly dusty activities will be avoided during extended periods of dry and windy conditions;
- Site traffic is often the greatest source of dust on minerals sites. Standard good practices for site haulage which will be incorporated include:
 - ▶ avoiding abrupt changes in direction;
 - ▶ regular clearing, grading and maintenance of haul routes
 - ▶ setting appropriate site speed limits. If practicable, set site-specific and enforceable speed limits (e.g. 10mph. on unmade routes). Where not practicable, the Quarry Manager should set speed limits according to operating conditions at the time;
 - ▶ fitting heavy plant with upswept exhausts and radiator fan shields;
 - ▶ evenly loading vehicles to avoid spillages;
 - ▶ regular application of water, whether by bowser or by fixed sprays, in dry conditions; and
 - ▶ use paved roads where practicable, ensure mobile plant has upward directing exhausts and radiator fan shields
- Clean heavy-duty vehicles used to transport minerals before they leave the site using an effective wheel- or vehicle-washer;
- Site stripping and reinstatement operations, and overburden handling activities will be avoided during dry and windy conditions;
 - ▶ The following measures will be adopted to minimise dust emissions during the mineral processing process:
 - ▶ dampening material, for example, wetting down of rock stockpiles prior to crushing operation;
 - ▶ protection of equipment (for example, conveyors, process plant) by partial or complete enclosure within housing;
 - ▶ use of crushing and screening plant within its design capacity; and
 - ▶ maintenance of good standards of all plant and equipment
- Materials handling – where visible dust emissions occur transfer points and conveyor discharges will be enclosed. As a general provision, other potential impacts will be mitigated wherever practicable by:
 - ▶ installation on an even alignment with no abrupt changes in grade;
 - ▶ return belt cleaners, with arisings collected into a bin or cleaned up;
 - ▶ maintenance of the structures and rollers to minimise spillages;

- ▶ shrouding of feed hoppers, transfer points and discharges;
- ▶ fixed sprays where required;
- ▶ clearance of any spillages to minimise accumulations of loose dry material around the structures;
- ▶ minimisation of drop heights at feed hoppers and discharges;
- ▶ controlling and restricting the duration of the site activities where practicable;
- ▶ storing material under cover, and protecting material from wind;
- ▶ screening material to remove dusty fractions prior to external storage;
- ▶ dampening material using sprays, mists, microfoam or foam;
- ▶ spraying exposed surfaces with chemical binders (after consultation with the regulatory agencies) and spray exposed surfaces of mounds regularly to maintain surface moisture (unless mound surface has formed a crust after rainfall or is grassed);
- ▶ designing hopper load systems to ensure a good match with truck size, and enclose fully on all sides; and
- ▶ vegetating exposed surfaces, e.g. overburden mounds, with quick growing plants.

Conclusions of the assessment

- 4.5.6 No significant effects from dust emissions are expected as a result of the proposals. Although significant effects are expected at Westdown Farm, this property lies within the proposed site boundary and is owned by Hanson. The property is currently unoccupied and will remain so until its removal during the latter phases of the Proposed Development.
- 4.5.7 Emissions will be suitably controlled by a dust management plan, including measures such as covering or damping down material stockpiles and locating such stockpiles away from residential properties, as well as installing wheel washing facilities so that vehicles leaving the site do not spread dust onto local roads. A dust deposition monitoring scheme will also be put in place to check on the effectiveness of the management measures.

4.6 Water

- 4.6.1 Chapter 10 of the ES deals with groundwater issues and surface water drainage. The operational aspects of how quarrying activities at Westdown would have regard to the water environment are summarised below.

Background

Surface water

- 4.6.2 Westdown Quarry sits within the catchments of both Fordbury Water (also known as Whatley Brook) and the Nunney Brook.
- 4.6.3 Within the site, there is a surface water catchment divide across the centre. In the northern half (which includes the former workings of Westdown Quarry), the topographic profile undulates to the north west from a mound at ~170m AOD to the base of the former quarry at ~138m AOD then rises

slightly to ~146m AOD to 150m AOD before dropping into the valley of Fordbury Water at ~132m AOD.

- 4.6.4 In the southern half of the site, the ground gently slopes down from a mound at ~170m AOD to the south east beyond Westdown Farm to ~150m AOD to the south eastern boundary of the site at the junction with the A361 at ~142m AOD. To the south east the land continues to slope gently towards the Nunney Brook at ~112m AOD.
- 4.6.5 The Environment Agency (EA) surface water flood risk map indicates that most of the site is in Flood Zone 1, indicating a low probability of fluvial flooding in the vicinity of the proposed mineral extraction area, restoration areas, and associated ancillary infrastructure. The exception is an area of fluvial Flood Zones 2 and 3 along the bottom of Whatley Brook/ Fordbury Water which is crossed by an existing track which will be used by vehicles transporting material along an existing haul road from the Westdown Quarry area to the Asham Wood void area.
- 4.6.6 A separate Flood Risk Assessment (FRA) has been produced as part of this consolidated planning submission.
- 4.6.7 Finally, there are 8 licensed surface water abstractions and 2 springs within the water assessment study area defined in Chapter 10 of the ES site, and 17 active discharge consent outlets within the same area.

Groundwater

- 4.6.8 As noted in the earlier geology sections, Westdown Quarry is underlain by Pembroke Limestone Group and Jurassic Inferior Oolite. The EA's Groundwater Vulnerability Map categorises these materials as Principal Aquifers, i.e. layers of rock that have high intergranular and/or fracture permeability (high level of water storage) which may support water supply and/or river base flow on a strategic scale. This indicates that they can be highly productive in terms of water yield and can support large abstractions for public supply and other purposes.
- 4.6.9 The site is also underlain by the Portishead Formation and subgroups of the Great Oolite Group, which are identified by the EA as Secondary A Aquifer. These are described as permeable layers capable of supporting local water supplies and in cases forming an important source of baseflow to rivers.
- 4.6.10 Indeed, there are several public water supplies with an associated Source Protection Zone (SPZ) to the north east of the site, which falls within the water assessment study area. Details of this are:
- Egford Well 1 and 2 Bristol Water PLC public water supply sources (License 17/53/012/G/015) approximately 3.7 – 3.9km to the north east of the site. The western boundary of the site overlaps with SPZ Zone 1 of this source.
- 4.6.11 Finally, there are 9 licensed groundwater water abstractions (8 boreholes and 1 well) and 8 private water supplies within the water assessment study area defined in Chapter 10 of the ES site.

Mitigation measures

- 4.6.12 A number of activities associated with the proposed quarry working have been identified as having a potential effect on the water environment, the main ones being the potential effects of quarry excavation and dewatering on: conditions supporting conservation sites; watercourses; groundwater licensed abstractions and private water supplies; springs; as well as surface water and groundwater bodies.
- 4.6.13 As part of the development proposals, several measures designed to prevent the pollution of water resources have been incorporated into the site design and will be implemented as part of the

proposals including pollution prevention, accident response protocols and water monitoring. These include:

- Direct rainfall and intercepted groundwater would be collected in a lagoon in the base of the quarry in the first instance. The dewatering sumps/ settlement lagoons will also be sized to collect all surface water runoff from the void for settlement.
- There will also be a number of other settlement lagoons or catchment pits situated alongside the haul route and the processing plant to capture store and attenuate surface water runoff.
- Attenuation volumes required to control surface runoff to greenfield rates (as assessed in the Flood Risk Assessment) will be provided in on-site settlement/storage lagoons. Following appropriate treatment any excess waters will be pumped and discharged to Whatley Brook/ Fordbury Water in accordance with the terms of a discharge consent which will be agreed with the EA. Discharge rates to Whatley Brook/ Fordbury Water would be controlled to an agreed daily average consent limit.
- Areas that are used for fuel storage and plant operation and refuelling which will be surfaced with fully impermeable materials to prevent any infiltration of contaminated runoff. Any bunding associated with the compound would allow for appropriate pipes at low points to preserve natural flow paths.
- The drainage from the compound area will be designed in accordance with Sustainable Drainage Systems (SuDS) principles and pre-development rates in accordance with the West of England SuDS guidance. Details will be provided within a detailed drainage strategy at the detailed design stage prior to construction.
- Hanson would maintain the on-site settlement/storage lagoons SuDS and undertake silt management for the operational lifetime of the relevant element of quarry operations. Should the existing settlement lagoons have insufficient capacity, an additional silt storage lagoon can be placed.
- There will be no mineral extraction, soil/overburden storage, ground raising, or attenuation basins/lagoons proposed in areas of Flood Zones 2 or 3 as indicated within in Figure 2.4 of the Flood Risk Assessment. The only parts of the site located in Flood Zones 2 and 3 during the working and restoration phases comprise of access roads that link the Westdown Quarry and Asham Wood parts of the Site.
- The removal of soils, overburden and unsaturated limestone, and the recharge of water back into the aquifer as part of the resource mitigation, potentially lessens the protection to the aquifer from pollution, by way of contaminants in the recharge water. However, on-site activities during both quarrying and restoration do not present many opportunities for pollution to occur, and a number of pollution prevention and accident response procedures are proposed. Hanson operate an externally accredited ISO14001 Management System. Relevant procedures include UKCP04 Oil Liquid Fuel and Chemical Storage, UKCP05 Environmental Aspect and Impact Assessment, UKCP09 Emergency Response, UKSP010 Monitoring and Measurement of Product and Service including suitable equipment.
- During any sub-contractor tendering the expected level of environmental control would be included in the tender documents to ensure that all contractors allow for mitigation measures in their costs and method statements.

- The site induction for contractors would also include a specific session on good practice to control water pollution from construction activities. Contractors would be made aware of their statutory responsibility not to “cause or knowingly permit” water pollution. A Pollution Prevention Plan (PPP) and Pollution Incident Response Plan (PIRP) would be prepared for the Proposed Development, the latter in line with GPP 21 (Netregs, 2017), and all contractors would be briefed on these plans, with copies made available on site. Equipment to contain and absorb spills would also be readily available.
- The requirements for mitigating effects of dust and vehicle movements necessitate the dampening down of areas potentially producing dust and the provision of wheel washing facilities. Areas where these activities occur would provide sustainable drainage measures for sediment-entrained run-off, such as silt traps.
- To mitigate against accidental spillages, all chemical storage areas would be within areas of hardstanding, would be bunded so that 110% of the stored capacity is provided, and would be located at least 50m away from any surface watercourses, drains, settlement ponds, and outside the base of the quarry.
- Plant and machinery used during the quarrying would be well maintained to minimise the risks of oil leaks or similar. Maintenance and refuelling of machinery would be undertaken off-site or within designated areas of temporary hardstanding. In these designated areas contingency plans would be implemented to ensure that the risk of spillages is minimised. Placing a drip tray beneath plant and machinery during refuelling and maintenance would contain small spillages.
- In areas where there is a potential for hydrocarbon residues from run-off/ isolated leakages, such as in plant storage areas and around fuel storage tanks and in refuelling zones in the proposed temporary site compound, surface water drainage would be directed to a hydrocarbon interceptor prior to discharge. The interceptor would filter out hydrocarbon residues from drainage water and retain hydrocarbon product in the event of a spillage to prevent release into surface waters at the discharge point and deterioration of downstream water quality.
- Hanson would ensure a site-specific risk assessment is completed and that control measures are implemented to ensure all environmental risks are minimised. Throughout the construction phase best working practices would be adopted and measures to protect the water environment would be taken by adopting recommendations set out in the Environment Agency’s discontinued (but still relevant) PPG Notes.

4.6.14 The specification of the monitoring and any subsequent remedial actions would be the subject of a Monitoring and Mitigation Strategy (MMS).

Conclusions of the assessment

4.6.15 The nature and design of the development proposals at Westdown Quarry and the mitigation proposed (reflected in the schedule of planning conditions) will ensure that all effects on the ground and surface water receptors are not significant.

4.7 Biodiversity

4.7.1 An assessment has been undertaken of the effects of the planned minerals development on the flora and fauna of the site and surrounding area. This is set out in detail in Chapter 11 of the ES. The assessment has had regard to relevant ecological legislation, guidelines, including national and local policies, and comments received from organisations during the scoping stage of the ES.

Background

Statutory and non-statutory designations

- 4.7.2 There are two internationally importance Special Areas of Conservation (SAC) within 3km of Westdown Quarry – Mendip Woodlands SAC immediately north of the site boundary, and Mells Valley SAC, which is located ~ 3km northeast of the site boundary.
- 4.7.3 In terms of sites of national significance, there are 6 (non-geological) Sites of Special Scientific Interest (SSSI) within 5km of the site. These comprise:
- Asham Wood SSSI (Part within the site and to the north of the site boundary);
 - Postlebury Wood SSSI (2.3km south of the site boundary);
 - Edford Woods and Meadow SSSI (2.9km northwest of the site boundary);
 - Old Ironstone Works, Mells SSSI (3km northeast of the site boundary);
 - St. Dunstons Well Catchment SSSI (4.1km northwest of the site boundary); and
 - Vallis Vale SSSI (4.2km northeast of the site boundary).
- 4.7.4 There are also 19 Local Wildlife Sites (LWS) designated by Mendip District Council within 5km of the site. These are:
- Asham Wood East LWS (within the site boundary);
 - Chantry Pond LWS (immediately north of the site boundary);
 - Collie Corner Lane LWS (immediately east of the site boundary);
 - Railford Bottom Wood LWS (0.5km north of the site boundary);
 - Castlehill Wood LWS (0.6km north-west of the site boundary);
 - Baucombe Coppice South LWS (0.75km west of the site boundary);
 - Hare Warren LWS (1.6km north of the site boundary);
 - Little Acre Wood LWS (1.1km north of the site boundary);
 - Barrow Hill LWS (4.6km northeast of the site boundary);
 - Stubbs Wood LWS (0.5km southwest of the site boundary);
 - Railford Bottom LWS (1.5km northeast of the site boundary);
 - Cobby Wood LWS (1.7km north of the site boundary);
 - Norwood Fields LWS (1.1km southwest of the site boundary);
 - Norwood LWS (1.7km southwest of the site boundary);
 - Tadhil Quarry LWS (2.3km north east of the site boundary);
 - Wood at Downhead LWS (1.6km north east of the site boundary);
 - Mells Park LWS (2km north of the site boundary);
 - Melcombe Wood LWS (2.1km north of the site boundary); and
 - Whatley Bottom LWS (1.9km northeast of the site boundary).

Protected habitat and species survey

- 4.7.5 Considerable data gathering, and a range of surveys carried out over the past 3 years were undertaken to assess how the Westdown Quarry 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 potential for use of the site by fauna. This was following by detailed Phase 2 botanical, hedgerow, badger, bat, bird, dormouse, invertebrate (aquatic and terrestrial), great crested newt, otter, and reptile surveys. In consultation with natural England, further detailed (Phase 3) surveys were also carried out in respect of Lesser Horseshoe bats, which included a programme of trapping, tagging and radio tracking. These surveys have been used to describe the existing situation within the site and to identify the potentially sensitive biodiversity receptors.
- 4.7.6 Specifically, on-site surveys found that:
- The site contains a variety of important habitats including hedgerows, lowland calcareous grassland, semi-natural broadleaved woodland, open mosaic habitat on previously developed land.
 - High quality foraging and commuting habitat for bats is present across the site, which is unlit by artificial lighting and categorised as 'E1 – Dark' according to criteria set out by the Institution of Lighting Professionals.
 - Fourteen species of bat were recorded using the Westdown Quarry site, with six of these species roosting in the site within trees, built structures and open cliff faces. Activity was focussed particularly within areas of woodland and scrub, with Fordbury Water providing a key commuting corridor for bats, including a low number of greater horseshoe bats from the maternity colony for which Mells Valley SAC receives designation.
 - The cliff faces of the Asham Void area contained a very small lesser horseshoe day roost (lone bat) and a similarly sized common pipistrelle day roost (lone bat).
 - An outbuilding at Westdown Farm contained a lesser horseshoe bat maternity roost, as well as a small greater horseshoe and common pipistrelle day roost. The lesser horseshoe maternity roost forms part of a wider breeding colony in the local area, which makes use of multiple roost sites on and off of the site. Lesser horseshoes roosting at Westdown Farm do use habitats with the site for foraging and commuting, but data has indicated that habitats outside the site are of greater importance to the colony.
 - A well at Westdown Farm contained a small lesser horseshoe bat hibernation roost.
 - Farmland habitats to the south-east of Westdown Quarry Void are in use by at least three social groups of badger. The three social groups utilise several setts, of which two main/breeding setts and at least 10 non-breeding setts are located within farmland habitats within the site boundary. No evidence of badger was identified in any habitat besides farmland.
 - Dormice within the farmland area to the east of Westdown Quarry void. Two dormice and three nests were recorded towards the southern extent of area, as well as one potential dormouse nest in scrub on the northern boundary of the site. No dormice were identified in Westdown Quarry void or Asham Quarry void where there is a lack of extensive good quality dormouse habitat. Dormice were also no recorded from Asham Wood despite that area providing optimal habitat.

- Although on-site habitats were potentially suitable for reptiles and aquatic invertebrates, further detailed surveys did not identify any notable populations of these species.
- Great crested newts were recorded in, or adjacent to, six waterbodies within or adjacent to the site boundary. Five of these waterbodies were within the site and one within 250m of the site boundary.
- Fordbury Water is in frequent use by otter. Whilst many signs of presence were recorded during the otter surveys, including evidence of several feeding stations, spraints, couches and a disused holt on the site boundary (confirmed as disused by a period of camera trapping), less evidence was recorded on Fordbury Water within the site boundary. As such, it is concluded that otters do not spend prolonged periods within this reach of the watercourse, but instead pass along it frequently.
- A total of 354 species of terrestrial invertebrate were recorded using the site. This included three Priority species (Small heath; Dingy skipper; and Cinnabar), one Red Data Book K species (Alder leaf beetle).

Mitigation measures

4.7.7

In order to minimise potential effects on flora and fauna, the following measures will be undertaken during both the operational and restoration phases of the Proposed Development:

- All areas of ancient woodland and non-designated woodland would be retained during site workings except for two small areas of non-designated woodland, which would be removed (equating to 6% of the total area of woodland within the site). In addition to this, the restoration plan includes for creation of 16.59ha of additional broadleaved woodland.
- Although 0.79ha of lowland calcareous grassland will be lost during the operational phase of the quarry, an additional 17.9ha of lowland calcareous grassland will have been created upon completion of restoration.
- Existing hedgerows on the boundary of the site will be retained and during Phase 1 of the workings, 1,660m of species-rich hedgerow will be planted in an adjacent, the offsite mitigation area (located immediately north of the site).
- In respect of badgers, replacement artificial setts will be created in appropriate locations and a significant new area of primary foraging habitat (i.e. scrub/woodland) along the south western and south eastern boundaries of the site by way of planting on 25m wide soil mounds during Phase 1 and Phase 2. This mitigation will be complemented by other general measures employed for badgers, which will include the installation of badger proof fencing around the void to ensure badgers are excluded and do not come to any harm entering the quarry for example by encountering vehicles or becoming trapped on ledges.
- For bats:
 - ▶ New planting would be created within the offsite mitigation area during Phase 1 including a new belt of tussocky grassland bordered by a species-rich hedgerow.
 - ▶ Areas that have been historically worked and which will be worked on a phased basis in the future will be restored on a phased basis, creating replacement habitats for the benefit of greater horseshoe bats at the same time that habitats are lost from other areas of the site.
 - ▶ Within the site boundary, habitat losses and habitats being retained/created have been input into the Somerset Habitat Evaluation Procedure (HEP) to ensure the scheme design does not result in a net loss of habitat available to foraging and commuting bats.

- ▶ A lighting strategy will be implemented to avoid/minimise light spill onto key bat foraging and commuting habitats (largely comprising riparian corridors, woodland blocks, hedgerows). Where deemed appropriate, this strategy may include measures such as: Selection of appropriate lighting class to minimise excessive lighting; dimming of luminaires when usage of the Proposed Development site would be low; switch off of some/all luminaires at times when works are not being carried out; use of motion sensors for lighting; use of warmer colour temperatures to minimise the short-wave aspect of the spectrum to lower the attractiveness of the light to invertebrates; use of shields; use of back/front light reduced luminaires; use of LED light sources; and considering height luminaires. No works will take place at the site except within the hours of 0600 – 2000 Monday to Friday; and 0600 – 1200 Saturday and Sunday. This avoids much of the active period for bats. Between May and August inclusive the sun does not set before ~2000. Between May 1st and August 17th, the sun rises before ~0600. For a significant proportion of the breeding period, it is not anticipated that there will be any significant overlap between works at the site and bat activity at the site.
- ▶ The loss of a roost site at Westdown Farm (at approximately 15 years after commencement of operations) will be mitigated and compensated for by the provision of identical or near-identical roosting opportunities to be created in Phase 1 of the operation phase (indicative location provided on Figure 11.1 of the ES). Additional roosting opportunities will be provided by way of concrete tunnel(s) to be buried in tipped material in Asham Quarry Void in Phase 1 of the operation phase.
- For Dormice, in addition to 1,660m of species-rich hedgerow being planted in an adjacent, the offsite mitigation area, 1,557m of hedgerow will be retained and enhanced and will remain accessible to dormouse for the lifetime of the scheme. Furthermore, ~4.7ha of woodland will be created on perimeter screenbanks around the site and dormouse boxes will be installed in habitats to be retained and in habitats to be created.
- In respect of otter, no works will take place at the site except within the hours of 0600 – 2000 Monday to Friday; and 0600 – 1200 Saturday and Sunday. This avoids much of the active period for otter, i.e. dusk/dawn/overnight. In addition to this, mitigation measures employed in respect for bats will also have benefit to otters, e.g. employment of a lighting strategy.
- Any removal of vegetation or buildings with the potential to support nesting birds will, wherever possible, be undertaken outside the bird nesting season (March to August inclusive) to ensure compliance with the Wildlife and Countryside Act 1981 (as amended). If any clearance work must be undertaken during the breeding season period, it will only be undertaken after a qualified ecologist has confirmed that the feature does not support any nesting birds.
- Habitat Management Plan (HMP): A long-term habitat management plan would be prepared and agreed with the LPA and Natural England to mitigate loss/damage to habitats/species and manage newly created habitats.
- Restoration will be undertaken in phases to minimise large-scale habitat change.
- Existing good practice measures will ensure that potential harm to on-site species is minimised, e.g. standard dust management measures in line with the Institute of Air Quality Management's dust management guidance will be implemented (see Section 9 of the ES for further details).

Conclusions of the assessment

- 4.7.8 With the mitigation measures in place, the biodiversity assessment has concluded no significant adverse effects on the fauna (including protected species) that are found within the site. Furthermore, it is concluded that the scheme would not contravene legal requirements relating to legally protected species.
- 4.7.9 In respect of habitats i.e. flora, whilst the assessment has concluded significant adverse effects in respect of hedgerows, lowland calcareous grassland and open mosaic habitat on previously developed land, this must be put into the wider context of the long-term restoration proposals for the site. In particular, the restoration masterplan seeks to increase and enhance the area of semi-natural broadleaved woodland habitat by >10x as means of re-enforcing the important bat habitat in the locality and improving the integrity of the existing ancient and non-designated broadleaved woodland areas. Furthermore, in relation to the loss of lowland calcareous grassland, it is anticipated that in the long term, the implementation of the proposed restoration plan would result in large-scale enhancement and creation of new habitat that would result in a significant positive effect.
- 4.7.10 Finally, in respect of Asham Wood SSSI, although effects are predicted to be significant in the short to medium term (due to the temporary loss of habitat), in the longer term, this effect is expected to be fully compensated by the restoration activities, such that the integrity of the SSSI is restored, and even enhanced.

4.8 Historic environment

Background

- 4.8.1 Quarrying operations can affect the historic environment, including listed buildings, scheduled monuments and archaeology below the surface. An assessment of cultural heritage has been undertaken at Westdown Quarry and the details are included in Chapter 13 of the ES.
- 4.8.2 In summary, there are no designated features within Westdown Quarry. Within a 5km radius of the Site there are designated heritage assets including: one Grade II* registered park and garden, The Chantry, the Nunney Conservation Area, the Grade I listed Church of the Holy Trinity, three Grade II* listed buildings and 14 Grade II listed buildings present.
- 4.8.3 There are four Historic Environment Record (HER) records identified within the site boundary comprising:
- an axe head flint scatter located within the agricultural land in the southeast of the site,
 - a coin hoard of Iron Age and Roman coins contained within an urn within the centre of the site,
 - an area of cropmarks extending into the southwest of the site which appear to show numerous medieval or post-medieval quarry pits and fragmentary field boundaries, and
 - the mapped 1950s extent of the limestone quarry within the northwest of the site.
- 4.8.4 A large portion of the site is already disturbed by historic limestone working. Of those areas that are undisturbed by previous workings, these may contain archaeological remains of unknown value. A geophysical survey using magnetometry was carried out in November 2020 across the agricultural fields within the site. Various geophysical anomalies with an archaeological or possible archaeological origin have been identified within the site.

- 4.8.5 Westdown Farm, which is located within the site, has post medieval origins, first appearing on the first edition Ordnance Survey (OS) map, though a house and garden plot is identified at the same location on the Nunney Tithe map. The farm is not recorded within the HER and is not a designated or locally listed heritage asset.
- 4.8.6 There are two areas of ancient woodland within the site, but these will not be impacted by the Proposed Development.

Mitigation measures

- 4.8.7 Environmental measures that have been incorporated into the Proposed Development are:
- Adoption of an agreed scheme of archaeological investigation to ensure that the archaeological interest of any significant deposits and features within the site could be appropriately investigated, recorded, and disseminated, preserving the archaeological interest of these remains, to be secured by planning condition; and
 - Building recording of Westdown Farm, to be secured by planning condition.

Conclusions of the assessment

- 4.8.8 With the adoption of the proposed mitigation measures above, the ES has found that there would be no significant effects on designated sites or their settings.

4.9 Agricultural land and soils

Background

- 4.9.1 Quarrying operations can affect soils and agricultural land quality. An assessment of agricultural land and soils has been undertaken at Westdown Quarry and the details are included in Chapter 15 of the ES. Potentially significant effects on agriculture and soils are geographically discreet and not substantially influenced by changes to the surroundings. As such, the assessment has focussed only on the agricultural land required for the Proposed Development. A detailed Agricultural Land Classification (ALC) survey in line with Natural England guidance was undertaken to support the assessment.
- 4.9.2 Most of the undisturbed part of the Site comprises arable fields surrounded by the Westdown Quarry workings to the north/north-west, the A361 to the south and fields to the east and west. Half of this undistributed land is classified as Grade 3a best and most versatile (BMV) agricultural land, with pockets of Grade 2 BMV agricultural land. The remainder of the Site is generally non-BMV Grade 3b agricultural land with areas of non-agricultural land associated with hedgerows, the farm buildings and access tracks.
- 4.9.3 The majority of the Site is covered by shallow lime-rich, freely draining, loamy soils over limestone, with a thin strip along the southern edge of the Site covered by loamy, freely draining slightly acidic but base-rich soils. The detailed ALC survey identified topsoil and subsoil present at the Site, split into shallow soils, moderately shallow soils and deep soils based on their depth to the limestone bedrock. Both the topsoils and subsoils were generally described as a brown silty clay loams with varying content of limestone stones. These soils will be progressively stripped as quarrying progresses and used to create permanent screening bunds as well as in the restoration of the Asham Wood Void area. Remaining soils stripped during the later phases of quarrying will be used to complete the perimeter bunds and infill the top benches of the quarry as part of the final restoration of the site.

Mitigation measures

- 4.9.4 The following environmental measures that have been incorporated into the Proposed Development and will be secured through the development of a Soils Handling Plan, to be secured by planning condition:
- Topsoils and subsoils will be removed to a depth of 250mm prior to commencement of the quarrying and stored for reuse as part of the final restoration scheme.
 - Good practice measures for soil storage, handling and sustainable reuse will be incorporated into the working and restoration methodology in line with MAFF 2000 and Defra 2009 guidance, including:
 - ▶ Topsoil and subsoil being stripped separately and, where possible, avoiding handling topsoils during or shortly after heavy rainfall;
 - ▶ Storage of topsoil in bunds of no more than 3m in height, grassed and kept free from construction traffic;
 - ▶ Outside areas of development (for example environmental buffers and landscaped areas), minimising requirement for construction trafficking and therefore soil compaction; and.
 - ▶ Loosening of compacted subsoils before being covered by topsoil.

Conclusions of the assessment

- 4.9.5 The assessment has concluded that due to the nature of the Proposed Development, there will be a permanent loss of BMV agricultural land and taking into account the proposed restoration plan which will not include restoration for agricultural use, this represents a significant effect on BMV agricultural land. As a result of the proposed restoration plans and the use of soils in the creation of permanent screening bunds, perimeter bunds and the restoration of the Asham Wood Void area, there is unlikely to be any permanent loss of soil resources and based on the phasing of the quarrying activities, temporary loss of access to soil resources is likely to be limited to between 1 to 5 years.

4.10 Climate

- 4.10.1 The importance of climate and resilience to the impacts of climate change has become increasingly important; even more so since the declaration in 2019 of a Climate Emergency by Somerset County Council (SCC) and the 5 District Councils (Mendip, Sedgemoor, Somerset West and Taunton, and South Somerset). More recently, in October 2020, SCC and the 5 District Councils published Somerset's Climate Emergency Strategy. This strategy notes that climate change is one of the most significant issues facing the world today and the effects are already being felt. The challenge of climate change is a global issue, but everyone needs to play their part. Further consideration of this strategy is set out in **Section 5.5** of this Planning Statement.
- 4.10.2 Minerals developments should minimise their impact on the causes of climate change and where applicable, should reduce vulnerability and provide resilience to impacts of climate change. In designing the recommencement of mineral working at Westdown Quarry, due consideration has been taken of these issues. In terms of the Proposed Development's resilience to the impact of climate change, flooding is a key issue, and this has been considered in detail in both the water assessment of the ES (Chapter 10) as well as the Flood Risk Assessment (FRA). Any areas at risk of flooding, notably Flood Zone 2 and 3, in the Asham Wood Void area are avoided and will not be impacted by the progressive restoration of this part of the site. Furthermore, in seeking to

minimise any impact on the causes of climate change, the Proposed Development will seek, wherever possible and appropriate to do so, to use low emissions and/or electric vehicles, solar powered lighting, and energy efficient lighting and appliances.

4.11 Cumulative effects

Overview

- 4.11.1 As assessment of cumulative effects has also been undertaken and this is set out in Chapter 16 of the ES. This considers whether any of the individual effects of the recommencement of minerals development at Westdown Quarry would 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:
- Whatley Quarry;
 - Halecombe Quarry;
 - Torr Works Quarry;
 - Coleman's Quarry Complex (which comprises Bartlett's North; Orchard; and Crees Quarry Quarries); and
 - Western Skip Hire waste facility.
- 4.11.2 Consideration has also been given to 'other' substantial developments proposed within close proximity of Westdown Quarry as follows:
- Marston Pond Holiday Accommodation (proposed); and
 - Green Pit Lane Housing Development at Nunney Catch (permitted but not constructed).
- 4.11.3 In respect of these 'other' developments, due to its distance from the site, the proposed holiday accommodation scheme at Martson Pond has only been considered in the biodiversity assessment. It is too far distant for any of the other technical assessments and has only been considered in the biodiversity assessment due to an overlap with the Westdown study area associated with Lesser Horseshoe bats.
- 4.11.4 Regarding the recently permitted Green Pit Lane Housing development, this has been considered as future baseline in the Landscape and Visual assessment (Chapter 6 of the ES). For other relevant assessments, i.e. noise, air quality and vibration, effects on this development are either represented by the other Nunney Catch locations selected (which is particularly the case for noise and vibration) or other, much closer receptors have been considered (as in the case of air quality).

Assessment

- 4.11.5 Each of the above sites are currently in operation (although it is noted that parts of the Coleman's complex are dormant – most notably Bartlett's Quarry). 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. In this regard, the cumulative working of Westdown Quarry alongside existing operations is integrated into, and an implicit part of the individual technical assessments.
- 4.11.6 In respect of the Bartlett's component of the Coleman's Quarry complex, this area of the wider site is unable to re-commence working until working has ceased at the nearby Torr Quarry, i.e. the end of 2040. However, an application to re-open the quarry alongside the continued working of Torr

Works was considered by Somerset County Council's on 14 January 2021 (planning application SCC/3742/2020). Although this application was refused consent, this decision was taken after the consideration of cumulative effects in the individual technical chapters of this ES. Consequently, the assessments in this document have been drafted on the basis that the Bartlett Quarry part of the wider Coleman's Quarry complex could be re-opened. This is considered to represent 'worst case' in cumulative terms.

- 4.11.7 It has been demonstrated in every technical chapter of this ES, that no significant 'in combination' effects are anticipated in respect of any environmental topic, with any of the operational or dormant quarries.
- 4.11.8 Furthermore, the Westdown Quarry proposals do not seek to increase the footprint of the quarry, but rather seek to resume (and complete) working and provide a progressive and final restoration for the site. As has been reflected in the technical assessments of this ES, the few significant adverse effects that are predicted would be limited to the site itself, landscape features, and receptors using public rights of way immediately adjacent to the site. It is therefore considered that no significant cumulative effects would occur with other similar sites in the area.

5. Planning policy appraisal

5.1 Introduction

5.1.1 The composite planning submission for Westdown Quarry must be addressed in the context of planning policy contained particularly within:

- National Planning Policy Framework (2018) and accompanying Planning Practice Guidance (2018);
- Relevant policies from the Somerset Minerals Plan (2015); and
- Relevant policies from the Mendip Local Plan Part 1: Strategy and Policies (2014).

5.2 National Planning Policy Framework (NPPF)

Background

- 5.2.1 The Government published its National Planning Policy Framework (NPPF)⁶ on 24 July 2018, and it was last updated in February 2019. This 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. Following the adoption of the first draft of the NPPF in April 2012, many Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs), Minerals Policy Statements (MPSs), and Minerals Planning Guidance Notes (MPGs) have been superseded.
- 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

Overview

- 5.2.3 In relation of minerals, Section 17 'Facilitating the Sustainable Use of Minerals' of the NPPF covers minerals.
- 5.2.4 Paragraph 203 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 205 relates to the issues local planning authorities should consider when determining planning applications. These include:
- "... great weight should be given to the benefits of the mineral extraction, including to the economy ... ;*
- *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;*

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- *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;*
- *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*
- *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 noted in the introductory parts of this submission, as a ROMP and IDO, permission is already in place for the extraction of aggregate mineral at Westdown Quarry. The principle of extraction is established, and as such, this submission is not required to demonstrate a clear need (in landbank terms) for the mineral – indeed, the consented reserve at Westdown is already accounted for in the County Council's calculation of the aggregates landbank.
- 5.2.7 In economic terms however, the resumption of minerals development activities at Westdown will allow Hanson to continue to supply the construction and building materials industries on the South West of England with the minerals required to provide infrastructure buildings, energy and goods that the country needs (paragraph 203 of the NPPF). As has been demonstrated in the socioeconomic section of the ES (Chapter 14), it will also continue to support existing levels and provide additional opportunities for local employment and economic activity. These are considered to be of relative significance in overall terms, especially given the prevailing economic conditions in this part of the South West.
- 5.2.8 With the above points in mind, it is considered that the submission fully accords with the minerals supply elements of the NPPF.

Achieving Sustainable Development

Background

- 5.2.9 The NPPF outlines within paragraph 8 that there are three dimensions to sustainable development, economic, social and environmental. All three elements are of relevance to this submission; however, the environmental and economic roles are of specific interest stating that the planning system and in turn this application should contribute to:

"... 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 ...

... to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Assessment

- 5.2.10 This consolidated submission for Westdown Quarry fully accords with the provisions of sustainable development as set out within the NPPF. Indeed, a key element of the Government's sustainable development strategy is the prudent use of natural resources and by approving an up to date, modern set of planning conditions to facilitate the extraction of important permitted mineral deposits, clear steps would be taken to ensuring that Somerset's landbank of aggregate minerals is extracted in a timely, sustainable manner – providing certainty and security for the residents of the local area.
- 5.2.11 Allied to this, **Section 4** of this Planning Statement and the accompanying ES has demonstrated that resumed extraction at Westdown Quarry can take place in a manner which would not give rise to a large number of significant adverse environmental effects – further demonstration that the Proposed Development represents sustainable development.
- 5.2.12 Finally, and in the longer term, the restoration of this site back to a landform which will be of benefit to the local community as well as beneficial to local biodiversity and the area's wider landscape, reinforces the proposal's compliance with the Government's sustainable development objectives.

Meeting the challenge of climate change, flooding and coastal change

Background

- 5.2.13 NPPF Section 14, paragraph 155 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

- 5.2.14 This composite planning submission is accompanied by a stand-alone Flood Risk Assessment (FRA) and a full assessment of effects on the water environment (see Chapter 10 of the ES). Both the FRA and the ES demonstrate that the vast majority of Westdown Quarry is not located in an area at significant risk of flooding. A small part of the area in the Asham Wood void, adjacent to Fordbury Water lies in Flood Zones 2 and 3. However, the development scheme (and specifically the restoration proposals for this part of the wider site) have been designed to entirely stand off from this area. As such, the resumption of minerals extraction activities at this site would not be contrary to national planning policy in respect of flooding or the water environment.

Conserving or Enhancing the Natural Environment

Background

- 5.2.15 Section 15, paragraphs 170 to 177 outlines relevant planning policy in relation to biodiversity. Paragraph 170 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."*

5.2.16

Paragraph 175 outlines what local planning authorities should consider in terms of biodiversity when considering 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 reasons⁵⁸ and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."*

5.2.17

In respect of amenity issues, the NPPF goes on to state at paragraph 180 and 181 that:

"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement."

Assessment

- 5.2.18 The ES has considered the potential effects in some detail and as noted above, in biodiversity terms, a considerable number of receptors have been considered and it has been shown that interests of nature conservation importance would be safeguarded and, in some cases, in the longer term through progressive site restoration, enhanced by the Proposed Development.
- 5.2.19 In terms of amenity issues, Chapters 7, 8 and 9 of the ES (noise, blasting & vibration, and air quality), have considered whether the minerals extraction scheme would result in any significant adverse effects. Subject to the incorporation of the proposed mitigation detailed in **Section 3** of this Planning Statement, it is concluded that the Proposed Development will not give rise to any significant adverse effects and as such, it is considered that the development fully accords with the provisions outlined within the NPPF.

Promoting Sustainable Transport

Background

- 5.2.20 NPPF Section 9, paragraphs 102 to 111, outlines relevant planning policy in relation to the promotion of sustainable transport. Paragraph 108 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; and*
 - c) *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 110 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 not 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 2** of this Planning Statement, access to Westdown Quarry will be via a new site access to be constructed off the Bulls Green Link Road, which provides access onto the highway network, notably the A361 which lies to the south of the site. The Bulls Green Link Road is a quarry link road constructed in the 1990's. A new weighbridge, site office and staff welfare facilities, with associated parking, will also be constructed.
- 5.2.23 Where appropriate, consideration will be given to the use of ultra-low emission vehicles and renewable energy sources, such as solar powered lighting.
- 5.2.24 The extant permission at Hanson's nearby Whatley Quarry limits mineral exports despatched by road to no more than 4mtpa. To reinforce Whatley Quarry's position as a strategically significant supplier of limestone aggregates, Hanson is separately seeking to secure the continued extraction of limestone from Whatley to allow that quarry to focus on meeting the needs of the UK wide, rail-borne markets, as material from Westdown would supply the local road-borne markets. This means that fewer HGV movements would be anticipated from Whatley Quarry, as the majority of the material extracted would be despatched via the on-site rail head facility. It is proposed that **combined** the two quarries (Whatley and Westdown) would not exceed the permitted 4mtpa of material being despatched from site via road. This would seek to minimise the impact of mineral transport by road in the local road network as well as retain flexibility for HGV transfer to continue from Whatley.
- 5.2.25 Chapter 12 of the ES has assessed the transport effects of the Proposed Development and concludes that the resumption of minerals development at Westdown Quarry will have no significant traffic effects.

Supporting a Prosperous Rural Economy

Background

- 5.2.26 NPPF Section 6 sets out policy for building a strong, competitive economy, with paragraphs 83 and 84 specifically addressing the need for supporting a prosperous rural economy. Paragraph 83 states that planning policies and decisions should enable:
- a) *the sustainable growth and expansion of all types of business in rural areas, both through conservation of existing buildings and well-designed 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.*
- 5.2.27 Paragraph 84 sets out that *"planning policies and decisions 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

- 5.2.28 As detailed in Chapter 14 of the ES which considered that socioeconomic effects of the Proposed Development, it is envisaged that the recommencement of mineral working at Westdown would result in the creation of 56 full time jobs (~40 staff and 16 contractors). The consolidation of the historic consents and the provision of an updated set of planning conditions will ensure the long-term viability of the wider site and allow a site that has been unworked for many years, to be economically active again. In addition to securing direct employment opportunities at the site, 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 fencing, provision of mobile plant etc.
- 5.2.29 It has also been calculated that an additional 34 indirect/ induced jobs will be supported by the recommencement of working at Westdown Quarry (see the calculations in Chapter 14 of the ES for further detail). The development would thus provide beneficial, socio-economic effects through the supporting of local employment and economic activity. These are considered to be of relative significance in overall terms and a clear positive benefit of the resumption of quarrying at Westdown Quarry.

National Planning Practice Guidance (NPPG)

- 5.2.30 To accompany the NPPF, the Government launched new National Planning Practice Guidance (NPPG) on 6 March 2014 (most recently updated on 1 October 2019). It brings together many areas of English planning guidance into a new 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 new single set of guidance, which is all available online.
- 5.2.31 This guidance is now a material consideration in planning decisions and replaces guidance previously contained in MPG14 on periodic reviews. The most relevant NPPG paragraphs are 178-220.
- 5.2.32 The NPPG also provides specific guidance in relation to noise and dust emissions. In relation to the cumulative impact of mineral development, paragraph 017 states that *"The cumulative impact of mineral development is also capable of being a material consideration when determining individual planning applications"*.
- 5.2.33 The NPPG is material to this submission and full cognisance has been taken of it.

Circulars

- 5.2.34 Circulars also provide advice on good practice and other relevant information. There are two key Circulars that are of particular relevance to the consolidated planning submission for Westdown 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; and
 - **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.
- 5.2.35 Cognisance has been taken of these documents in the relevant sections of the accompanying ES.

5.3 Other Policy Documents

UK Minerals Strategy

- 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 the 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 recommencement of minerals development at Westdown Quarry will enable the release of already permitted mineral reserves to meet the demand for minerals, both at a regional and local level.

5.4 The Development Plan

- 5.4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with development plan policy unless material considerations indicate otherwise.
- 5.4.2 The Development Plan for the site comprises:
- Somerset Minerals Local Plan (adopted February 2015); and
 - Mendip District Local Plan 2006-2029 Part I: Strategy and Policies (adopted December 2014).
- 5.4.3 It is also noted that the final draft of the Mendip Local Plan Part II: Sites and Policies was submitted to Government in January 2019 and subject to public examination in July and August 2019. Consultation on the Main Modifications to the Plan took place between January and March 2020. Adoption is expected to take place sometime in 2021. Although not extant policy, the Planning Statement has had cognisance of the Mendip Local Plan Part II: Sites and Policies as relevant to the planning application.

Somerset Minerals Local Plan

Overview and assessment

- 5.4.4 **Table 5.1** summarises and assesses those policies contained within the Minerals Local Plan that are of relevance to this submission and in doing so, demonstrates that the proposals fully accord with the terms of the plan.

Table 5.1 Statement of conformity to the Somerset Minerals Local Plan (2015)

Policy	Policy Summary	Assessment of Scheme
SD1 Presumption in favour of sustainable development	<p>When considering mineral development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants and local communities to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies of this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or <p>Specific policies in the Framework indicate that development should be restricted.</p>	<p>This composite planning submission for Westdown Quarry fully accords with the provisions of sustainable minerals management. Clear steps would be taken to ensuring that Somerset's landbank of aggregate minerals is extracted in a timely, sustainable manner – providing certainty and security for the residents of the local area.</p> <p>Allied to this, as Section 4 of this Planning Statement and the accompanying ES has demonstrated, recommencement of minerals development at Westdown Quarry can take place in a manner which would not give rise to any significant adverse environmental effects – further demonstration that the Proposed Development represents sustainable development.</p> <p>Finally, and in the longer term, the progressive restoration of the Asham Wood Void area as well as the restoration of Westdown Quarry back to a landform which will be of benefit to the local community as well as beneficial to local biodiversity and the area's wider landscape, reinforces the proposal's compliance with sustainable development objectives.</p>
SMP2 Crushed rock supply and landbank	<p>The Mineral Planning Authority will make provision for a rolling 15 year landbank of permitted reserves of both Carboniferous Limestone and Silurian Andesite throughout the Plan Period based on the findings of the Local Aggregate Assessment.</p>	<p>As noted in the introductory parts of this submission, as a ROMP and IDO permissions are already in place for the extraction of aggregate mineral at Westdown Quarry. The principle of extraction is established, and as such, this submission is not required to demonstrate a clear need (in landbank terms) for the mineral – indeed, the consented reserve at Westdown is already accounted for in the County Council's calculation of the aggregates landbank.</p> <p>It is considered that the submission fully accords with the minerals supply elements of this policy.</p>
SMP3 Proposals for the extraction of crushed rock	<p>Planning permission for the extraction of crushed rock will be granted subject to the application demonstrating that:</p>	<p>In economic terms the resumption of minerals development activities at Westdown Quarry will allow Hanson to continue to supply the construction and building materials industries on the South West of England with the minerals required to provide infrastructure</p>

Policy	Policy Summary	Assessment of Scheme
	<ul style="list-style-type: none"> a) The proposal will deliver clear economic and other benefits to the local and/or wider communities; and b) The proposal includes measures to mitigate to acceptable levels adverse impacts on the environment and local communities. <p>...</p>	<p>buildings, energy and goods that the country needs. As has been demonstrated in the socioeconomic chapter of the ES, it will also continue to support existing levels of local employment and economic activity. These are considered to be of relative significance in overall terms, especially given the prevailing economic conditions in this part of the South West.</p> <p>The ES which accompanies this application demonstrates that the resumption of minerals development at Westdown Quarry can continue in a manner which would not give rise to any significant adverse impacts on the environment and local communities.</p> <p>Hanson is one of the UK's leading aggregate producers. Its operations are carried out to high environmental and health and safety standards and Hanson has a proven track record in the responsible working and restoration of its sites.</p>
SMP8 Site reclamation	<p>Mineral sites should be restored to high environmental standards as soon as practicable, where possible through phased restoration whilst other parts of the site are still being worked.</p> <p>The restoration, aftercare and after-use of former mineral working sites will be determined in relation to:</p> <ul style="list-style-type: none"> a) The characteristics and land use of the site; b) The surrounding environmental character and land use(s); and c) Any specific local requirements. <p>Proposals for restoration and aftercare must demonstrate how they meet the criteria set out in policy DM7.</p>	<p>Comprehensive long-term restoration of both the Asham Wood Void area and Westdown Quarry is incorporated as part of the Proposed Development. Section 3 of this Planning Statements sets out the appropriate detail. In developing this masterplan, regard has been given to the range of criteria set out in this policy.</p>
DM1 Landscape and visual amenity	<p>Planning permission for mineral development will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> a) The proposed development will not generate unacceptable adverse impacts on landscape and visual amenity; and b) Measures will be taken to mitigate to acceptable levels adverse impacts on landscape and visual amenity. <p>All mineral development proposals must be informed by and refer to the latest, relevant character assessment, nationally and locally.</p> <p>National Parks and Areas of Outstanding Natural Beauty have the highest status of protection in relation to landscape and scenic beauty. Proposals</p>	<p>Chapter 6 of the ES provides an assessment of the potential effects that the Proposed Development will have on landscape and visual amenity.</p> <p>It concludes that extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland and non-designated woodland would be retained except for two small areas, which would be removed (equating to 6% of the total area of woodland within the site). In terms of those 'lost' landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.</p>

Policy	Policy Summary	Assessment of Scheme
	<p>for mineral development within or adjacent to an Area of Outstanding Beauty will need to take full account of the relevant AONB Management Plan; and proposals within or adjacent to Exmoor National Park will need to take full account of the Exmoor National Park Local Plan.</p>	<p>Most notably, the assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), five of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Proposed Development. The two exceptions relate to aural and visual disturbance from a section of Bridleway SM 8/9, which may disrupt local amenity and levels of tranquillity, and effects upon the Asham Wood SSSI due to land take required to achieve the restoration of the historically disturbed area of Asham Quarry. The level of disturbance within the area of the site which coincides with the SLF during Phases 1 to 3 would give rise to a low magnitude of change within a small internal part of the SLF, although when viewed from within the local landscape, the woodland would appear unchanged. The disruption to one of only two routes which allows the public to access the woodland for a duration of 10 years results in the moderate level of effect being assessed as 'significant' for Phases 1 to 3. Thereafter, the resulting restoration of Asham Wood Void would lead to a beneficial effect with the proposed woodland reinforcing the valued wooded character of the SLF.</p> <p>The assessment of effects on people's views of minerals development at Westdown Quarry has considered the extent to which the development can be viewed and the degree to which views would change. This includes views from residents, Public Rights of Way (PRoW), public open space and the local road network.</p> <p>Residents in the community of Chantry are likely to experience minimal or no views of the Proposed Development. Separation distance and high levels of tree cover would completely screen all views of activities at Asham Wood Void and restrict potential views of upper-level quarrying activities to heavily filtered views of such activities on the eastern fringe of the site. The latter would only be potentially available to a small proportion of people in and around Chantry and would be further reduced by the perimeter bunds for later phases. Other than these short sections of well-vegetated perimeter bunds there would be no views of the restoration landforms, planting nor the waterbody.</p> <p>Residents in the community of Nunney Catch would similarly experience no or minimal views of Westdown Quarry. Separation distances and no variation in elevation means that intervening tree cover around Coleman's and Holwell Quarries and along the Combe would provide screening as it does for those quarries. With this in mind, other than these short sections of well-vegetated perimeter bunds there would be no views of the restoration landforms, planting nor the waterbody.</p> <p>With the above points in mind, it is considered that the Proposed Development complies with the provisions of this policy.</p>

Policy	Policy Summary	Assessment of Scheme
DM2 Biodiversity and geodiversity	<p>Planning permission for mineral development will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> a) The proposed development will not generate unacceptable adverse impacts on biodiversity and geodiversity; and b) Measures will be taken to mitigate acceptable levels (or, as a last resort, proportionately compensate for) adverse impacts on biodiversity geodiversity. Such measures shall ensure a net gain in biodiversity where possible. The Habitat Evaluation Procedure will be used in calculating the value of a site to species affected by the proposal where the conservation value of the habitat is considered to be replaceable and mitigation techniques have been proven. <p>The weight of protection given to a site will be that afforded by its statutory or non statutory designation, its sensitivity and function in maintaining the biodiversity of the county, and its role in maintaining the connectivity and resilience of the country's ecological networks.</p> <p>A 'test of likely significance' will be required for mineral development proposed which directly affect European and international designated sites and in areas that ecologically support the integrity of these sites.</p>	<p>Chapter 11 of the ES sets out a comprehensive assessment of the effects of the Proposed Development on biodiversity and geodiversity.</p> <p>It has been concluded that the Proposed Development would have no significant adverse effects on the fauna (including protected species) that are found within the site. Furthermore, it is concluded that the scheme would not contravene legal requirements relating to legally protected species.</p> <p>In respect of habitats i.e. flora, whilst the assessment has concluded significant adverse effects in respect of hedgerows, lowland calcareous grassland and open mosaic habitat on previously developed land, this must be put into the wider context of the long-term restoration proposals for the site. In particular, the restoration masterplan seeks to increase and enhance the area of semi-natural broadleaved woodland habitat by > 10x as means of re-enforcing the important bat habitat in the locality and improving the integrity of the existing ancient and non-designated broadleaved woodland areas. Furthermore, in relation to the loss of lowland calcareous grassland, it is anticipated that in the long term, the implementation of the proposed restoration plan would result in large-scale enhancement and creation of new habitat that would result in a significant positive effect.</p> <p>Finally, in respect of Asham Wood SSSI, although effects are predicted to be significant in the short to medium term (due to the temporary loss of habitat), in the longer term, this effect is expected to be fully compensated by the restoration activities, such that the integrity of the SSSI is restored, and even enhanced.</p>
DM3 Historic environment	<p>Planning permission for mineral development will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> a) The proposed development will not generate unacceptable adverse impacts on the historic environment or where an adverse impact or impacts have been identified, these can be adequately mitigated; and b) For proposals that impact on the integrity, character or setting of a heritage asset, impacts have been adequately considered by desk-based assessment and field evaluation and with reference to the Somerset Historic Environment Record and the records of designated heritage assets held by English Heritage; and c) Adequate provision will be made for the preservation in-situ or excavation of the asset as appropriate, in discussion with the country archaeologist, and the recording of relevant information to advance understanding of the asset. 	<p>An assessment of cultural heritage is set out in Chapter 13 of the ES. There are no designated features within Westdown Quarry and within a 5km radius of the site there are designated heritage assets including: one Grade II* registered park and garden, The Chantry, the Nunney Conservation Area, the Grade I listed Church of the Holy Trinity, three Grade II* listed buildings and 14 Grade II listed buildings present. There are four HER records identified within the site boundary. A large portion of the site is already disturbed by historic limestone working. Of those areas that are undisturbed by previous workings, these may contain archaeological remains of unknown value. A geophysical survey of the agricultural fields within the site identified various geophysical anomalies with an archaeological or possible archaeological origin. Westdown Farm, which is located within the site, has post medieval origins but is not recorded within the HER and is not a designated or locally listed heritage asset.</p>

Policy	Policy Summary	Assessment of Scheme
	The weight of protection afforded to a heritage asset will reflect the significant of the asset including, but not limited to, its statutory designation(s).	It is considered that with the adoption of the proposed mitigation measures (by planning condition) that the Proposed Development would have no significant adverse effects on designated sites or their settings and as such, conforms with this policy.
DM4 Water resources and flood risk	<p>Planning permission for mineral development will be granted subject to the application demonstrating that the proposed development will not have an unacceptable adverse impact on:</p> <ul style="list-style-type: none"> a) The future use of the water resources, including: <ul style="list-style-type: none"> i. The integrity and function of the land drainage and water level management systems; ii. The quality of any ground or surface water resource, where the risk of pollution and/or adverse impact on the resource would be unacceptable; b) The environmental value and visual amenity of the water resources; and c) Drainage and flood risk to people, property or business. 	Chapter 10 of the ES assesses in some detail the environmental implications of the Proposed Development in the context of ground and surface water. This composite planning submission is also accompanied by a stand-alone Flood Risk Assessment (FRA). Through the application of appropriate mitigation measures, in each case, these assessments have demonstrated that the development would have no significant adverse effects. It is therefore concluded that the development proposals fully accord with the provisions of this policy.
DM5 Mineral extraction below the water table	<p>Proposals for mineral extraction from below the water table will only be permitted if:</p> <ul style="list-style-type: none"> a) They do not generate unacceptable adverse impacts on the water environment or other water interests; b) Monitoring will ensure early warning is given to any potentially unacceptable adverse impact and the applicant will be responsible for taking the necessary remedial action before the effects of the adverse impact become irreversible; c) Water abstraction and mitigation measures do not give rise to unacceptable environmental impacts. 	Chapter 10 of the ES assesses in some detail the environmental implications of the Proposed Development in the context of ground and surface water. Through the application of appropriate mitigation measures, in each case, this assessment has demonstrated that the development would have no significant adverse effects. It is therefore concluded that the development proposals fully accord with the provisions of this policy. Furthermore, it is proposed that ongoing surface and groundwater monitoring would take place throughout the life of the operations.
DM6 Public rights of way	<p>Proposals for mineral development that have the potential to impact on the rights of way network in Somerset will need to demonstrate how the affected part of the network or any alternative route will be managed and maintained. Where proposals are likely to have an unacceptable adverse impact on the rights of way network, the applicant must provide a satisfactory, authorised replacement route (either temporary or permanent).</p> <p>Authorised diversion routes must meet the relevant criteria, be fit for purpose and easily accessible, without causing significant disturbance to</p>	The Proposed Development directly affects three Public Rights of Way (PRoW) – Bridleway SM 8/9, Footpath SM 8/11, and Bridleway 12/43. As set out in Section 3 of this Planning Statement, the development proposals have been designed in a manner which will allow the continued use of these PRoWs. Footpath SM 8/11 and Bridleway FR 12/43 will remain entirely unaffected by the proposed re-opening of Westdown Quarry. Bridleway SM 8/9 however, whilst remaining open, will require the construction of a crossing and associated corral area for horses at the point where quarry vehicles will need to cross between the main Westdown Quarry to the Asham Wood Void area for the period of the proposed Asham Wood restoration works, i.e. up to the end of Year 10. Longer term, through the restoration plan for Westdown Quarry, there are opportunities for enhanced public access

Policy	Policy Summary	Assessment of Scheme
	wildlife. If temporary, the original right of way shall be reinstated as soon as is practicable. If permanent diversion is required this shall seek to improve on and enhance the original public right of way.	with circular walking routes connecting to the existing bridleway (SM 8/9) and provision of a viewing area. With all of these points in mind, it is considered that the scheme fully complies with the provisions of this policy.
DM7 Restoration and aftercare	<p>Planning permission for mineral development will be granted subject to the applicant submitting restoration and after-use proposal, which:</p> <ul style="list-style-type: none"> a) Clearly state how the criteria in the reclamation checklist (Table 7) have been met; and b) Include satisfactory information on the financial budget for restoration and after-use, including how provision for this work will be made during the operational life of the site. <p>Restoration proposals will be subject to a five year period of aftercare. Where proposals require a longer period of management, the proposal will only be permitted if it includes details of how this will be achieved.</p>	<p>Comprehensive long-term restoration of Westdown Quarry, as well as the progressive restoration of the Asham Wood Void area, is incorporated as part of the Proposed Development. Section 3 of this Planning Statements sets out the appropriate detail. In developing this masterplan, regard has been given to the range of criteria set out in this policy.</p> <p>Hanson is one of the UK's leading aggregates producers. Its operations are carried out to high environmental and health and safety standards and Hanson has a proven track record in the responsible working and restoration of its sites.</p>
DM8 Mineral operations and the protection of local amenity	<p>Planning permission will be granted for minerals development subject to the application demonstrating:</p> <ul style="list-style-type: none"> a) That the proposed development will not generate unacceptable adverse impacts on local amenity; b) Measures will be taken to mitigate to acceptable levels (and where necessary monitor) adverse impacts on local amenity due to: <ul style="list-style-type: none"> i. Vibration; ii. Dust and odour; iii. Noise; and iv. Lighting. c) How the applicant intends to engage with local communities during the operational life of the site. 	<p>Chapters 6 (visual) 7 (noise); 8 (blasting/vibration), and 9 (air quality) of the accompanying ES clearly demonstrate that through the application of appropriate mitigation measures, the Proposed Development can be carried out without giving rise to significant adverse effects on local residents' amenity.</p>
DM9 Minerals transportation	<p>Planning permission for mineral development will be granted subject to the application demonstrating that the road network serving the proposed site is suitable or can be upgraded to a suitable standard to sustain the proposed volume and nature of traffic without having an unacceptable adverse impact on distinctive landscape features or the character of the countryside or settlements. Particular regard should be given to:</p> <ul style="list-style-type: none"> a) Highway safety; 	<p>The traffic related environmental effects arising from the scheme have been evaluated and are set out in Chapter 12 of the ES and supporting Transport Assessment. Severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation and accidents and safety have all been assessed. A new site access, in the form of a priority junction, is to be constructed off the Bulls Green Link Road. For the purposes of the assessment, it has been assumed that any future HGV traffic from Westdown Quarry would be split 87% southwards along the C2533 to the A361 and 13% northwards along the C2533 to the</p>

Policy	Policy Summary	Assessment of Scheme
	<ul style="list-style-type: none"> b) Alignment; c) Proximity to buildings; d) Air quality; e) The integrity of the road network including construction and any impacts on capacity; f) Disruption to local communities. <p>Proposal for mineral development that will generate significant transport movements must be supported by a Transport Assessment and Travel Plan.</p> <p>The Transport Assessment will need to demonstrate that appropriate consideration has been given to the alternatives to road transport, including rail, as a primary freight transport option. Alternatives to road transport should be pursued if they are demonstrated to be practicable and beneficial.</p>	<p>A362. Traffic turning onto and off the Bulls Green Link Road would come from a route that is already used by the permitted Whatley Quarry traffic. Only the ~1km stretch along the Bulls Green Link Road represents a new part of the vehicle route.</p> <p>Whatley Quarry is permitted to transport up to 4mtpa via road but due to current market conditions and low market demand, Whatley Quarry is not utilising all of its current allowances. It is intended that future activity at Westdown would be in lieu of the agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mtpa via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mtpa.</p> <p>With these points in mind, it is concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects and as such, the provisions of this policy are fully complied with.</p>
DM10 Land stability	<p>Proposals for mineral development will need to demonstrate, via the submission of a stability assessment prepared by a competent person, that:</p> <ul style="list-style-type: none"> a) The proposal will not have an adverse impact on the stability of neighbouring land or properties; and b) The proposal will not result in watercourse channel instability either during the working phase of a minerals development or at any time after the cessation of mineral extraction operations. 	<p>Chapter 8 of the ES assesses the potential impacts from blasting and vibrations of the Proposed Development on nearby sensitive receptors. Through the application of appropriate mitigation measures, this assessment has demonstrated that the development would have no significant adverse effects.</p> <p>Chapter 10 of the ES assesses in some detail the environmental implications of the Proposed Development in the context of ground and surface water. Through the application of appropriate mitigation measures, in each case, this assessment has demonstrated that the development would have no significant adverse effects.</p> <p>It is therefore concluded that the development proposals fully accord with the provisions of this policy</p>
DM11 Management of solid mineral wastes	<p>Planning permission for the disposal of solid mineral wastes will be granted subject to the application demonstrating that:</p> <ul style="list-style-type: none"> a) It is not practicable to re-use the material; and b) The proposal will not have significant adverse impact on the distinctive character and features of the Somerset countryside. 	<p>Section 3 of this Planning Statement details the Proposed Development phases for the recommencement of mineral workings at Westdown Quarry. It is anticipated that overburden material (oolite) and inert quarry waste generated through the production process will be used as restoration fill material in the progressive restoration of the Asham Wood Void area of the site. This would create a new landform within the former quarry void seeking to recreate the natural side-valley of the Tunscombe Valley. The effects of this proposed restoration landform in the Asham Wood void area have been considered in detail in the landscape and visual impact assessment (Chapter 6 of the ES), which has concluded that the restoration activities would not have any long term significant adverse</p>

Policy	Policy Summary	Assessment of Scheme
		impact on the distinctive character and features of the Somerset countryside. It is therefore concluded that the development proposals fully accord with this policy.
DM12 Production limits and cumulative impacts	The Mineral Planning Authority will impose planning conditions to limit production where this is considered necessary and appropriate to prevent any unacceptable adverse impacts from the operation.	<p>Chapter 16 of the ES sets out a details assessment of cumulative effects, which has been carried out in accordance with the provisions of existing national and local policy guidance. Specifically, this has looked at in-combination effects on receptors of the individual environmental effects of the Proposed Development itself, and in combination effects on receptors with other similar sites and development proposals in the vicinity of the Proposed Development. In terms of the latter, such sites included:</p> <ul style="list-style-type: none"> • Whatley Quarry; • Halecombe Quarry; • Torr Works Quarry; and • Coleman's Quarry Complex (which comprises Bartlett's North; Orchard; and Crees Quarry Quarries); and • Western Skip Hire waste facility. <p>In all cases, it has been concluded that no significant cumulative effects would occur. In this context, the Proposed Development fully accords with this policy.</p>

Mendip District Local Plan

Overview and assessment

- 5.4.5 **Table 5.2** summarises and assesses those policies contained within the Mendip District Local Plan that are of relevance to this application and in doing so, demonstrates that the proposals fully accord with the terms of the plan.

Table 5.2 Statement of conformity to the Mendip District Local Plan 2006-2029 Part I: Strategy and Policies (2014)

Policy	Policy Summary	Assessment of Scheme
DP1 Local identity and distinctiveness	<ol style="list-style-type: none"> 1. All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. 2. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity. Such features may not always be designated or otherwise formally recognised. 3. Where a development proposal would adversely affect or result on the loss of features or scenes recognised as being distinctively, the Council will balance up the significant of the feature or scene to the locality, the degree of impact the proposal would have upon it, and the wider benefits which would arise from the proposal if it were approved. Any decisions will also take into account efforts made by the applicant to viably preserve the feature, avoid, minimise and/or mitigate negative effects and the need for the proposal to take place in that location. 	<p>Chapter 6 of the ES provides an assessment of the potential effects that the Proposed Development will have on landscape and visual amenity.</p> <p>It concludes that extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland and non-designated woodland would be retained except for two small areas, which would be removed (equating to 6% of the total area of woodland within the site). In terms of those 'lost' landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.</p> <p>Most notably, the assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), five of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Proposed Development. The two exceptions relate to aural and visual disturbance from a section of Bridleway SM 8/9, which may disrupt local amenity and levels of tranquillity and effects upon the Asham Wood SSSI due to land take required to achieve the restoration of the historically disturbed area of Asham Quarry. The level of disturbance within the area of the site which coincides with the SLF during Phases 1 to 3 would give rise to a low magnitude of change within a small internal part of the SLF, although when viewed from within the local landscape, the woodland would appear unchanged. The disruption to one of only two routes which allows the public to access the woodland for a duration of 10 years results in the moderate level of effect being assessed as 'significant' for Phases 1 to 3. Thereafter, the resulting restoration of Asham Wood Void would lead to a beneficial effect with the proposed woodland reinforcing the valued wooded character of the SLF.</p>
DP3 Heritage conservation	<p>Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.</p> <ol style="list-style-type: none"> 1. Proposals affecting a Heritage Asset in Mendip will be required to: <ol style="list-style-type: none"> a) Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in 	<p>An assessment of the historic environment is set out in Chapter 13 of the ES. There are no designated features within Westdown Quarry and within a 5km radius of the site there are designated heritage assets including: one Grade II* registered park and garden, The Chantry, the Nunney Conservation Area, the Grade I listed Church of the Holy Trinity, three Grade II* listed buildings and 14 Grade II listed buildings present. There are four HER records identified within the site boundary. A large portion of the site is already disturbed by historic limestone working. Of those areas that are undisturbed by previous workings, these may contain archaeological remains of unknown value. A geophysical survey of the</p>

Policy	Policy Summary	Assessment of Scheme
	<p>sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.</p> <p>b) Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.</p> <p>2. Opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste should be identified. However, mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset.</p> <p>3. Proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage – Enabling Development and the Conservation of Significant Places.</p>	<p>agricultural fields within the site identified various geophysical anomalies with an archaeological or possible archaeological origin. Westdown Farm, which is located within the site, has post medieval origins but is not recorded within the HER and is not a designated or locally listed heritage asset.</p> <p>It is considered that with the adoption of the proposed mitigation measures (by planning condition) that the Proposed Development would have no significant adverse effects on designated sites or their settings and as such, conforms with this policy.</p>
DP4 Mendip's landscapes	<p>Mendip district is defined by its landscapes. Proposals for development that would, individually or cumulatively, significantly degrade the quality of the local landscape will not be supported. Any decision-making will take into account efforts made by applicants to avoid, minimise and/or mitigate negative impacts and the need for the proposal to take place in that location.</p> <p>The following criteria will be applied in relation to particular landscape designations present in the district:</p> <p>1. Within the nationally designated Areas of Outstanding Natural Beauty (AONBs) shown on the Policies Map the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be the primary consideration in the determination of development proposals. New developments will be supported where:</p> <ul style="list-style-type: none"> they foster the social or economic well-being of the communities within the designated area or promote the 	<p>Chapter 6 of the ES provides an assessment of the potential effects that the Proposed Development will have on landscape and visual amenity.</p> <p>It concludes that extraction operations would result in the loss of landscape elements such as arable land, scrub, grassland, hedgerows and buildings / derelict structures. However, in respect of woodland, all areas of ancient woodland and non-designated woodland would be retained except for two small areas, which would be removed (equating to 6% of the total area of woodland within the site). In terms of those 'lost' landscape elements, progressive restoration during the works will seek to both enhance and reintroduce existing landscape patterns, land use and colours/textures which are comparable to those found within the local landscape.</p> <p>Most notably, the assessment concludes that in respect of the Asham Wood Special Landscape Feature (SLF), five of the seven quality criteria which underpin this local landscape designation would remain unchanged as a result of the Proposed Development. The two exceptions relate to aural and visual disturbance from a section of Bridleway SM</p>

Policy	Policy Summary	Assessment of Scheme
	<p>understanding and enjoyment of the special qualities of the AONB - provided that such development is compatible with the wider purpose for which the area was designated, and the site concerned, having regard to alternative options, offers the most appropriate means to limit or mitigate against any negative visual impact on the immediate locality and longer distance panoramic views, and</p> <ul style="list-style-type: none"> the design and appearance of the proposal is responsive to its context and where visible within the wider landscape makes a positive contribution that reinforces the character of the AONB. <p>Proposals in areas adjacent to the AONB will, depending upon their prominence in the wider landscape, be expected to demonstrate that their location and form do not compromise the setting of the designated area.</p> <ol style="list-style-type: none"> Proposals for development which lie within or which would affect the setting of Special Landscape Features (as defined on the Policies Map) will be determined with regard to their impacts upon their specific qualities as described in the 2012 "Assessment of Special Landscape Features." Outside of designated landscape areas, proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including cultural and historical associations, as detailed in the "Landscape Assessment of Mendip District." Proposals affecting Regionally Important Geological and Geomorphological Sites (RIGS) should seek to ensure that the integrity of the area designated is not compromised. 	<p>8/9, which may disrupt local amenity and levels of tranquillity, and effects upon the Asham Wood SSSI due to land take required to achieve the restoration of the historically disturbed area of Asham Quarry. The level of disturbance within the area of the site which coincides with the SLF during Phases 1 to 3 would give rise to a low magnitude of change within a small internal part of the SLF, although when viewed from within the local landscape, the woodland would appear unchanged. The disruption to one of only two routes which allows the public to access the woodland for a duration of 10 years results in the moderate level of effect being assessed as 'significant' for Phases 1 to 3. Thereafter, the resulting restoration of Asham Wood Void would lead to a beneficial effect with the proposed woodland reinforcing the valued wooded character of the SLF.</p>
DP5 Biodiversity and ecological networks	<p>The Council will use the local planning process to protect, enhance and restore Somerset's Ecological Network within Mendip.</p> <ol style="list-style-type: none"> All development proposals must ensure the protection, conservation and, where possible, enhancement of internationally, nationally or locally designated natural habitat areas and species. 	<p>Chapter 11 of the ES sets out a comprehensive assessment of the effects of the Proposed Development on biodiversity and geodiversity.</p> <p>It has been concluded that the Proposed Development would have no significant adverse effects on the fauna (including protected species) that are found within the site. Furthermore, it is concluded that the scheme would not contravene legal requirements relating to legally protected species.</p>

Policy	Policy Summary	Assessment of Scheme
	<p>2. Proposals with the potential to cause adverse impacts on protected and/or priority sites, species or habitats are unlikely to be sustainable and will be resisted. Exceptions will only be made where:</p> <ul style="list-style-type: none"> a) the impacts cannot be reasonably avoided, b) offsetting/compensation for the impacts can be secured, c) other considerations of public interest clearly outweigh the impacts, in line with relevant legislation. <p>Offsets as mitigation or compensation required under criterion b) will be calculated using Somerset County Council's Biodiversity Offsetting methodology.</p>	<p>In respect of habitats i.e. flora, whilst the assessment has concluded significant adverse effects in respect of hedgerows, lowland calcareous grassland and open mosaic habitat on previously developed land, this must be put into the wider context of the long-term restoration proposals for the site. In particular, the restoration masterplan seeks to increase and enhance the area of semi-natural broadleaved woodland habitat by >10x as means of re-enforcing the important bat habitat in the locality and improving the integrity of the existing ancient and non-designated broadleaved woodland areas. Furthermore, in relation to the loss of lowland calcareous grassland, it is anticipated that in the long term, the implementation of the proposed restoration plan would result in large-scale enhancement and creation of new habitat that would result in a significant positive effect.</p> <p>Regarding Asham Wood SSSI, although effects are predicted to be significant in the short to medium term (due to the temporary loss of habitat), in the longer term, this effect is expected to be fully compensated by the restoration activities, such that the integrity of the SSSI is restored, and even enhanced.</p> <p>Finally, it can be confirmed that Somerset County Council's Biodiversity Offsetting methodology has been used in designing the short- and long-term biodiversity mitigation measures and further details of this can be found in Section 11 of the ES (Biodiversity).</p>
DP6 Bat protection	<p>Planning Applications for development on sites within the Bat Consultation Zone will require a 'test of significance' under the Habitats Regulations to be carried out.</p> <p>Applicants must provide, with their application, all necessary information to enable compliance with the Habitats Regulations (or their successor), including any necessary survey work, reports and avoidance / mitigation measures.</p>	<p>A Habitat's Regulations Assessment has been prepared and submitted with this consolidating submission and further details can be found in Chapter 11 of the ES (Biodiversity).</p>
DP7 Design and amenity of new development	<p>The Local Planning Authority will support high quality design which results in usable, durable, adaptable, sustainable and attractive places.</p> <p>1. Proposals for new development should demonstrate that they:</p> <ul style="list-style-type: none"> a) are of a scale, mass, form and layout appropriate to the local context 	<p>Chapters 6 (visual) 7 (noise); 8 (blasting/vibration), and 9 (air quality) of the accompanying ES clearly demonstrate that through the application of appropriate mitigation measures, the Proposed Development can be carried out without giving rise to significant adverse effects on local residents' amenity.</p>

Policy	Policy Summary	Assessment of Scheme
	<ul style="list-style-type: none"> b) protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants c) optimise the potential of the site in a manner consistent with other requirements of this policy d) incorporate all practical measures to achieve energy efficiency through siting, layout and design e) maximise opportunities for: <ul style="list-style-type: none"> i. The use of sustainable construction techniques ii. The use of sustainable drainage systems iii. Renewable energy generation on site iv. The use of water efficiency measures, recycling and conservation v. New residents to minimise, re-use or recycle waste f) use locally sourced or recycled materials wherever practically possible g) meet the access needs of a wide range of users h) incorporate appropriate crime prevention measures i) undertake construction in a manner that makes efficient use of materials and minimises waste. <p>2. All allocations will be the subject of either an appropriately detailed Development Brief or Masterplan or other structured and agreed pre-application process prepared in conjunction with the relevant community. Where a Development Brief/Masterplan is prepared, it will, where appropriate, be adopted as a Supplementary Planning Document prior to the granting of planning permission.</p>	
DP8 Environmental protection	<p>All development proposals should minimise, and where possible reduce, all emissions and other forms of pollution.</p> <p>1. Development (either cumulatively or individually) will be required to demonstrate that it does not give rise to unacceptable adverse environmental impacts on:</p> <ul style="list-style-type: none"> • ambient noise levels; • air quality; 	<p>Chapters 6 (landscape and visual), 7 (noise), 8 (blasting/vibration), 9 (air quality), 10 (water environment), 11 (biodiversity), 12 (traffic and transport), 13 (historic environment), 15 (agriculture and soils), and 16 (cumulative effects) clearly demonstrate that through the application of appropriate mitigation measures, the Proposed Development can be carried out so as to minimise, and where possible reduce, all emissions and other forms of pollution.</p>

Policy	Policy Summary	Assessment of Scheme
	<ul style="list-style-type: none"> the quality of water resources, whether surface river or groundwater; biodiversity; light pollution; land quality and ground stability; residential amenity; and public health and safety. <ol style="list-style-type: none"> Development proposals must include an assessment appropriate to the type and extent of impact and any associated risks to the satisfaction of the relevant environmental body. Any proposed solutions or mitigation measures should comply with relevant EU and British Standards, Environment Agency guidance and national limits or guidelines and take account of any locally adopted standards and supplementary guidance. Development proposals, particularly those in a rural setting and especially those in designated Areas of Outstanding Natural Beauty (AONBs), should make all reasonable efforts to minimise noise and light pollution impacts. Development proposals which are on or adjacent to land which may have been subject to contamination or impact from existing sources of noise will need to demonstrate that measures can be taken effectively to mitigate the impacts on public health, environmental quality, the built environment and amenity. Proposals will only be permitted where the impact and risks are, or can be mitigated appropriately for the proposed use. Appropriate mitigation and remediation will be secured through planning conditions on the development. Development will not be permitted within Sewage Treatment Works Consultation Zones unless it is demonstrated that the environment provided for future users will not be adversely affected. 	
DP9 Transport impact of new development	<ol style="list-style-type: none"> Where appropriate, development proposals must demonstrate how they will improve or maximise the use of sustainable forms of transport (particularly by means other than the private car), and shall include, where relevant, the submission of Travel Plans and/or Transport Assessments. Development proposals will be supported where they: 	<p>The traffic related environmental effects arising from the scheme have been evaluated and are set out in Chapter 12 of the ES and supporting Transport Assessment. Severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation and accidents and safety have all been assessed. A new site access, in the form of a priority junction, is to be constructed off the Bulls Green Link Road. For the purposes of the assessment, it has been assumed that any future HGV traffic from Westdown Quarry would be split 87%</p>

Policy	Policy Summary	Assessment of Scheme
	<ul style="list-style-type: none"> a) make safe and satisfactory provision for <ul style="list-style-type: none"> i. access by all means of travel (particularly by means other than the private car); ii. emergency vehicles; iii. servicing; and iv. parking of motor vehicles and cycles, addressing the needs of all including those with a disability. b) avoid causing traffic or environmental problems within the wider transport network or generating any requirement for transport improvements which would harm the character or locality; and c) avoid direct access on to a National Primary or County Route where the proposals are outside designated Development Limits, unless access via a National primary or County Route location is essential for the type of development proposed and mitigation on and off site is fully undertaken as part of the development to the satisfaction of the Highway Authority. 	<p>southwards along the C2533 to the A361 and 13% northwards along the C2533 to the A362. Traffic turning onto and off the Bulls Green Link Road would come from a route that is already used by the permitted Whatley Quarry traffic. Only the ~1km stretch along the Bulls Green Link Road represents a new part of the vehicle route.</p> <p>Whatley Quarry is permitted to transport up to 4mtpa via road but due to current market conditions and low market demand, Whatley Quarry is not utilising all of its current allowances. It is intended that future activity at Westdown would be in lieu of the agreed traffic volumes as set out in Condition 30 of the February 1996 Whatley Quarry permission (4mtpa via road) (Application Reference 109122/002). Therefore, the HGV traffic from Westdown Quarry and Whatley Quarry combined will not exceed 4mtpa.</p> <p>With these points in mind, it is concluded that the resumption of minerals development at Westdown Quarry will have no significant traffic effects and as such, the provisions of this policy are fully complied with.</p>
DP23 Managing flood risk	<ol style="list-style-type: none"> 1. Development will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will only be considered where essential for regeneration or where necessary to meet specific local requirements. 2. Development in areas at risk of flooding will be expected to: <ol style="list-style-type: none"> a) be resilient to flooding through design and layout; and b) incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards, or a commitment to undertake, such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime, taking into account the predicted impact of climate change. 3. All development will also be expected to incorporate appropriate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable urban drainage systems (SUDS). 	<p>This composite planning submission is accompanied by a stand-alone Flood Risk Assessment (FRA) and a full assessment of effects on the water environment as set out in Chapter 10 of the ES. Those areas of the Asham Wood Void area that fall within Flood Zones 2 and 3 will not be affected by the proposed progressive restoration of this part of the site. Both the FRA and the ES have demonstrated that the nature and design of the development proposals at Westdown Quarry and the adoption of the proposed mitigation measures (by planning condition(s)) will ensure that all effects on the water environment are not significant and thus confirm with the provisions of this policy.</p>

5.5 Other relevant documents

'Towards a Climate Resilient Somerset', Climate Emergency Strategy for Somerset (2020)

Overview

5.5.1 Published in October 2020, the Climate Emergency Strategy for Somerset 'Towards a Climate Resilient Somerset', is a response to the call for action after Somerset County Council (SCC) and the 4 District Councils (Mendip, Sedgemoor, Somerset & West Taunton, and South Somerset) declared a Climate Emergency in 2019 and agreed to work together with partners to produce a strategy for the whole of the county. The Strategy identifies the outcomes that want to be achieved and the steps each organisation, individual community and household needs to commit to, to work towards Somerset being carbon neutral by 2030 and help build resilience against the impacts of Climate Change both now and in the future. The Strategy is built around the following three goals:

- *"To decarbonise Local Authorities, the wider public sector estates and reduce our carbon footprint;*
- *To work towards making Somerset a Carbon Neutral County by 2030; and*
- *To have a Somerset which is prepared for, and resilient to, the impacts of Climate Change."*

5.5.2 The Strategy identifies the key climate change risks for Somerset, notably in terms of transport networks, the built environment, business & industry, the natural environment & agriculture, water (flood risk & drought), and health & wellbeing. Having identified the main sources of emissions in Somerset as well as those sectors which were responsible for the most carbon emissions, the Strategy identifies 9 sectors which have a direct impact on how to manage and respond to Climate Change in Somerset. These sectors are:

- *"The **Energy** we use, the emission produced from its use and the types of energy we will look to harness in future;*
- *Our **Transport** networks – when and where we travel, and the means we choose to make these journeys;*
- *The **Built Environment** – where and how we live and work, the types of homes we live in, our commercial and industrial buildings and what we want for buildings in the future;*
- *Our local economy – specifically our **Business, Industry and Supply Chains**;*
- *Our **Natural Environment** – how we can protect it and utilise it to reduce the harmful impacts of Climate Change;*
- *Our **Farming & Food** – what, where and how we produce our food and crops, vital to the rural economy of Somerset;*
- *Our **Water** resources – how they are managed to minimise the impacts of flooding and drought on our residents, buildings and landscape;*
- *The management of our **Waste & Resources** – how we handle and treat our waste; and*
- *How we **Communicate and Engage** – with Somerset's citizens to enable us all to make life choices which reduce our impact on the environment locally, national and globally."*

5.5.3 For each sector, the Strategy identifies what the issues are, what works, what the Somerset Local Authorities will do, and what businesses, communities and individuals can do to help.

Assessment

- 5.5.4 Although no specific reference is made to the minerals industry in the Strategy, of those 9 sectors identified, due account has been taken of the issues identified for each sector and what can be done by the likes of businesses to help reduce emissions in order to meet the Strategy's goals. **Table 5.3** below outlines how aspects relating to those sectors relevant to minerals extraction identified in the Strategy have been addressed in the Proposed Development.

Table 5.3 Consideration of Somerset's Climate Emergency Strategy relevant to the Proposed Development

Relevant Sector from Strategy	Issues & Considerations identified in the Strategy	How addressed in Proposed Development
Energy	<p>To become carbon neutral, need to eliminate the use of fossil fuels and transition to low carbon, predominantly electric, 'Net Zero' energy system.</p> <p>Renewable energy generation, energy efficiency measures.</p>	<p>Where available, 'green' energy tariff electricity will be sourced.</p> <p>Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, use of solar panels as appropriate on site (e.g. solar powered lighting).</p>
Transport	<p>Shift needed away from conventional petrol and diesel vehicles to electric and low emission to cut emissions and air pollution from transport.</p> <p>Improvements to footpaths and cycleways needed to encourage more local journeys by cycling and walking.</p>	<p>Where feasible and practical to do so, use of electric and/or low emission vehicles will be considered on site.</p> <p>Through the restoration of both the Asham Wood Void area and Westdown Quarry itself, existing bridleways in and around the site will be enhanced.</p>
Built Environment	<p>Make existing homes more energy efficient.</p>	<p>Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, use of solar panels as appropriate on site (e.g. solar powered lighting).</p>
Business, Industry and Supply Chains	<p>All businesses have a direct impact on the climate as a result of their production and consumption of goods and services, and through their operational practices.</p> <p>Encourage business and industry to reduce their environmental impact in the shift to a low carbon economy. Priority areas of focus are: Renewable energy Energy efficiency Supply chains</p>	<p>Energy efficiency measures to be used on site will include using energy efficiency lights and appliances, use of solar panels as appropriate on site (e.g. solar powered lighting).</p> <p>Where feasible and practical to do so, use of electric and/or low emission vehicles will be considered on site.</p> <p>Development of a site-specific Travel Plan as required.</p>
Natural Environment	<p>Climate Change will lead to habitat loss, loss of soil quantity and quality, impacts on water quality, insect decline, and pests and diseases.</p>	<p>The progressive restoration of the Asham Wood Void area, as well as the restoration of the Westdown Quarry void seeks to complement, enhance, and improve the existing habitats in and around Westdown. These will also provide wildlife corridors.</p> <p>Soils stripped to enable mineral extraction will be used on the progressive restoration as well as the creation of permanent screening bunds, which will be planted with replacement hedgerows.</p> <p>Water management plan.</p>

Relevant Sector from Strategy	Issues & Considerations identified in the Strategy	How addressed in Proposed Development
Water	<p>Findings ways to reduce water and energy usage and mitigation carbon costs of water management in order to become carbon neutral.</p> <p>Continued use of Natural Flood Management and Sustainable Drainage Systems (SuDS) to address flood and water management challenges in a more sustainable way and offering increased carbon capture (sequestration) and improved catchment management.</p>	Use of SuDs on site, where appropriate.

6. Conclusions

- 6.1.1 This Planning Statement provides supporting information in respect of a consolidating planning submission for Hanson's Westdown Quarry, near Frome, in Somerset, which comprises:
- Two Interim Development Order (IDO) submissions for the determination of planning conditions under the Planning and Compensation Act 1991;
 - A Review of Old Minerals Planning Permission (ROMP) planning submission for the determination of planning conditions under the Environment Act 1995; and
 - An application made under the Town and Country Planning Act (TCPA) 1990 for works ancillary to the operation of Westdown Quarry, including the construction of an upgraded access, on land that sits outside the ROMP and IDO boundaries.
- 6.1.2 As permission is already in place for the extraction of aggregate mineral at Westdown Quarry, the principle of extraction is established, and as such, this submission is not required to demonstrate a clear need (in landbank terms) for the mineral. In economic terms however, the resumption of minerals development at Westdown Quarry will allow Hanson to continue to supply the construction and building materials industries in the South West 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 section of the ES, the continued development of Westdown Quarry will also support existing and new levels of local employment and economic activity. These are considered to be of relative significance in overall terms, especially given the prevailing economic conditions in this part of the South West.
- 6.1.3 This consolidated submission is, however, required to consider whether extraction at Westdown 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, Flood Risk Assessment, Transport Assessment and Habitats Regulations Assessment, which have addressed all the potential effects of the continued minerals development activities. With a range of 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 from Westdown Quarry would conform to relevant, modern day standards and prevailing Government policy. To reflect this and to facilitate the operation of the quarry, a revised, updated set of modern-day conditions for Westdown Quarry has been prepared and is attached to this document at **Appendix B**. Specifically, it is this schedule of conditions that are presented to the Mineral Planning Authority – Somerset County Council – for approval.

Appendix A

Review of Old Minerals Permission(s) & Town and Country Planning Act Forms and Certifications – Westdown Quarry

**OFFICIAL FORM FOR APPLICATION FOR DETERMINATION OF
CONDITIONS TO WHICH INTERIM DEVELOPMENT ORDER PERMISSION
(OLD MINING PERMISSION) IS TO BE SUBJECT**

**APPLICATION FOR DETERMINATION OF CONDITIONS ON AN INTERIM
DEVELOPMENT ORDER PERMISSION**

**Planning and Compensation Act 1991
(Section 22 and paragraphs 2, 4 and 10 of Schedule 2)**

Name of mineral planning authority: ***Somerset County Council***

3 copies of the completed form and accompanying plans, documents and certificates
should be returned to:

Section 1. The Applicant and the Owners

1.1 Applicant

Name:
Address:
Phone No.

Ian Strachan
Hanson Quarry Products Europe Limited

Whatley Quarry
Frome
Somerset BA11 3LF

1.2 Agent (if any) to whom all letters are sent

Name:
Address:
Phone No.

Mrs Nienke Pengelly
Wood Group UK Limited

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire SY2 5DE

1.3 The surface landowner

Name:
Address:
Phone No.

Hanson Quarry Products Europe Limited
(as above)

1.4 The mineral owner

Name:
Address:
Phone No

Hanson Quarry Products Europe Limited
(as above)

1. 5 Address/Location of site to which IDO permission relates:

***Westdown Quarry, near Frome, Somerset (OS ST 719 661)
(see Figures 1.1, 1.2 and 1.3 of the Planning Statement)***

ANNEX B

(ATTACH: Ordnance Survey base plans showing location of site and the area to which the permission relates outlined in red).

1.6 Date application for registration of Interim Development Order permission was granted by mineral planning authority or finally determined following appeal to the Secretary of State

Date of approval or determination:

IDO/M/1/A (original planning reference 70
– dated 1 November 1947) registered as IDO
on 23 October 1992

Reference number:

Section 2. Current Use of the Land covered by the Permission

2.1. Please give a general description of the land covered by the permission:

See Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

2.2.1. Total area of the land covered by the permission (in hectares): **54 hectares**

2.2.2. Total area to be excavated (in hectares): **39.7 hectares**

2.2.3. Total area to be used for the depositing of mineral waste (in hectares): **2.2 hectares**

2.3. Please describe the present uses of the land:

See Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

Section 3. Details of any land adjoining the permission area owned or controlled by the applicant

3.1. Give the particulars of the applicant's interest in adjoining land (outlined in blue on Ordnance Survey base plans):

See Figure 1.3 of the Planning Statement.

3.2. Give details of any other planning permission relating to the land covered by the permission or to any land specified in 3.1 above:

Not applicable

Please give planning permission reference numbers(s):

Section 4. Nature of intended future development at site

Give details of any intended:

A detailed development description is set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

4.1 Lateral extension of existing working:

4.2. Deepening of existing working:

4.3. Extension of existing operations for depositing mineral waste:

4.4. Re-opening of a disused working:

4.5. Re-activation of operations for the depositing of mineral waste:

Section 5. Proposed Conditions

5.1. Please set out in an attached schedule, the conditions to which you propose the permission should be subject. The conditions should cover:

- Duration of the permission;
- Access, Traffic and Protection of the Public Highway;
- Working Programme;
- Environmental Protection;
- Landscaping;
- Restoration;
- Afteruse;
- Aftercare (where appropriate).

See Appendix B of the Planning Statement for the schedule of conditions.

Section 6. Plans and Drawings

In addition to the location plan, plan showing the area of the permission (and adjoining areas in the applicant's ownership or control, where appropriate), attach plans showing the following:

See Figures 3.1 to 3.7 of the Planning Statement as well as Volume 4 of the Environmental Statement.

6.1 The existing surface levels over the area of extraction and/or depositing and land in the immediate vicinity.

6.2 The general method of working, including details of direction and phasing.

6.3 The proposed final levels of the worked out areas prior to restoration.

6.4 The proposed surface area, height and location of mineral stockpiles; topsoil; subsoil; overburden mounds; and, mineral waste deposits.

6.5 Details of the access to the site, parking, loading, unloading areas etc.

6.6 Details of landscaping and restoration including the final levels of the restored site.

6.7 Details of services crossing or adjacent to the site - eg drainage, gas or electricity supplies.

6.8 Details of land to remain unworked within the area of application.

Section 7. Voluntary Agreements

7.1. Please indicate the need for any agreements to achieve environmental acceptability and after-use identified in pre-application discussions.

See Section 4 of the Planning Statement for further details (and the appropriate mitigation sections in each of the accompanying Environmental Statement chapters).

(ATTACH: Outline or draft agreements.)

Section 8. Publicity and Notification etc of Application

The application must be accompanied by the appropriate certificates and notices required by the Town and Country Planning Act 1990, as if it were an application for planning permission.

See Appendix A of the Planning Statement.

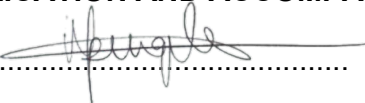
(ATTACH: appropriate certificates and notices)*

* NB: The certificates and notices currently required by sections 65 to 68 of the 1990 Act are set out in:

Schedule 4 and Parts 1 and 2 of Schedule 5 to the Town and Country Planning General Development Order 1988 (SI 1988 No 1813), as amended by Article 2(9) and (10) of the Town and Country Planning General Development (Amendment) Order 1989 (SI 1989 No 603) and Article 10 of the Town and Country Planning General Development (Amendment) Order 1991 (SI 1991 No 1536).

However, applicants should note that these may change and they should consult the MPA well in advance of submitting an application to check what certificates and notices are required.

I/WE HEREBY APPLY FOR APPROVAL OF THE CONDITIONS AS DESCRIBED IN THE APPLICATION AND ACCOMPANYING SCHEDULE AND PLANS.

Signed:.....

Date: **27 January 2021**

On behalf of: **Hanson Quarry Products Europe Limited**

(insert applicant's name if signed by agent)

NOW CHECK that you have enclosed

- i. 3 copies of the location plan with the permission area accurately marked in red (and, where relevant, showing any areas of adjoining land owned or under the control of the applicant accurately marked in blue);
- ii. 3 copies of the plans specified in section 6 of the application form;
- iii. 3 copies of the schedule of proposed operating and restoration conditions;
- iv. 3 copies of the appropriate certificates and notices required.

AND THAT ALL FORMS AND CERTIFICATES ARE SIGNED AND DATED

**OFFICIAL FORM FOR APPLICATION FOR DETERMINATION OF
CONDITIONS TO WHICH INTERIM DEVELOPMENT ORDER PERMISSION
(OLD MINING PERMISSION) IS TO BE SUBJECT**

**APPLICATION FOR DETERMINATION OF CONDITIONS ON AN INTERIM
DEVELOPMENT ORDER PERMISSION**

**Planning and Compensation Act 1991
(Section 22 and paragraphs 2, 4 and 10 of Schedule 2)**

Name of mineral planning authority: ***Somerset County Council***

3 copies of the completed form and accompanying plans, documents and certificates
should be returned to:

Section 1. The Applicant and the Owners

1.1 Applicant

Name:
Address:
Phone No.

Ian Strachan
Hanson Quarry Products Europe Limited

Whatley Quarry
Frome
Somerset BA11 3LF

1.2 Agent (if any) to whom all letters are sent

Name:
Address:
Phone No.

Mrs Nienke Pengelly
Wood Group UK Limited

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire SY2 5DE

1.3 The surface landowner

Name:
Address:
Phone No.

Hanson Quarry Products Europe Limited
(as above)

1.4 The mineral owner

Name:
Address:
Phone No

Hanson Quarry Products Europe Limited
(as above)

1. 5 Address/Location of site to which IDO permission relates:

***Westdown Quarry, near Frome, Somerset (OS ST 719 661)
(see Figures 1.1, 1.2 and 1.3 of the Planning Statement)***

ANNEX B

(ATTACH: Ordnance Survey base plans showing location of site and the area to which the permission relates outlined in red).

1.6 Date application for registration of Interim Development Order permission was granted by mineral planning authority or finally determined following appeal to the Secretary of State

Date of approval or determination:

IDO/M/4/A (original planning reference
1492 – dated 28 June 1948) registered as
IDO on 27 October 1992

Reference number:

Section 2. Current Use of the Land covered by the Permission

2.1. Please give a general description of the land covered by the permission:

See Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

2.2.1. Total area of the land covered by the permission (in hectares): **32.3 hectares**

2.2.2. Total area to be excavated (in hectares): **Not applicable**

2.2.3. Total area to be used for the depositing of mineral waste (in hectares): **4.8 hectares**

2.3. Please describe the present uses of the land:

See Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

Section 3. Details of any land adjoining the permission area owned or controlled by the applicant

3.1. Give the particulars of the applicant's interest in adjoining land (outlined in blue on Ordnance Survey base plans):

See Figure 1.3 of the Planning Statement

3.2. Give details of any other planning permission relating to the land covered by the permission or to any land specified in 3.1 above:

Not applicable

Please give planning permission reference numbers(s):

Section 4. Nature of intended future development at site

Give details of any intended:

A detailed development description is set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

4.1 Lateral extension of existing working:

4.2. Deepening of existing working:

4.3. Extension of existing operations for depositing mineral waste:

4.4. Re-opening of a disused working:

4.5. Re-activation of operations for the depositing of mineral waste:

Section 5. Proposed Conditions

5.1. Please set out in an attached schedule, the conditions to which you propose the permission should be subject. The conditions should cover:

- Duration of the permission;
- Access, Traffic and Protection of the Public Highway;
- Working Programme;
- Environmental Protection;
- Landscaping;
- Restoration;
- Afteruse;
- Aftercare (where appropriate).

See Appendix B of the Planning Statement for the schedule of conditions.

Section 6. Plans and Drawings

In addition to the location plan, plan showing the area of the permission (and adjoining areas in the applicant's ownership or control, where appropriate), attach plans showing the following:

See Figures 3.1 to 3.7 of the Planning Statement as well as Volume 4 of the Environmental Statement.

6.1 The existing surface levels over the area of extraction and/or depositing and land in the immediate vicinity.

6.2 The general method of working, including details of direction and phasing.

6.3 The proposed final levels of the worked out areas prior to restoration.

6.4 The proposed surface area, height and location of mineral stockpiles; topsoil; subsoil; overburden mounds; and, mineral waste deposits.

6.5 Details of the access to the site, parking, loading, unloading areas etc.

6.6 Details of landscaping and restoration including the final levels of the restored site.

6.7 Details of services crossing or adjacent to the site - eg drainage, gas or electricity supplies.

6.8 Details of land to remain unworked within the area of application.

Section 7. Voluntary Agreements

7.1. Please indicate the need for any agreements to achieve environmental acceptability and after-use identified in pre-application discussions.

See Section 4 of the Planning Statement for further details (and the appropriate mitigation sections in each of the accompanying Environmental Statement chapters).

(ATTACH: Outline or draft agreements.)

Section 8. Publicity and Notification etc of Application

The application must be accompanied by the appropriate certificates and notices required by the Town and Country Planning Act 1990, as if it were an application for planning permission.

See Appendix A of the Planning Statement.

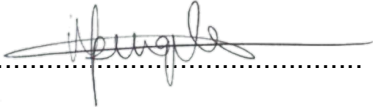
(ATTACH: appropriate certificates and notices)*

* NB: The certificates and notices currently required by sections 65 to 68 of the 1990 Act are set out in:

Schedule 4 and Parts 1 and 2 of Schedule 5 to the Town and Country Planning General Development Order 1988 (SI 1988 No 1813), as amended by Article 2(9) and (10) of the Town and Country Planning General Development (Amendment) Order 1989 (SI 1989 No 603) and Article 10 of the Town and Country Planning General Development (Amendment) Order 1991 (SI 1991 No 1536).

However, applicants should note that these may change and they should consult the MPA well in advance of submitting an application to check what certificates and notices are required.

I/WE HEREBY APPLY FOR APPROVAL OF THE CONDITIONS AS DESCRIBED IN THE APPLICATION AND ACCOMPANYING SCHEDULE AND PLANS.

Signed: 

Date: **27 January 2021**

On behalf of: **Hanson Quarry Products Europe Limited**

(insert applicant's name if signed by agent)

NOW CHECK that you have enclosed

- i. 3 copies of the location plan with the permission area accurately marked in red (and, where relevant, showing any areas of adjoining land owned or under the control of the applicant accurately marked in blue);
- ii. 3 copies of the plans specified in section 6 of the application form;
- iii. 3 copies of the schedule of proposed operating and restoration conditions;
- iv. 3 copies of the appropriate certificates and notices required.

AND THAT ALL FORMS AND CERTIFICATES ARE SIGNED AND DATED

**OFFICIAL FORM FOR APPLICATION FOR DETERMINATION OF CONDITIONS
TO WHICH A MINERAL SITE/MINING SITE IS TO BE SUBJECT**

**APPLICATION OF DETERMINATION OF CONDITIONS FOR MINERAL
SITE/MINING SITE – Environment Act 1995 (Section 96 and paragraph 9 of
Schedule 13/paragraph 6 of Schedule 14)**



Name of mineral planning authority: ... **Somerset County Council**

3 copies of the completed form and accompanying plans, documents and certificates
should be returned to:

.....
.....
.....

Section 1 The Applicant and the Owners

1.1 Applicant

Name: Ian Strachan
Hanson Quarry Products Europe
Limited

Address: Whatley Quarry
Frome
Somerset
BA11 3LF

Phone No:

1.2 Agent (if any) to whom all letters are sent

Name: Mrs Nienke Pengelly
Wood Group UK Limited

Address: Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire SY2 5DE

Phone No:

1.3 Please specify the land or minerals comprised in the site of which the applicant is the owner or in which the applicant is entitled to an interest. Carboniferous limestone, see Figures 1.1, 1.2 and 1.3 of the Planning Statement.

1.4 Please identify and give an address for each other person that the applicant knows or, after reasonable inquiry, has cause to believe to be an owner of any land, or entitled to any interest in any mineral comprised in the site.

1.4.1 The surface land owners

Name: Hanson Quarry Products
Europe Limited

Address: Whatley Quarry
Frome
Somerset
BA11 3LF

Phone No:

1.4.2 The mineral owners

Name: Hanson Quarry Products Europe Limited

Address: Whatley Quarry
Frome
Somerset
BA11 3LF

Phone No:

1.5 Address/Location of Site to which the Application Relates

Westdown Quarry, near Frome, Somerset (OS ST 719 661)
(see Figures 1.1, 1.2 and 1.3 of the Planning Statement)

(ATTACH:

**Ordnance Survey base plans showing location of site and distinguishing the
area(s) to which each permission relates.)**

1.6 Type of Application

Please state whether this application is made in connection with an initial review or a periodic review. If made in connection with a periodic review, please state which review – ie first, second, third etc.

Review of Old Minerals Planning Permission (ROMP) planning submission for the determination of mineral planning conditions under the Environment Act 1995 at Hanson's Westdown Quarry.

1.7 Planning Permissions relating to the Site

Please list all planning permissions for development consisting of the winning and working of minerals or involving the depositing of mineral waste.

Review of Old Minerals Planning Permission (ROMP) reference 016248/005 for the winning and working of limestone – Approval of Schedule of Conditions dated 4 November 1998. This ROMP consolidates two

Section 2 Current Use of the land covered by the Permission(s)

2.1 Please give a general description of the land covered by the permission(s):

Westdown Quarry is a dormant limestone quarry which has not been worked since the late 1980s. Wide scale extraction has already taken place in the Asham Wood Void area and in the north western part of the main Westdown Quarry. Those parts of the site that have not been previously disturbed by quarrying activity are either under agricultural tenancy or woodland.

Further details are set out in Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement.

2.2.1 Total area of the land covered by the permission(s) (in hectares):

ROMP 016248/005 - 14 hectares

2.2.2 Total area to be excavated (in hectares):

ROMP 016248/005 - 2.7 hectares

2.2.3 Total area to be used for the depositing of mineral waste (in hectares)

ROMP 016248/005 - 1.6 hectares

2.3 Please describe the present uses of the land:

Previously excavated mineral workings, last worked in the late 1980s; agricultural land; and woodland. Further details are set out in Section 2 of the Planning Statement and Chapter 3 of the Environmental Statement.

Section 3 Details of any land adjoining the permission area owned or controlled by the applicant

3.1 Give the particulars of the applicant's interest in adjoining land (outline in blue on ordnance survey base plan):

See Figure 1.3 of the Planning Statement.

3.2 Give details of any other planning permission relating to the land covered by the permission or to any land specified in 3.1 above:

Not applicable

Please give planning permission reference number(s):

Section 4 Nature of intended future development at site

Give details of any intended: A detailed development description is set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

4.1 Lateral extension of existing working:

4.2 Deepening of existing working:

4.3 Extension of existing operations for depositing mineral waste:

4.4 Re-opening of a disused working:

4.5 Re-activation of operations for the depositing of mineral waste:

Section 5 Proposed Conditions

5.1 Please set out in an attached schedule, the conditions to which you propose the permission(s) should be subject. The conditions should cover:

See Appendix B of the Planning Statement for the schedule of conditions.

- * Duration of the permission(s)
 - * Access, Traffic and Protection of the Public Highway
 - * Working Programme
 - * Environmental Protection
 - * Landscaping
 - * Restoration
 - * After-use
 - * Aftercare (where appropriate)
-

Section 6 Plans and Drawings

See Figures 3.1 to 3.7 of the Planning Statement as well as Volume 4 of the Environmental Statement.

In addition to the location plan, plan showing the area of the permission(s) (and adjoining areas in the applicant's ownership or control, where appropriate), attach plans showing the following:

- 6.1 The existing surface levels over the area of extraction and/or depositing and land in the immediate vicinity.
- 6.2 The general method of working, including details of direction and phasing.
- 6.3 The proposed final levels of the worked out areas prior to restoration.
- 6.4 The proposed surface area, height and location of mineral stockpiles; topsoil; subsoil; overburden mounds and mineral waste deposits.
- 6.5 Details of the access to the site, parking, loading, unloading areas etc.
- 6.6 Details of landscaping and restoration including the final levels of the restored site.
- 6.7 Details of services crossing or adjacent to the site, eg drainage, gas or electricity supplies.
- 6.8 Details of land to remain unworked within the area of application.

Section 7 Voluntary Agreements

7.1 Please indicate the need for any agreements to achieve environmental acceptability and after-use identification in pre-application discussions.

See Section 4 of the Planning Statement for further details (and the appropriate mitigation sections in each of the accompanying Environmental Statement chapters).

(ATTACH:

Outline or draft agreements.)

Section 8 Notification and Certification of Application

The application must be accompanied by the appropriate certificates and notices required by the Town and County Planning Act 1990, as if it were an application for planning permission.

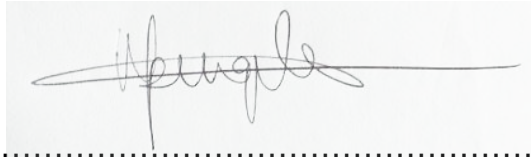
See Appendix A of the Planning Statement.

(ATTACH:

appropriate certificates and notices.)

I/We hereby apply for approval of the conditions as described in the application and accompanying schedule and plans.

Signed:



Date: 27 January 2020

On behalf of: Hanson Quarry Products Europe Limited

- insert applicants name if signed by agent

NOW CHECK that you have enclosed:

- | | |
|-----|---|
| i | 3 copies of the location plan with the permission area(s) accurately marked (and, where relevant, showing any areas of adjoining land owned or under the control of the applicant accurately marked in blue); |
| ii | 3 copies of the plans specified in section 6 of the application form; |
| iii | 3 copies of the schedule of proposed operating and restoration conditions; |
| iv | 3 copies of the appropriate certificates and notices required. |

AND THAT ALL FORMS AND CERTIFICATES ARE SIGNED AND DATED.



**Somerset County Council
Application for Planning
Permission**

**For the Extraction and Working of Minerals
and Associated Developments
TOWN AND COUNTRY PLANNING ACT 1990**

FOR OFFICIAL USE ONLY

Reference number:

Date received:

Date processed:

Fee received: Amount: £

Grid Ref:

Environmental Statement: Yes / No

Data Protection Act 1998

Please note that the personal details (name, address and phone number) supplied on this form will be computerised by Somerset County Council for the purposes of processing the planning application. These details may be disclosed to organisations or individuals with whom the Council consults and will be held on a public file.

Somerset County Council will not divulge your personal details to any other individuals or organisations for any other purpose.

PART ONE - GENERAL INFORMATION

1. Applicant

Name: Hanson Quarry Products Europe Limited
Address: Whatley Quarry
Frome
Somerset
Post Code: BA11 3LF
Tel No. Fax No.
E-Mail address: Ian.Strachan@hanson.biz
Name of Contact: Ian Strachan

Agent (if any) to whom correspondence is to be sent

Name: Wood E&IS UK Ltd
Address: Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire
Post Code: SY2 5DE
Tel No. 01743 342042 Fax No.
E-Mail address: nienke.pengelly@woodplc.com
Name of Contact: Mrs Nienke Pengelly

2. The Application Site

(i) Full address or location of land to which this application relates

Westdown Quarry, near Frome, Somerset.....

Grid reference at centre of site (six figure) ST 719 661

(ii) Description of Proposed Development.....

Application made under the Town and Country Planning Act (TCPA) 1990 for enabling works ancillary to the operation of Westdown Quarry, including construction of an upgraded access, on land that sits outside the ROMP (016248/005) and IDO (IDO/M/1/A & IDO/M/4/A) boundaries.

3. Type of application

Please tick relevant box

(a) Full planning application, including change of use

☒

(b) Renewal of Temporary Permission

☐

(c) Removal/variation of a condition, specify condition(s)

☐

Condition:.....

In the case of (b) or (c) please state Reference No. of previous permission and date granted

3.1 Is the application for:	Please give details, including previous permissions if applicable
(i) Surface mineral extraction/mineral processing	Consolidating planning submission as detailed in Sections 1 and 3 of the Planning Statement.
(ii) Mineral exploration	None
(iii) Underground mining	None
(iv) Siting of new plant/buildings	Consolidating planning submission as detailed in Sections 1 and 3 of the Planning Statement.
(v) Other	Consolidating planning submission as detailed in Sections 1 and 3 of the Planning Statement.

4. Site Details

(a) Present use(s) of site

The site forms part of a wider dormant quarry.

Last previous use of the site as far as known (if different from (a) above)

.....

Application site area (sq m or hectares) (Outline in red on plan)

11.7 hectares

(c) Are there any existing buildings or structures on the site?

YES

(d) What is the applicant's interest in the site? (landowner, lessee, prospective purchaser, owner of mineral etc)

Landowner, owner of mineral

(e) State whether the applicant owns/controls any adjoining land and if so, outline in blue on plan.

See Figures 1.1 to 1.3 of the Planning Statement for further details.

5. Environmental Considerations

State whether the proposal involves:

State YES or NO

(a) alteration or diversion of existing services/utilities (Indicate location(s) on plan)

☐ No

(b) felling or works to trees or hedgerows (Indicate location(s) on plan)

☐ Yes

(c) works affecting the site of a Scheduled Ancient Monument, or the setting of a Listed Building or historic park/garden or works in or adjoining a Conservation Area

☐ No

(d) work which affects or is in the vicinity of a Site of Special Scientific Interest, Local Nature Reserve or other areas of nature conservation interest

☐ No

(e) any rights of way (eg public footpath or bridleway) within or immediately adjoining the site (If 'YES' show details on plan)

☐ Yes

(f) work which will affect a protected species or its habitat

☐ Yes

6. Traffic and Transport

6.1 State method(s) of transportation of processed materials.

Minerals are to be transported by road. Further details are set out in Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment.

6.2 Have you considered using alternative, more sustainable modes of transport, such as rail/barges etc. NO If this is not practicable, please provide justification:

No alternative sustainable modes of transport are available for the site. Further details are set out in Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment.

6.3 Is it proposed to use an existing means of access to the application site? NO

If YES, summarise the access details.

A new site access into Westdown Quarry from the Bulls Green Link Road to the north of the site is to be created using an existing gated field access. Further details are set out in Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment.

6.4 Are new access arrangements to be constructed or alterations to existing access proposed YES

If YES, summarise the proposals (proposed width/construction details) and indicate on plans.

See Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment (Appendix C, Figure 3.3) for further details.

6.5 What is the estimated number of vehicles entering and leaving the site during a normal working day? (including HGVs, cars, vans etc)

		Average	Maximum
CARS	Inbound	56	56
	Outbound	56	56
HGVs	Inbound	See below	See below
	Outbound	See below	See below

State likely capacity
of the HGVs/commercial
vehicles

	Average	Maximum
Inbound	302	302
Outbound	302	302

Please see the accompanying Transport Assessment for further details.

6.6 Summarise routes to be used to the primary road network on leaving the application site. It is envisaged that vehicles would generally turn right out of the site (and left into it) onto the Bulls Green Link Road before travelling in a southerly direction along the C2533 to the A361 and in a northerly direction along the C2533 to the A362. See Section 3.7 of the Planning Statement, Chapter 12 of the Environmental Statement, and the Transport Assessment for further details.

6.7 What provisions have been made for loading/unloading, and vehicular movements within the site (indicate areas on plans).

See Section 3 of the Planning Statement, Chapters 3 and 12 of the Environmental Statement, and the Transport Assessment for further details.

6.8 What are the provisions for car and cycle parking? (State number of spaces provided.)

Existing cars0..... Cycle.....0.....

Proposed cars56..... Cycles.....6.....

Indicate parking provision on layout plans and delineate employee/visitor parking.

Please see Section 4.5 of the accompanying Transport Assessment for further details.

Provision has been made in the proposals for staff and visitor car parking (including disabled and cycle parking), however it is anticipated that full details will be provided at the detailed design stage. Indicative locations are provided on the Indicative site layout plan (40380-WOOD-XX-XX-FG-MD-0016_S0_P01.2)

PART TWO

SPECIFIC QUESTIONS RELATING TO EXTRACTION AND WORKING OF MINERALS AND ASSOCIATED DEVELOPMENT (INCLUDING PROCESSING)

1. Mineral Extraction

1.1 Please state:

Mineral(s) to be extracted

This application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral (limestone) extraction proposals. This Town and Country Planning Act application is for ancillary enabling works (site offices, weighbridge and wheel wash) and an upgraded site access only. Further details are set out in Sections 1, 2 and 3 of the Planning Statement.

1.2 Total quantity of saleable materials to be extracted N/A – the area covered by this application does not involve any mineral extraction.

1.3 Area of excavation – N/A – the area covered see above.

1.4 Maximum depth of surface working – N/A – see above.

1.5 Proposed duration of mineral extraction years months

Start date End date N/A – see above.

1.6 End use (eg construction, industrial processes etc) and immediate proposed destination of mineral(s) products
See Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement for further details.

1.7 Location of any processing plant (including any off-site plant)

See Figures 3.1 to 3.5 of the Planning Statement for further details.

2. 2.1 For surface mineral workings or deposit on land of mineral wastes, please provide the following information in connection with soils and overburden; and the grade of any agricultural land:

See Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement for wider details, but note, this application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

	Depth (mm)		Volume (m ³)
	(Average)	(Ranges)	
Topsoil existing on site	N/A – see above	N/A – see above	N/A – see above
Subsoil existing on site	N/A – see above	N/A – see above	N/A – see above
Overburden to be removed	N/A – see above	N/A – see above	N/A – see above

2.2 Please specify the area of agricultural land (ha) and Agricultural Land Classification grades affected by extraction.
See Chapter 15 of the Environmental Statement for details.

2.3 Summarise the provision to be made for the temporary or permanent storage of soils or overburden
See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

3. Summarise wastes which will result from extraction operations (types and quantities)

See Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

4. Summarise the evaluation procedures undertaken to assess the quantity and quality of the minerals and the results of these

N/A – this application sits alongside two IDO and one ROMP submission and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

5. Summarise the proposed method of extraction and scheme of working including phasing (including the types and quantity of plant and equipment to be deployed).

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement, but note, this application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

6. Mineral Processing

Type and quantity of material to be processed on site	Type	Maximum tonnes per annum
---	------	--------------------------

It is proposed to extract approximately 2 million tonnes per annum of aggregate grade limestone from the quarry, with operations lasting 21 years, to 2042. Further details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

7. Mineral products from processing:

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

type (a)	Estimated annual production	tonnes
type (b)	Estimated annual production	tonnes
type (c)	Estimated annual production	tonnes
.....

8. Summarise plant and machinery to be used in processing of minerals

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

9.

9.1 Maximum height of plant as measured from existing ground level m

9.2 Maximum height of stockpiles or storage facilities for processed material as measured from existing ground level m
(please indicate location on plans)

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

10. Plant Capacity

	Tonnes per hour	Tonnes per year
Estimated normal capacity of processing plant		
Estimated maximum capacity of processing plant		

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

11. Source of water (if any) to be used in processing:

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 10 of the Environmental Statement.

12. Details of waste arising from processing:

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

12.1 Nature of waste

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

12.2 Estimated annual quantity produced m³

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

12.3 Please specify maximum height(s) of any waste/tip(s) as measured from existing ground level m

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

12.4 Is it proposed for waste tips to be located within excavations? YES/~~NO~~
(If so, please indicate location on plans) See Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

12.5 Is it proposed to dispose of any wastes at a separate site? YES/~~NO~~

If yes, please state the location

12.6 Specify methods to be used to transport waste (e.g. pipeline, conveyor belt)

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

12.7 Will the mineral processing involve tailing/settlement lagoons? YES/~~NO~~

13. Other Buildings, Plant or Structures

Describe briefly:

13.1 Purpose of buildings

Site offices and welfare facilities, weighbridges and wheel wash are to be provided on site. See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details.

13.2 Size and appearance of buildings etc. (Please indicate location on plans)

See Section 3 and Figures 3.1 to 3.5 of the Planning Statement and Chapter 3 of the Environmental Statement for details. The indicative location and elevations of the proposed site offices, weighbridge, and wheel wash are provided on plans 40380-WOOD-XX-XX-FG-MD-0016_S0_P01.2 and 40380-WOOD-XX-XX-FG-MD-0017_S0_P01.1.

14.

Would any ancillary operations last beyond the period of mineral extraction? NO
If yes, describe these operations

.....
.....
.....

15. Environmental Effects of Development

Proposed hours of operation of site – Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

	Time Periods (hours)	Days of Week
(i) Mineral prospecting/soil stripping		
(ii) Replacement and overburden removal		
(iii) Mineral working		
(iv) Mineral processing		
(v) Vehicular movements		
(vi) Other (specify) eg operation of conveyor, servicing, testing or maintenance of plant and machinery		

16. Noise levels and proposed controls – Details are set out in Chapter 7 of the Environmental Statement.

16.1 State existing background noise levels at site boundaries and/or nearest properties, where measured (delete as appropriate)

Details are set out in Chapter 7 of the Environmental Statement.

16.2 State predicted noise levels at site boundaries and / or nearest properties where assessed (delete as appropriate)

Details are set out in Chapter 7 of the Environmental Statement.

16.3 State predicted sound power levels from plant to be deployed at the site.

Details are set out in Chapter 7 of the Environmental Statement.

16.4 Describe proposed measures for controlling noise and arrangements for noise monitoring (as relevant)

Details are set out in Chapter 7 of the Environmental Statement.

17. 17.1 Describe proposed measures for controlling and suppressing dust for all stages of the process (eg stockpiles, haulage, processing and maintenance of hardstanding).

Details are set out in Chapter 9 of the Environmental Statement.

17.2 Describe measures for minimising the spread of any minerals and waste onto the public highway (ie wheelwashing/road sweeping etc)

Details are set out in Chapter 9 of the Environmental Statement.

18. Blasting (where relevant)

18.1 Will mineral extraction require blasting? YES
If yes, state predicted maximum blasting vibration levels at nearby properties.

Details of predicted maximum blasting vibrations levels are set out in Chapter 8 of the Environmental Statement.

18.2 State anticipated frequency and hours of blasting (weekdays; other)

Details are set out in Section 3 of the Planning Statement and Chapter 8 of the Environmental Statement.

18.3 Indicate proposed public warnings for blasting

Details are set out in Chapter 8 of the Environmental Statement.

18.4 Indicate proposed methods for monitoring vibration from blasting

Details are set out in Chapter 8 of the Environmental Statement.

19. Will any hazardous materials be used or stored on site? NO
If yes, specify type and storage method.
(See Guidance notes for details).

.....
.....

20. Water

20.1 Outline any proposed measures to control water pollution and drainage/flood control measures

Details are set out in Chapter 10 of the Environmental Statement.

20.2 If working is to take place below the natural water table,
is the working to be ~~WET~~/ DRY (delete as appropriate)

If dry, please provide details of existing water table levels and describe proposed methods of dewatering,
proposed method of water disposals and any proposed mitigation measures.

Details are set out in Chapter 10 of the Environmental Statement.

20.3 State the measures to be taken to prevent the spillage or seepage of fuel oils during delivery, storage and
handling on site.

Details are set out in Chapter 10 of the Environmental Statement.

20.4 Has a flood risk assessment been undertaken for this development; if so please provide details.

Yes - please see that attached Flood Risk Assessment.

21. State whether any processes are to be registered under Part A and B of the Environmental Protection Act 1990
and describe the nature of these operations.

N/A

22. Outline any screening and landscaping proposals during working, location, height and length of bunds, tree
planting schemes etc.

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental
Statement.

23. Outline any measures to ensure stability of working faces, tips and associated structures.

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

24. Landfilling of Mineral Extraction Sites

**If your application involves any landfilling using materials not generated on the application site, eg
Household Waste please complete the Council's Waste Application Forms.**

25. If your application includes:

- Mineral exploration also complete Annex 1 – N/A
- Underground mining also complete Annex 2 – N/A
- Major surface disposal of mine or quarry waste complete Annex 3 – N/A
- Oil and Gas operations complete Annex 4 – N/A

This application is part of a wider consolidating scheme for which there is a proposed restoration plan in place. Figures below thus cover the whole of the consolidated planning submission area. Further area details are set out in Chapter 6 of the Environmental Statement.

26. Restoration, Aftercare and Afteruse

26.1 Summarise the intended afteruse(s)

Agricultural	YES /NO	Total area ha
Forestry	YES /NO	Total area ha
Amenity (specify) Woodland; Grassland	YES/ NO	Total area 44.4ha; 32.2ha..... ha
OtherWater (including built development, specify)	YES/ NO	Total area 28.4ha ha

26.2 Is restoration and aftercare to be phased?

YES/~~NO~~

If yes, please summarise number and duration of phases and the interaction between extraction, restoration and aftercare (indicate on plans and ghant chart)

The restoration plan is shown on Figure 3.6 of the Planning Statement and Figure 3.8 of the Environment Statement. Further details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

27. Give details of the proposed use of soil materials in restoration

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

	Total Amounts (m³)	Average Thickness to be Spread (mm)
Topsoil from site		
Subsoil from site		
Overburden/other soil making material		
Other soil sources (please state)		

28. Summarise the methods and machinery to be used in stripping, restoring soils and formation of storage mounds.

Details are set out in Section 3 of the Planning Statement and Chapter 3 of the Environmental Statement.

29.

29.1 Is any restoration work likely to take place within 12 months of the commencement of working? YES/~~NO~~
If yes, describe the proposed aftercare.

Details are set out Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

29.2 If no, summarise the items proposed for inclusion in an aftercare scheme, to be agreed at a later date, including land management during the aftercare period and intended arrangements in the longer term.
N/A

29.3 Who would carry out the aftercare operations?

Hanson

29.4 Are there any specific proposals or agreements for the management of the land YES/NO
(Give details)

.....
.....
.....
.....

30. Benefits of the Development

Please indicate fully what you consider to be the economic and environmental benefits of the proposals

Details are set out in Sections 1- 3 of the Planning Statement and in Chapters 1-3 of the Environmental Statement.

31. Plans and Drawings: please list the plans and drawings submitted with the application

Details are set out in Section 3 of the Planning Statement, specifically Figures 3.1 to 3.7 as well as Volume 4 of the Environmental Statement.

Type of Plan	Drawing No.	Title/subject

32. Environmental Statement

32. 32.1 Have you submitted an Environmental Statement with this application? YES

32.2 If an Environmental Statement is not mandatory, is the applicant willing to provide copies of the application documents, including the Environmental Statement?

YES/NO

If Yes, please provide the address where the information can be obtained from, and the price of providing copies of the relevant documents including the Environmental Statement if available for purchase:

Address:

Wood Group UK Ltd, Canon Court North, Abbey Lawn, Abbey Foregate, Shrewsbury, Shropshire SY2 5DE

Cost: £20.00 (CD / electronic copies only)

33. Certification

33.1 What certificates have been completed and submitted as required by Article 7 of the General Development Order 1995 (tick as appropriate).

Certificate A

☒

B

☐

C

☐

D

☐

The Mineral Planning Authority cannot consider an application unless it is accompanied by appropriate certificate.

33.2 Fees

What fee accompanies this application

£

34. Declaration

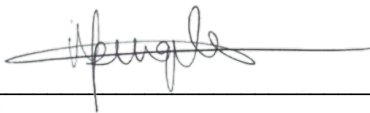
(Delete as appropriate)

I / ~~We~~ hereby apply for permission to carry out the development described in this application and declare that, to the best of my/our knowledge, the information is correct; and

(in the case of agents)

that I am/~~we~~ are fully authorised to submit this application on behalf of the applicant(s)

Signed

A handwritten signature in blue ink, appearing to read 'H. P. H.', is written over a horizontal line.

*On behalf of Hanson Quarry Products Europe Limited

*delete as appropriate

Date 27 January 2021

**APPLICATION TO CARRY OUT MINERAL WORKINGS AND ASSOCIATED DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990**

THIS ANNEX SHOULD BE COMPLETED (IN ADDITION TO THE MAIN MINERALS APPLICATION FORM AND ANY OTHER RELEVANT ANNEXES) FOR PROPOSALS INVOLVING MINERALS EXPLORATION (INCLUDING OIL OR GAS). **PLEASE READ THE ACCOMPANYING GUIDANCE NOTES BEFORE COMPLETING THESE QUESTIONS.**

Location : Westdown Quarry, near Frome, Somerset

A1.1 Mineral(s) sought
(gas, oil, coal methane)

This application sits alongside two IDO and one ROMP submissions and it is these submissions which specifically relate to the mineral extraction proposals. This Town and Country Planning Act application is for ancillary works and an upgraded access only and does not necessitate the extraction of any mineral deposits.

Please see Sections 1, 2 and 3 of the accompanying Planning Statement for further details.

A1.2 Exploration site area ha

A1.3 (a) Duration of operations Months Days

(b) Hours of Working

	Time of Day	Days of Week
Operational periods		

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

A1.4 If exploration involves boreholes or other excavations, please state:

Number Depth

Details are set out in Section 3 of the Planning Statement and Chapter 8 of the Environmental Statement.

A1.5 If the exploration involves seismic methods, state the route of the survey.

.....
.....

A1.6 If explosive charge will be used, state:

Depth of charge

Ground vibrations expected at the nearest affected properties

Maximum instantaneous charge

Proposed maximum and average number of blasts per day

Details are set out in Section 3 of the Planning Statement and Chapter 8 of the Environmental Statement.

A1.7 Summarise measures to make the site safe after cessation of operations

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

A1.8 State restoration proposals.

Details are set out in Section 3 of the Planning Statement and Chapters 3 and 6 of the Environmental Statement.

GUIDANCE NOTES FOR MINERAL EXPLORATION	
DETAILS OF WHAT IS EXEMPT FROM PLANNING PERMISSION CAN BE FOUND IN PART 22 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995	
A1.1	In most cases the minerals type will be known and should be stated. Where the minerals being sought are not known, applicants should state the purpose of operations being undertaken.
A1.2	This should give an indication of the site area (ha) to be explored. Applicants should ensure that this is outlined in red on a plan and specified in the main minerals application form.
A1.3	Applicants should state the length of working in months and/or days the time of day when exploration works will occur.
A1.4	To be completed by applicants whose works involve use of boreholes or other excavations.
A1.5 + 1.6	To be completed by applicants whose works involve use of seismic methods.
A1.7	Applicants should indicate the measures they intend adopting to make the site safe after cessation of exploration using boreholes or seismic methods (if appropriate).
A1.8	Applicants should specify any restoration proposals they intend to adopt after the cessation of exploration.

Appendix B

Schedule of Conditions

Westdown Quarry: Schedule of Updated Planning Conditions

Approved Documents

1. The development hereby approved shall only be carried out in accordance with the following documents:
 - (a) Description of the working method and of restoration and aftercare as set out in Section 3 of the document entitled '*Westdown Quarry Planning Statement*' dated January 2021.
 - (b) Mitigation measures as set out in the document entitled '*Westdown Quarry Environmental Statement*' dated January 2021: Chapter 7 in relation to noise; Chapter 8 in relation to blasting; Chapter 9 in relation to air quality; Chapter 12 in relation to traffic; Chapter 10 in relation to the water environment; and Chapter 11 in relation to ecology.
 - (c) The following drawings of the document entitled '*Westdown Quarry Planning Statement*' dated January 2021:
 - a. Figure 1.1 - Site location plan;
 - b. Figure 1.2 - Existing planning consent boundaries;
 - c. Figure 1.3 - Westdown Quarry consolidated site boundary;
 - d. Figure 3.1 to 3.5 - Phasing plans (phases 1-5);
 - e. Figure 3.6 - Restoration masterplan; and
 - f. Figure 3.7 - Cross sections.

Reason: To ensure the development is carried out in accordance with the approved documents.

2. From the date of this decision notice to the completion of development, a copy of this permission, including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be available for inspection in the site office during the permitted hours of operation, and subsequently, shall be made available to all persons with responsibility for the site's aftercare and management.

Reason: To ensure the development is carried out in accordance with the approved documents.

Matters Requiring Approval prior to Commencement of Phase 1

3. The development hereby approved shall only be carried out in accordance with a scheme or schemes to be approved in writing by the Mineral Planning Authority prior to the commencement of Phase 1, relating to the matters listed below:
 - (a) A Soil Replacement Strategy linked to Figure 3.6 Restoration Masterplan of the '*Westdown Quarry Planning Statement*' dated January 2021, which shall clearly describe the proposed soil handling and replacement methods to be used at the site, appropriate to the grade of soil and intended after-use. The Soil Replacement Strategy shall also include details of the proposed soil depths upon restoration and plant and machinery to be used as appropriate steps to prevent the spread of any soil-borne plant or animal diseases.

Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

- (b) A Blasting and Vibration Monitoring Plan which shall identify suitable monitoring locations as well as mitigation measures and measures to be implemented during blasting operations to minimise the effects of air overpressure, and details of the proposed monitoring frequency and a plan showing the monitoring locations. The scheme shall also include details of the siting of warning flags and notice boards and procedures for informing occupiers of adjacent residential properties of blasting procedures.

Reason: To ensure the development is carried out in an orderly manner and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).

- (c) A Noise Monitoring Plan including exact locations of noise monitoring points and proposed monitoring frequency for both normal and temporary operations. The locations of noise monitoring points shall be chosen to ensure that the possibility of off-site noise affecting measurements is reduced to a minimum.

Reason: To ensure the development is carried out in an orderly manner and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).

- (d) A Dust Action Plan, which shall include:

- i. Exact locations of monitoring points.
- ii. Proposed monitoring frequency and methodology to be used for assessing monitoring results.
- iii. Identification of plant and machinery and working methods to be employed on site.
- iv. Use of baseline Real Time and Passive Dust Monitoring information to establish a 'trigger' levels.
- v. Arrangements for the monitoring of wind direction and speed.
- vi. A strategy identifying normal extreme conditions having regard to historical meteorological data.
- vii. The measures to be triggered during periods of extreme conditions.
- viii. Arrangements for reporting to the Mineral Planning Authority and for recording and review.
- ix. Details of all measures to minimise and control dust, including dust control equipment.
- x. A programme for regular review of the Dust Action plan.

Reason: To ensure the development is carried out in an orderly manner and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).

- (e) A Habitat Management Plan detailing the arrangements for creating and managing habitat for badgers, bats, great crested newts, otters, reptiles, breeding birds and invertebrates. The Habitat Management Plan should also detail measures for protecting and positively managing on-site veteran trees, woodland, water bodies and for the management of non-native invasive plant species.

Reason: To ensure the development is carried out in a manner which protects interests of ecological importance. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM2 Biodiversity and Geodiversity and Parts 15 and 17 of the National Planning Policy Framework).

(f) Details of any planting and landscaping including:

- i. The species to be planted, and the percentage of the total to be accounted for by each species;
- ii. The size of each plant and the spacing between them;
- iii. The preparations to be made to the ground before planting;
- iv. The fencing off of planted areas; and
- v. A subsequent maintenance and management programme during the after-care period once the hedgerow, tree, and shrub planting has been carried out, which shall include the weeding of the planted area, repairing if any damaged fencing, and the replacement of any plants which die or are seriously affected by disease and a detailed schedule as to when the aftercare period commences for each area;

Reason: In the interests of residential and visual amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM1 Landscape and Visual Amenity and Parts 15 and 17 of the National Planning Policy Framework).

(g) A Water Monitoring and Mitigation Strategy is agreed, which should include:

- i. Details of the sizing, location and maintenance of the settlement lagoons required to collect all surface water runoff;
- ii. Details of the drainage arrangements within the site's compound area;
- iii. Details of the groundwater monitoring borehole network;
- iv. An appropriate method and timescale for the submission of on-going groundwater monitoring data.

Reason: To ensure the development is carried out in a manner which protects the water environment. (Adopted Somerset Minerals Local Plan (February 2015) Policies DM4 Water Resources and Flood Risk and DM5 Mineral Extraction below the Water Table and Parts 14, 15 and 17 of the National Planning Policy Framework).

(h) A written scheme of investigation setting out a programme of archaeological work, including the building recording of Westdown Farm. Development shall thereafter take place in accordance with the agreed details.

Reason: To comply with Paragraphs 197 and 199 of the National Planning Policy Framework, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible and Somerset Minerals Local Plan (February 2015) Policy DM3 Historic Environment and Part 16 of the National Planning Policy Framework).

(i) Details of the type and height of fencing to be provided around the site boundary and within the site.

Reason: To ensure the development is satisfactorily worked and restored and in the interests of residential amenity. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Parts 15 and 17 of the National Planning Policy Framework).

- (j) A scheme for the installation of permanent and mobile lighting on the site shall be submitted in writing to the Minerals Planning Authority. All lighting shall be designed and located in a manner so that illumination is not obtrusive beyond the site boundary.

Reason: To ensure the development is satisfactorily worked and restored and in the interests of residential amenity.

Matters Requiring Approval prior to Commencement of Subsequent Phases (Phase 2 Onwards)

4. Prior to the commencement of soil and overburden being removed in **each phase**, a detailed scheme of working which shall include timing of when areas are to be progressively restored and soil and overburden mounds removed and, where appropriate, the following shall be shown on an appropriately scaled plan:
- (a) an update of the soil replacement strategy referred to in Condition 3a including details of a phased scheme for the removal, movement, handling and replacement of all soil resources and overburden within the phase, including depths;
 - (b) details of the location of existing and intended stockpiles of mineral, waste materials on site and their heights within the phase;
 - (c) details of drainage arrangements;
 - (d) a detailed working method for the phase, including extraction limits;
 - i. proposed depth of working;
 - ii. phasing of operations (extraction and restoration);
 - iii. details of design of internal access and haul roads, surfacing of them, and provision and surfacing of hard-standings;
 - iv. the erection of any fences as appropriate to their intended use;
 - v. habitat creation works;
 - vi. details of any planting and landscaping including:
 - the species to be planted, and the percentage of the total to be accounted for by each species;
 - the size of each plant and the spacing between them;
 - the preparations to be made to the ground before planting;
 - the fencing off of planted areas;
 - a subsequent maintenance and management programme during the after-care period once the hedgerow, tree, and shrub planting has been carried out, which shall include the weeding of the planted area, repairing if any damaged fencing, and the replacement of any plants which die or are seriously affected by disease and a detailed schedule as to when the aftercare period commences for each area;
 - (e) details on the treatment of the final quarry faces and the establishment of vegetation on screes and ledges;

- (f) the final contours for the area that has been restored (at 2 metre intervals), indicating how such contours tie in with the contours on adjacent land and future phases of restoration.

Reason: To ensure the development is satisfactorily worked and restored and in the interests of residential amenity and environmental protection. (Adopted Somerset Minerals Local Plan (February 2015) Policies DM8 Mineral Operations and the Protection of Local Amenity; Policy DM7 Restoration and Aftercare; and Parts 15 and 17 of the National Planning Policy Framework).

5. Prior to the commencement of soil and overburden being removed in Phase 5, a restoration strategy for all of the land edged red and identified as 'Westdown Quarry consolidated site boundary' (as illustrated in Figure 1.3) and Figure 3.6 Restoration Masterplan (dated January 2021) and a timetable for implementation shall be submitted, which shall include, where appropriate:
 - (a) Regarding, replanting, management and/or removal of bunds located within the site boundary.
 - (b) The final contours of the site (at 2 metre intervals), indicating how such contours tie in with the existing contours on adjacent land.
 - (c) The timing and phasing of progressive restoration works including, where necessary, the removal of plant, buildings and areas of hardstanding.
 - (d) Details of the drainage of the restored site including any drainage ditches and discharge points.
 - (e) The retention or erection of fences.
 - (f) Details of depth, design and means of construction of the waterbody, including the marginal wetlands, and drainage of the restored site including any drainage ditches and discharge points.
 - (g) Tree, scrub and hedgerow planting including:
 - i. The species to be planted, and the percentage of the total to be accounted for by each species;
 - ii. The size of each plant and the spacing between them;
 - iii. the preparations to be made to the ground before planting;
 - iv. the fencing off of planted areas;
 - v. a subsequent maintenance and management programme during the aftercare period once the hedgerow, tree and shrub planting has been carried out, which shall include the weeding of the planted area, repairing any damaged fencing, and the replacement of any plants which die of disease or are seriously affected by disease and a detailed schedule as to when the aftercare period commences for each area.
 - (h) Details on the treatment of the final quarry faces and the establishment of vegetation on screes and ledges.
 - (i) Measures to ensure that the risk of erosion within the site is minimised.
 - (j) A detailed specification, including a programme for cultivation, seeding, fertilising, and the aftercare of the land for five years to restore the land to a condition fit for the intended after-use.

Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

Completion

6. All mineral extraction shall cease by no later than 21 February 2042.

Reason: To comply with the Environment Act 1995. To avoid the unnecessary delay in the restoration of the site. (Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

7. The site as identified on Figure 1.3 *Westdown Quarry consolidated site boundary* ('Westdown Quarry Planning Statement' dated January 2021) shall be restored within 2 years of the cessation of mineral extraction.

Reason: To avoid unnecessary delay in the restoration of the site. (Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

Working Period

8. Operations authorised by this consent shall be restricted to the following periods. The hours for temporary operations are set out in Condition 9:

Extraction (including drilling and processing), servicing, maintenance and testing of plant:

06.00* – 20.00 Monday – Friday

06.00* – 12.00 Saturday

[* to minimise noise effects, extraction and mobile processing from the working faces will not take place until 0700 until the quarry sides are at least 5m deep from the surface].

Haulage:

07.00 – 20.00 Monday – Friday

07.00 – 12.00 Saturday

Blasting:

09.00 – 16.30 Monday to Friday

No operations other than water pumping shall take place outside these hours or at any time on Sundays, Bank, or other public holidays, save in cases of emergency when life, limb, or property are in danger. The Minerals Planning Authority shall be notified as soon as is practicable after the occurrence of any such operations or working.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

9. Temporary operations such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance including the removal of bunds giving rise to elevated noise levels shall only take place between 0800 and 1700 Monday to Friday and 0800 to 1200 on Saturday. No temporary operations shall take place outside these hours or at any time on Bank Holiday, or other Public Holidays or on Sundays.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Soil Management

10. The method of soil removal and replacement within the site shall only be undertaken in accordance with the scheme submitted under Condition 3 and shall be appropriate to the quality of the soils and intended after-use.

Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

11. The movement of topsoil and subsoil shall only be carried out under sufficiently dry and friable conditions, to avoid soil smearing and compaction, and to ensure that all available soil resources are recovered.

Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

12. There shall be no stripping of overburden on the sites of, or construction of works on, the proposed environmental banks except between 0800 and 1700 hours Mondays to Fridays and 0800 and 1200 hours on Saturdays. There shall be no construction work on Sundays or on public holidays.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

13. The noise levels generated by the construction of the screen bunds and any other temporary operations within the area of the application hereby permitted as measured at any noise sensitive property (see condition 25) shall not exceed a level of 70dB(A) Leq 1 hour free field and shall not exceed 55 dB(A) Leq 1 hour free field for more than eight weeks in any 12 month period.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Site Working

14. Until the restoration of the site the following shall be carried out:

- (a) The maintenance of fences in a secure condition between areas used for development and any adjoining land.
- (b) The maintenance of haul roads between wheel cleaners and the public highway, ensuring that they are kept clean from mud.
- (c) The maintenance of drainage ditches and settlement lagoons and the clearance of mud and silt from any settlement lagoons to avoid reducing their capacity to intercept sediment.
- (d) The treatment of trees affected by disease in accordance with accepted practices of good arboriculture practice.
- (e) All storage mounds of soil and overburden to be kept free of weeds and necessary steps taken to destroy weeds at an early stage of growth to avoid seeding.

Reason: To ensure the site is satisfactorily worked. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

15. No waste materials shall be imported, or non-mineral waste be deposited at the site other than in accordance with the provisions of these conditions or subsequent replacement conditions.

Reason: To ensure the site is satisfactorily worked. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity; Policy DM11 Management of Solid Mineral Wastes and Part 17 of the National Planning Policy Framework).

16. No burning of rubbish or waste materials shall take place at any time at the site, except as may be required by the Mines and Quarries Act 1954 and any other relevant legislation.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

17. Operations hereby approved following recommencement of development after the date of this decision notice shall not cease for a continuous period of more than 2 years without the prior written notification to the Minerals Planning Authority. Should extractive operations cease for a continuous period greater than 2 years then such operations shall have deemed to have ceased. Extractive operations shall not recommence without the prior written approval of the Minerals Planning Authority and the site in its entirety shall be restored in full accordance with the restoration scheme agreed with the Minerals Planning Authority in accordance with Condition 3.

Reason: To ensure the site is satisfactorily restored. (Adopted Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).

18. The developer shall convene at least every six months or at such other frequency agreed by the liaison committee, a liaison committee composed of representatives of the Company, the Mineral Planning Authority and the Environment Agency and up to two councillors or nominated representatives from the Parish Council, for the purpose of exchanging information and comment about the Site.

Reason: To ensure the development is carried out in an orderly manner. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Access and Protection of the Public Highway

19. The surfaces of the site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times.

Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).

20. Wheel cleaning facilities shall be used to ensure all vehicles leaving the site are thoroughly cleansed of mud before entering the public highway. No vehicle shall be allowed to enter the public highway unless its wheels and chassis have been cleaned such that mud and other debris shall not be deposited on the public highway.

Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).

21. All loaded lorries leaving the quarry, except for vehicles less than three and a half tonnes gross vehicle weight, part-loaded large articulated lorries and lorries carrying stones in excess of 500mm shall be adequately sheeted to secure their loads.

Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).

22. The number of laden heavy goods vehicles exiting Westdown Quarry and Whatley Quarry [as covered by consent 109122/002 dated 6 July 1996] shall not exceed a combined equivalent output of 4 million tonnes in any calendar year. A daily log of all heavy goods vehicles entering and leaving Westdown Quarry shall be kept at the site office and shall be made available for inspection by the Mineral Planning Authority on request.

Reason: In the interests of highway safety and residential amenity (Adopted Somerset Minerals Local Plan (February 2015) Policy DM9 Mineral Transportation and Parts 9, 15 and 17 of the National Planning Policy Framework).

General Development Order

23. Notwithstanding the provisions of parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order):

- (a) No fixed plant or machinery, buildings, plant or machinery shall be erected, extended, installed or replaced without the prior approval of the MPA; and
- (b) No additional lights or fences shall be installed or erected unless details of them have been submitted to and approved by the MPA.

Reason: In the interests of residential amenity and to enable the local planning authority to consider the implications of any proposal to expand the activities which take place within the site. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Noise Levels

24. Noise associated with the operation of the site will be monitored and mitigated in accordance with the scheme submitted under Condition 3.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

25. Except when short term temporary operations such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance are taking place, the noise emitted from operations in the site shall not exceed 55 dBL Aeq, 1 hour between the hours of 0700 to 1900 and shall not exceed 50dBL Aeq, 1 hour, between the hours of 0600 to 0700 and 1900 to 2000 at the properties/locations listed below and in Figure 7.1 of the Environmental Statement (Volume 3) *Noise Monitoring Locations* (dated January 2021). Measurements so taken shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

- i. South Chantry;
- ii. Horn Street and West Nunney;
- iii. Broadgrove House Cloford;
- iv. Leighton; and
- v. Lodge Hill Manor and Downhead.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

26. Noise emitted as a result of short term temporary operations such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance, shall not exceed 70dBL Aeq, 1 hour at the properties/locations listed below and in Figure X Noise Monitoring Locations (dated XX).

- i. South Chantry;
- ii. Horn Street and West Nunney;
- iii. Broadgrove House Cloford;
- iv. Leighton; and
- v. Lodge Hill Manor and Downhead.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Blasting

27. Blasting at the site will be monitored and mitigated in accordance with the scheme submitted under Condition 3.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

28. All blasting operations in the area hereby permitted shall be designed not to exceed a peak particle velocity of 9mm per sec at 95% confidence level at the nearest residential property.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Dust

29. The Dust Action Plan submitted in accordance with Condition 3 shall be implemented and adhered to at all times.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

30. Dust control equipment shall be used when appropriate to suppress dust on the site arising from all operations, including vehicular movements, excavation operations, mineral, soils and overburden stockpiling arrangements, and soils stripping and placement operations. At such times when the equipment provided is not sufficient to prevent fugitive dust emissions from the site, to the satisfaction of the Minerals Planning Authority, operations giving rise to fugitive dust shall cease until additional equipment is provided when necessary and found to be adequate.

Dust suppression measures employed shall include:

- (a) the provision of a mobile water bowser or bowzers as necessary;
- (b) the use of dust suppression equipment on all fixed plant and machinery where appropriate

- (c) a speed limit of 15 mph on all internal haul roads, with plant operating with exhausts upturned where appropriate;
- (d) all active haul roads and areas used for the loading and storage of minerals shall be watered during dry, windy weather conditions;
- (e) storage mounds for soils and overburden which will be untouched for more than three months shall be seeded in accordance with details agreed.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

31. At any when the equipment provided and the provisions in the Dust Action Plan submitted under Condition 3 are not sufficient to minimise and control dust arising from and leaving the site, operations shall temporarily cease until additional dust suppression equipment is provided to minimise and control dust from leaving the site.

Reason: In the interests of residential amenity. (Somerset Minerals Local Plan (February 2015) Policy DM8 Mineral Operations and the Protection of Local Amenity and Part 17 of the National Planning Policy Framework).

Surface Water Drainage and Pollution Control

32. The development shall be operated in accordance with the Water Monitoring and Mitigation Strategy submitted in accordance with Condition 3.

Reason: To ensure the development is carried out in accordance with the approved documents.

33. Any changes to the submitted Water Monitoring and Mitigation Strategy (WMMS) shall be submitted to the Mineral Planning Authority at least one month prior to their implementation; except where unacceptably high risks to groundwater require an immediate response.

Reason: To prevent the pollution of the water environment. (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Parts 14 and 17 of the National Planning Policy Framework).

34. If at any time during the development, the mitigation scheme is not successful as judged by the trigger level methodology incorporated in the WMMS, then all dewatering activities shall cease and further excavation in the saturated limestone shall cease. Further excavation in the saturated limestone shall only recommence when an alternative mitigation scheme is submitted and approved in writing with the Mineral Planning Authority.

Reason: To prevent the pollution of the water environment. (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Parts 14 and 17 of the National Planning Policy Framework).

35. Facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All fillings points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent the pollution of the water environment (Somerset Minerals Local Plan (February 2015) Policy DM4 Water Resources and Flood Risk and Parts 14 and 17 of the National Planning Policy Framework).

Items of Archaeological Interest

36. All working shall be carried out in accordance with the written scheme of investigation agreed under condition 3(h).

Reason: To protect features of cultural heritage significance. (Somerset Minerals Local Plan (February 2015) Policy DM3 Historic Environment and Parts 16 and 17 of the National Planning Policy Framework).

37. Should any item of archaeological interest be discovered, no further development shall take place in the area of that discovery until the operator has secured and implemented a programme of archaeological work.

Reason: To protect features of cultural heritage significance. (Somerset Minerals Local Plan (February 2015) Policy DM3 Historic Environment and Parts 16 and 17 of the National Planning Policy Framework).

Ecology

38. The Habitat Management Plan submitted in accordance with Condition 3 shall be implemented and adhered to at all times.

Reason: In the interests of nature conservation. (Somerset Minerals Local Plan (February 2015) Policy DM2 Biodiversity and Geodiversity and Parts 15 and 17 of the National Planning Policy Framework).

39. No site clearance works or development affecting trees, scrub, ground vegetation or other semi-natural vegetation shall take place between March and August inclusive unless survey work by a suitable qualified person(s) immediately prior to the start of works confirms that breeding birds are absent. This is particularly relevant to the works to remove areas used by birds such as trees and scrub. If nesting birds are found, then work in that area must be avoided until the birds have fledged.

Reason: In the interests of nature conservation. (Somerset Minerals Local Plan (February 2015) Policy DM2 Biodiversity and Geodiversity and Parts 15 and 17 of the National Planning Policy Framework).

40. From April to October (inclusive), no heavy goods vehicles will enter or leave the Asham Wood void area from the main Westdown Quarry site during dawn or dusk hours.

Reason: To protect an established Greater Horseshoe bat population in Asham Wood and along Fordbury Water.

Restoration and Aftercare

41. The quarry and benches of the area of the application hereby permitted shall be restored progressively and managed for nature conservation purposes in accordance with the schemes submitted under Condition 3. Such restoration shall be maintained for a period of five years following final completion, including the replacement of any trees or shrubs which die.

Reason: To ensure the proper restoration of the quarry in the interests of health and safety, the amenity of the area and its ecology. (Somerset Minerals Local Plan (February 2015) Policy DM7 Restoration and Aftercare and Part 17 of the National Planning Policy Framework).



Issued by

.....
Nienke Pengelly

Approved by

.....
Claire Brown

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Appendix C

Statement of Community Engagement

Hanson Aggregates UK

Westdown Quarry

Statement of Community
Involvement



Report for

Ian Strachan
Strategic Development Manager
Hanson Aggregates UK
Whatley Quarry
Frome
Somerset
BA11 3LF

Main contributors

Simon Ford
Philip Manktelow
Nienke Pengelly

Issued by



.....
Nienke Pengelly

Approved by



.....
Claire Brown

Wood

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury SY2 5DE
United Kingdom
Tel +44 (0) 1743 342 000

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Document revisions

No.	Details	Date
1	First Draft	December 2020
2	Final	21 January 2021

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6. Summary of key issues raised

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Appendix A	Questionnaire / Feedback Form
Appendix B	Community Information Leaflet
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Appendix E	Consultation approach feedback invitation to SCC

1. Introduction

1.1 Background

- 1.1.1 This Statement of Community Involvement (SCI) has been prepared by Wood Group UK Limited (hereafter referred to as Wood) on behalf of Hanson Aggregates UK (hereafter referred to as Hanson). It presents the results of the non-statutory consultation held by Hanson on its proposals to recommence quarrying activities at Westdown Quarry.
- 1.1.2 This SCI provides details of the consultation undertaken, the number of responses that were received during the consultation period and a summary of the comments received, which are grouped by topic to assist the reader.

1.2 Structure of the report

- 1.2.1 The remainder of this SCI is structured as follows:
- **Section 2** – presents a summary of what was consulted on. The section also explains who was consulted and the methods used during the consultation.
 - **Section 3** – presents details of the feedback mechanisms used and describes how the analysis of feedback was managed.
 - **Section 4** – details the number of representations received during the consultation period.
 - **Section 5** – sets out a summary of the representations received by topic.

2. Approach to consultation

2.1 Introduction

- 2.1.1 This section provides an overview of the purpose of the Westdown Quarry Consultation, when it took place, with whom and how it was carried out. It also provides a summary of the pre-consultation engagement undertaken and how this influenced the approach.

2.2 Consultation strategy

- 2.2.1 Prior to undertaking the Westdown Quarry Consultation, Hanson prepared a non-statutory consultation strategy. This set out details of the proposed approach to consultation and was produced with consideration of the guidance provided by the Government's Consultation principles (2018), Somerset County Council's Statement of Community Involvement (2016) and the Gunning Principles. The Gunning principles are that:
- Consultation must take place when the proposal is still at a formative stage;
 - Sufficient reasons must be put forward for the proposal to allow for intelligent consideration and response;
 - Adequate time must be given for consideration and response; and
 - The product of consultation must be conscientiously taken into account.
- 2.2.2 The draft strategy was presented to Somerset County Council on 3rd November 2020 and feedback invited on the approach. The Council endorsed the approach due to the scale of the proposals and the environmental information that was proposed to be published. A copy of the email sent to Somerset County Council requesting feedback on the approach is presented in **Appendix E**.

2.3 Purpose of the consultation

- 2.3.1 The overarching aim of the Westdown Quarry Consultation was to gather views from the local community, statutory consultees, the wider public and all those with an interest in Westdown Quarry about its emerging plans for recommencing quarrying activities at the site.
- 2.3.2 Views were specifically sought on:
- plans for recommencing working of the quarry;
 - managing the effects of the proposals on the environment and local communities;
 - opportunities to enhance the local area through the proposals;
 - whether the proposals would help to support regional prosperity and economic growth; and
 - the documents published as part of the consultation.

2.4 When did the consultation take place?

- 2.4.1 In devising the optimum timing of the consultation, consideration was given to the restrictions imposed by the COVID-19 pandemic and the public perception of the consultation (in light of both COVID-19 and any external consultations that may cause confusion or consultation fatigue).
- 2.4.2 The consultation took place for a period of 14 days (2 weeks) between 9am on 20th November and 11.55pm on 4th December 2020.

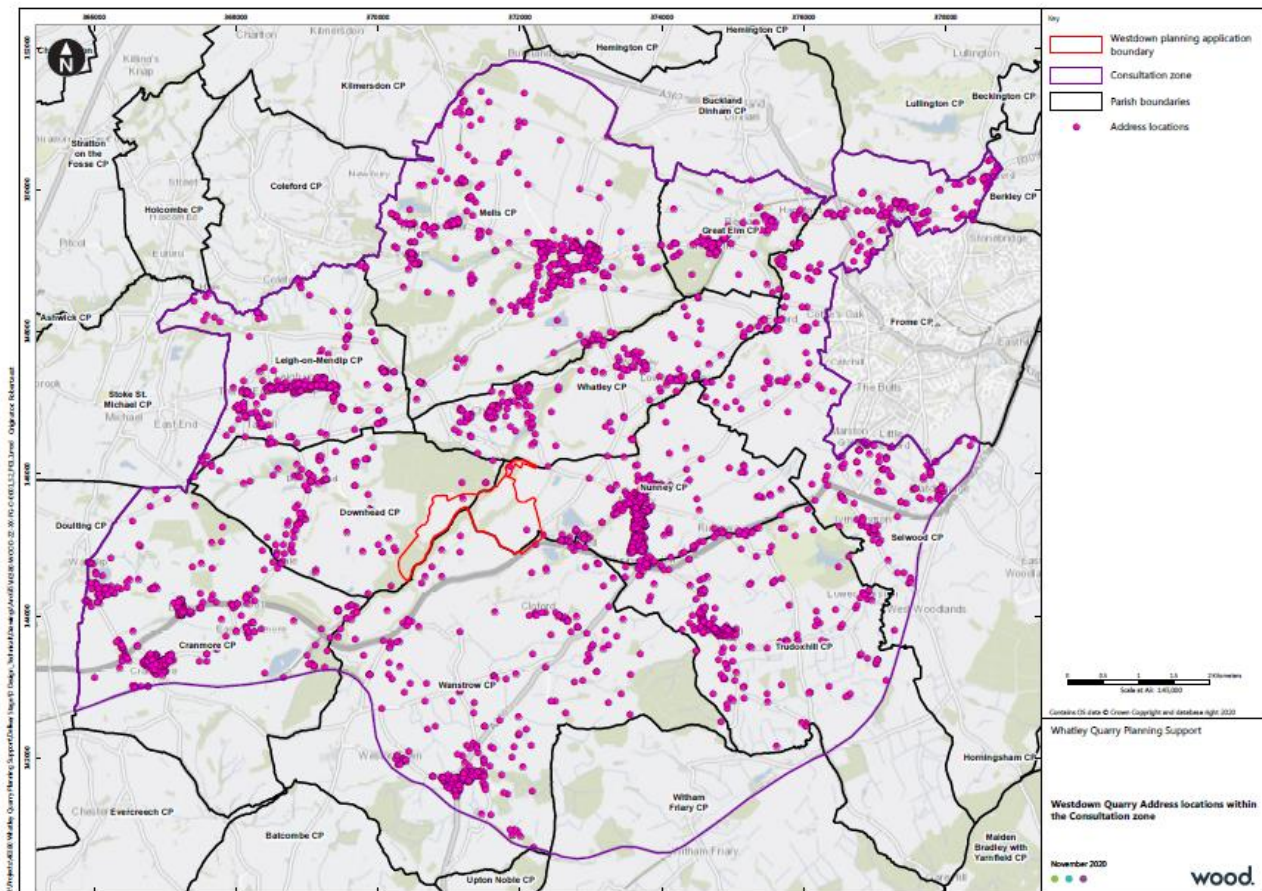
2.5 Where did the consultation take place?

- 2.5.1 A Consultation Zone was defined with the objective of seeking the views of local communities and other parties interested in the proposals to re commence activities at the quarry, but was not geographically restricted to respondents in this area.

Consultation Zone

- 2.5.2 The Consultation Zone included all properties within the parish council areas which have a boundary in common with the proposed development site. As it was considered that this would not provide sufficient reach, it was determined that the Consultation Zone should be further extended to ensure that all parish councils with a shared boundary and their neighbouring parish councils were considered to provide sufficient geographic reach to the consultation. Those parish council areas with boundaries with a greater distance from the site boundary were reduced using prominent geographic features (e.g. rail line) to the south.
- 2.5.3 A map of the Consultation Zones is presented at **Figure 2.1** below.

Figure 2.1 Consultation Zone



2.6 Who was consulted?

2.6.1 To ensure that the consultation was open and accessible to all those with an interest in the proposals, a stakeholder mapping exercise was undertaken. This identified the following groups and stakeholders who were likely to have an interest in the consultation:

- Individuals, owners/occupiers and businesses based in the vicinity of the Project;
- local authorities, including neighbouring authorities;
- Statutory consultees (e.g. the Environment Agency, Natural England, Highways England etc);
- Voluntary organisations (including community or resident groups); and
- Local action groups.

2.6.2 A list of those contacted or notified about the consultation using the methods detailed in **Section 2.7** below is presented at **Appendix C**.

2.7 Methods used during consultation

2.7.1 A range of methods and techniques were used to ensure that the various consultees identified above and all sections of the community that may be affected by the Project could be involved in the process.

Channels of communication

- 2.7.2 To ensure the Westdown Consultation was inclusive and open to all, a number of communication channels were utilised to allow consultees to access project information and members of the team.

Website

- 2.7.3 The existing communities page for Westdown Quarry on the Hanson website (<https://www.hanson-communities.co.uk/en/westdown-quarry>) was updated at the commencement of the consultation (9am on the 20th November 2020). All documentation and information relating to the consultation was available online, with details on how to request hard copies of the materials also provided. The website also allowed stakeholders to provide feedback on the proposals via the online feedback form.
- 2.7.4 Once the consultation closed on the 4th December, the suite of consultation documents remained available on the website for stakeholders to view, however the website was updated to clearly state that the deadline for feedback had passed and no more responses would be accepted.

Telephone information line

- 2.7.5 To provide opportunities for consultees who did not want to respond online, or have limited/no access to the internet, a freephone telephone information line answer phone service was set up. This service allowed consultees to request hard copies of documents, ask questions about the project and receive guidance on how to submit feedback. During the consultation seven calls were received and all were responded to within a 24-hour period.

Engagement and meetings

- 2.7.6 A meeting of the Whatley Liaison Group took place on Wednesday 9th December 2020 following the consultation, during which the proposed plans for Westdown Quarry were discussed, including discussions about the consultation. The Liaison Group is a regularly convened meeting which meets on a quarterly basis to discuss issues related to Hanson's nearby Whatley Quarry. Meetings held previously throughout the year had also discussed the Westdown Quarry scheme.
- 2.7.7 In the letter sent to consultees at the outset of the consultation, Hanson offered to hold one-to-one video/teleconference meetings upon request, though this offer was not taken up. In addition, Hanson held a number of one-to-one phone calls with stakeholders to discuss issues and concerns regarding the proposals.

Consultation materials

- 2.7.8 The following information was provided during the consultation electronically via the consultation website and in hard copy on request via the telephone information line.

Consultation Document

- 2.7.9 To ensure accessibility of the project information to a range of audiences, a consultation booklet was produced. This was written in plain English and in a style intended to enable people to access information at a non-technical level.
- 2.7.10 The consultation booklet summarised the background to Westdown Quarry and the Project, as well as providing information on the approach to managing the impacts of the proposals. It also explained how to take part in the consultation and where more information could be found.

- 2.7.11 Environmental information was provided and set out details of the approach, progress to date, and assessments being undertaken together with their preliminary findings and next steps.

Questionnaire/feedback form

- 2.7.12 A feedback form was provided for anyone wishing to respond to the consultation. This contained five questions structured around aspects of the proposals on which feedback was sought to enable further development of the proposals. The form was capable of being completed online via the website. A copy of the questionnaire/feedback form is presented in **Appendix A**.

Notification of consultees

Letters to stakeholders

- 2.7.13 Letters were sent out by Hanson via email to all stakeholders identified from the database, to arrive on the day of the consultation launch. The letter contained information on the consultation, how to access the information and how to respond.

Information leaflet

- 2.7.14 A Community Information Leaflet (CIL) was created and distributed to all properties in the Consultation Zone using a local distribution company. The CIL provided information on:
- what Hanson were consulting on;
 - where to find the information;
 - how to respond; and
 - the deadline for responses.
- 2.7.15 Approximately 3,500 leaflets were distributed during the week the consultation commenced (week commencing 16th November). A copy of the CIL is provided at **Appendix B**.

Advertising and Publicity

- 2.7.16 The Consultation was promoted on Hanson's dedicated community webpage for Westdown Quarry (<https://www.hanson-communities.co.uk/en/westdown-quarry>).
- 2.7.17 The CIL was also posted on local community noticeboards and at local post offices in the area to provide an alternate method for raising awareness of the Consultation.

3. Feedback mechanisms

- 3.1.1 This section sets out details of the feedback mechanisms available for consultees to provide representations in respect of the consultation. It also explains the process and procedures employed to analyse consultation feedback.

3.2 How could consultees respond

- 3.2.1 The following arrangements were made to facilitate consultation feedback.
1. Online feedback through the website - An electronic feedback form was available on the Project website and was prompted on the homepage. This could either be completed and submitted online or could be downloaded from the website and emailed via the Project email.
 2. Hard copy responses - Hard copy responses were available on request via the telephone information service. A copy of the feedback form is presented at **Appendix A**.
 3. Alternative ways to provide feedback was through sending an email to consultation@hanson.com or by hard copy where agreed via contact through the telephone information service.

3.3 Approach to analysing and reporting consultation feedback

- 3.3.1 All responses received (whether received online or offline) were logged with a unique identification number before being uploaded or transcribed verbatim into a secure database to allow analysis.
- 3.3.2 A coding framework was created to provide a list of themes and topics raised by the consultation feedback. The coding framework was applied by analysts to all feedback received, to capture and organise the issues raised in a systematic way to ease interrogation and analysis.
- 3.3.3 Once the coding framework had been applied to the feedback received, similar themes were grouped together and organised into categories. Summaries of the feedback by theme and topic were provided to the project team together with the full consultation representation to enable them to consider feedback and take it into account in the design, assessment and evaluation processes. This consideration is documented in the documents that will accompany the planning submission to Somerset County Council.
- 3.3.4 All personal data received as part of the consultation was processed in accordance with General Data Protection Regulation (GDPR) 2018.
- 3.3.5 A record of the collated feedback received is provided in **Section 5** of this SCI. The material has been divided into 8 topics, with a separate heading per topic that summarises the issues raised by consultees. These summaries provide a clear and objective precis of the views expressed by consultees and have been broken down using sub-headings.

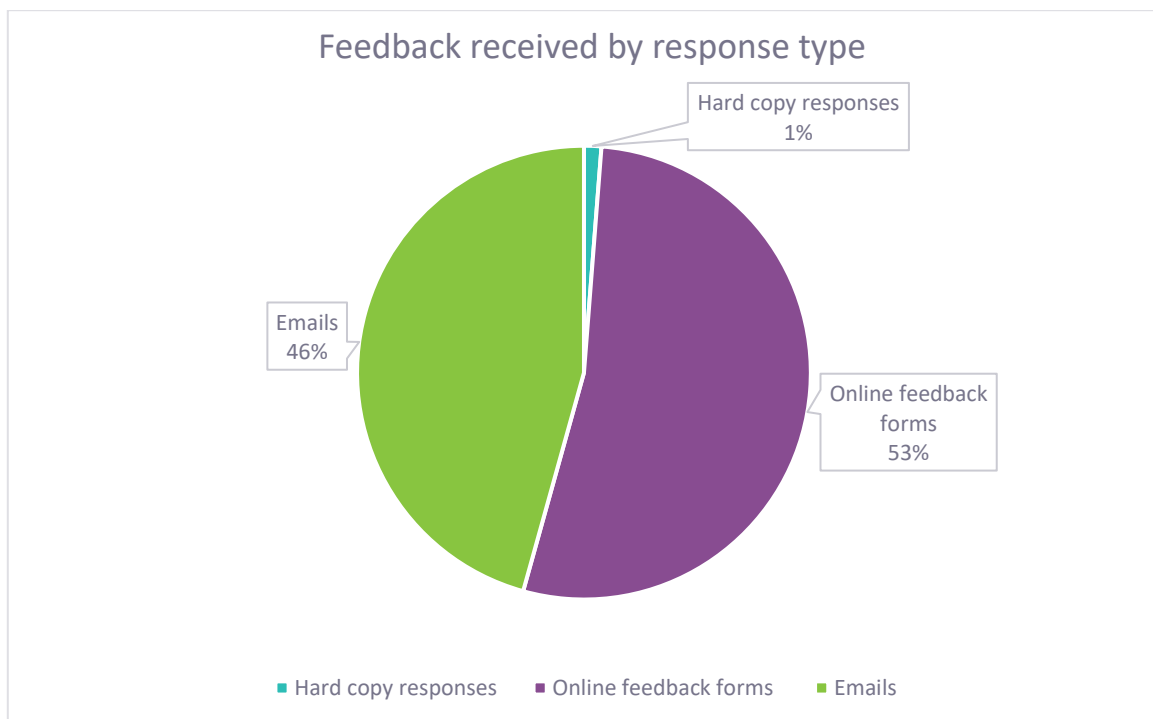
4. Responses received during the consultation

4.1 Number of responses received

4.1.1 A total of 81 pieces of feedback were received to the Westdown Quarry Consultation. All were coded and analysed in line with the approach detailed in **Section 3.2** and were reported on as valid consultation responses.

4.1.2 Responses were received from local authorities, national, regional and local organisations, businesses and the local community. The feedback received comprised:

1. Hard copy responses - 1
2. Online feedback forms – 43
3. Emails – 37



5. Comments received by topic

5.1 Introduction

- 5.1.1 This section summarises the representations received from all consultees. The representations set out below are reported by topic in alphabetical order.

5.2 Consultation

- 5.2.1 Comments in relation to consultation broadly fell in to seven categories which are set out under the sub-headings below.

Advertisement and accessibility

- 5.2.2 Respondents who commented on consultation advertisement and accessibility raised concern that the consultation had not been sufficiently advertised, including on social media. One commented that they had not received the consultation leaflet and requested that future consultation correspondence be sent to them.
- 5.2.3 A few respondents raised concerns that the virtual consultation exhibition excluded respondents who lacked the required IT skills and up to date software. One suggested that the consultation had been displayed as closed prior to the close date when accessing the website on mobile.

Consultation approach

- 5.2.4 One respondent expressed concern that a contact name and address had not been provided to allow consultees to follow up on comments. Another comment made a general suggestion for better community consultation and engagement.
- 5.2.5 Another concern raised was that the consultation survey was limited to specific topic areas and could have been broader to enable clarification and make the consultation more accessible.
- 5.2.6 Some respondents made comments on engagement with parish councils, including requests that Leigh-on-Mendip, Cranmore, Doultong and Downhead Parish Councils be included in the Local Liaison Group to be set up for Westdown Quarry.

Consultation documents and information

- 5.2.7 Comments received about consultation documents and information expressed concern that consultation documents, such as the leaflet and the FAQs, lacked detail, while others said that other documents, such as the Environmental Impact Assessment (EIA) Scoping Report, were complicated or difficult to understand. Further responses received commented that the website lacked sufficient information. One suggested that the consultation documents should include the adverse community and environmental impacts, and the solutions to them. A few comments expressed concern that the EIA Scoping Report lacked ecological details, including bat activity data.
- 5.2.8 Some comments suggested that there was insufficient information on the proposed restoration plan to provide an informed response, and that more details on the restoration plan be published. Others similarly suggested that the results of the EIA and associated surveys be published.
- 5.2.9 A few respondents raised concerns about the accuracy of statements made in the consultation documents, such as those suggesting that quarrying is sustainable, and that Bath's crescents were

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built from East Mendip limestone. Others commented that the consultation documents were misleading or disingenuous. One expressed concern about a statement in the documents which suggested that communities will be kept informed, rather than consulted. Another raised concern about the use of indefinite wording in the consultation documents.

- 5.2.10 One respondent highlighted that a Transport Assessment and Travel Plan were not included in the consultation documentation, as is required by the Somerset Minerals Plan.

Consultation maps

- 5.2.11 Respondents who commented on consultation maps raised concerns that maps, photographs, and aerial photographs in the consultation documents were unclear and ineffective. One suggested that clearer mapping of footpaths and bridleways be provided to aid with the gauging of impacts.

Consultation timing

- 5.2.12 A few comments received expressed concern about the length of the consultation period, suggesting that it was not long enough to provide considered responses.

Positive comments received regarding the consultation

- 5.2.13 Respondents who made positive comments regarding the consultation suggested that consultation documents were clear, informative, and well presented. Others suggested that the virtual exhibition was well presented and informative.

Whatley Quarry

- 5.2.14 Comments made about Whatley Quarry raised concerns about existing impacts of operational noise, blasting, sirens, light, and air pollution. One expressed concern about the impact of pollution on ancient yew trees facing quarry buildings, while another raised concern about the environmental impacts on the East Mendips. Others expressed concerns about the impact of quarry traffic serving Whatley Quarry on the quality and safety of local roads.
- 5.2.15 A few respondents commented on the handling of complaints from residents about Whatley Quarry, suggesting that responses from quarry management had been inadequate, evasive, and dismissive of the impacts on local communities. One commented that the frisbee dust monitors used are outdated and inaccurate, and that the results are not made publicly available.
- 5.2.16 One comment raised concern that Hanson had not supported the local car park at the Edgford end of Vallis Vale which was overrun by visitors in the summer or maintained public access to Vallis Vale. Further comments expressed concerns that wheel washing provision at Whatley Quarry is inadequate and that road access into Whatley is dangerous due to potholes and road surface issues.
- 5.2.17 One respondent expressed concern about the impact of the release of built-up water into Nunney Brook on local flooding risks. Another respondent queried how many woodland ground flora plants were planted in the quarry's woodland areas and whether there had been any monitoring of their success.
- 5.2.18 Some respondents who commented on Whatley Quarry offered suggestions to reduce the noise and air quality impacts of operations on local communities, including limiting blasting to fewer smaller explosions, reinstating damping down, and provision of road sweeping and maintenance. Another suggested that screening and recycling facilities at Whatley Quarry be relocated to Westdown Quarry.

- 5.2.19 One comment raised concern that previous consultation materials for the extension of Whatley Quarry were misleading.

5.3 Environment

- 5.3.1 The topic of environment was one of the most frequently commented on in the consultation. Comments broadly fell in to nine categories which are set out under the sub-headings below.

Air quality

- 5.3.2 Respondents who commented on air quality raised concerns about the impact of increased dust pollution on the local area, wildlife, and communities. Others raised more general concerns about the impact of the scheme on local air quality, including cumulative impacts of the proposals and Whatley Quarry. One comment expressed concern about the blocking of drains and flooding due to dust pollution, while another suggested that monitoring of fugitive dust be provided.

Enhancements

- 5.3.3 Comments made about the proposed restoration plan frequently supported the measure, while a few others objected to it. Some raised concerns that the restoration plan may not be delivered, that it may be changed over the lifetime of the quarry, and that it was not sufficient to compensate for the environmental and community impacts of the scheme. Further comments suggested that restoration had already occurred naturally during the closure of the quarry, and that local parishes should be involved in the agreement of the plan. Another suggested that the restoration plan should go above and beyond due to the importance of the adjacent Asham Wood and Mendip Woodlands.
- 5.3.4 Respondents who commented on the timing of the delivery of the restoration plan offered suggestions that delivery be started immediately, and that assurances of delivery should be offered. Concern was also raised that the proposed phasing of the restoration plan would lead to the collapse of fragile ecologies and would impact on the adjacent Asham Wood and Mendip Woodlands.
- 5.3.5 Further comments received expressed concern that the proposed restoration plan did not include provision for improvements such as footpaths, additional bridleways, and cycleways. Additional comments suggested that the restoration plan should include a wider area around neighbouring quarries to link Asham Wood to other woods and should ensure that the site is safe from hazards. One comment suggested that the restoration plan should include provision to make the lake safe for swimming. Another suggested that the slopes of the proposed marginal planting areas be reduced to 1 in 10 to benefit the insect population and provide better bat foraging areas.
- 5.3.6 Some respondents offered suggestions for environmental enhancements, such as a dog walking route and jogging track, bat boxes, tree planting to attract wildlife, the creation of a large shallow water area as a bat foraging site, and the filtering of water in Whatley Brook. One suggested that caves in the central cliff face be retained as a natural barrier to the bridleway along Whatley Brook.
- 5.3.7 One comment received raised concern that previous opportunities to turn Westdown into a tourist attraction with a visitors' centre, rock climbing, and outward bound centre, and enhance the local environment through provision of signed paths and safety fencing, have been missed. Another commented that there was no evidence that quarrying profits had not been used to maintain local footpaths and mitigate quarry impacts. One respondent suggested that the planning application define post-restoration maintenance, including a long-term plan, funding, rights of way, and conservation measures.

Habitats

- 5.3.8 Respondents who commented on habitats frequently raised concerns about the environmental impact of the proposals on the local natural environment, including ancient woodland and local green space, flora and fauna, and habitat loss. Others suggested that plants grown during the rewilding of the closed quarry be retained, that the proposed removal of hedgerows be replaced by the provision of foraging corridors elsewhere, and that new hedgerows be created to mitigate for the loss of key greater horseshoe bat areas.
- 5.3.9 Further comments expressed concerns about the impacts of quarrying and groundwater pumping on local bodies of water, including Whatley Brook and Chantry Pond.
- 5.3.10 One comment raised concern that the proposed siting of the Bat Hibernacula in Phase 3 was inappropriate due to impacts from quarry operations.
- 5.3.11 Some expressed concerns about the impact of the proposals on Asham Wood, including the renatured Asham Void, with some suggesting that Asham Wood be preserved and that motorbikes and quadbikes be kept out. Others made similar comments suggesting that local woodlands and ancient woodlands be protected or left alone.
- 5.3.12 One respondent suggested that Bradshaw's Cave and Hoovy's Rift Cave be gated to protect bat roosts and cave formations, protect the caves during planned works, and enable access for geological and ecology studies after completion of the restoration plan. Another expressed concern that the caves in the rockfaces could be damaged or destroyed because of the proposals, and that insufficient protection of cliff faces could result in damage or loss of bat populations. One comment suggested that the quarry cliff faces be surveyed before removal due to potential bat roosts, and that caves are gridded and regularly surveyed for bats.
- 5.3.13 A few comments received raised concerns that the proposals did not sufficiently consider ash dieback and the impacts on ecology and current ecological collapse. Others suggested that further work was needed to protect the local environment and mitigate associated impacts.

Health and wellbeing

- 5.3.14 Comments received about health and wellbeing raised multiple concerns about the impacts of noise, dust, exhaust fumes, blasting, and carbon emissions on health, wellbeing, and quality of life. Others expressed concern about the impact of the loss of nature and landscape, including changes to Asham Wood, on mental health and quality of life.
- 5.3.15 Respondents also raised concern about the impact of increased quarry traffic on cycling and exercise on local roads, including suggestions that the accident figures for nearby roads be reviewed.

Mitigation and management

- 5.3.16 Consultees provided a range of suggestions for environmental mitigation and management measures. These included screening to reduce train noise impacts on Great Elm, re-use of waste, the planting of large trees to reduce impacts on residents, that the site be managed for wildlife in future years, and that the environmental effects of operations be examined by an independent environmental auditor. A few commented that the effects of the proposals cannot be managed.
- 5.3.17 A few expressed concerns that the proposals contradicted Parliament's declaration of an ecological and climate emergency and impacted on climate change and carbon emissions targets. One raised concern about the lack of proposed mitigation for bats and suggested the creation of new hibernation roosts to mitigate for loss of roosts.

Noise

- 5.3.18 Respondents who commented on noise raised concerns about the impacts of increased noise on local communities from operations, blasting, heavy goods vehicles (HGVs), and commuter traffic. Others expressed concerns about the cumulative noise impact of the proposals and other quarries, such as Whatley Quarry, on local communities. One comment suggested that noise level management be carefully considered.

Visual impacts

- 5.3.19 Comments made about visual impacts expressed concerns about increased light pollution and the replacement of trees and open fields by industrial buildings and traffic. Others offered suggestions for measures to mitigate visual impacts, including direct lighting on the floor of the quarry, and dimming lights during periods of low activity. Additional responses suggested that appropriate lighting be used to minimise impacts on bat movement and foraging, and that lighting be planned to avoid light spill into the quarry perimeter and avoid lighting Asham Quarry and void tip areas during hours of natural darkness.
- 5.3.20 Further comments raised concerns that the proposals lacked sufficient consideration of light pollution and measures to mitigate and reduce daytime and night-time light pollution.

Water environment

- 5.3.21 Respondents who commented on the water environment raised a range of concerns about Whatley Brook, including the impact of the Torr 2 Quarry on the quality of water, and the lack of measures in the proposals to mitigate the effects of the proposals on the Brook. Others made suggestions that Whatley Brook be protected, and that piping may be needed to take resurgence water from Yogi Pot into Whatley Brook. Further comments raised concerns about impacts on local bodies of water more generally. One comment suggested that the existing stream corridor through the site be retained due to it being a known bat flight route.
- 5.3.22 Further comments expressed concerns about the effects of flooding from the silting up from runoff and lack of flow control. One raised concern about the impact of sediment or mineral loading of watercourses on water pollution. Another expressed general concern about the impact of the proposals on local hydrology and hydrogeology.

Wildlife

- 5.3.23 Comments received about wildlife expressed concerns about the impacts of the proposals on wildlife, including bats specifically, from dust, noise, light pollution, and habitat loss. Another raised concern about the impact of the proposals on hobbies, protected by the Wildlife and Countryside Act, nesting on site on the cliffs.
- 5.3.24 Further comments from respondents offered suggestions for the management of wildlife. These included the protection of bird species nesting on the cliff faces, the creation of a new bat roost further away from the quarry, and that Hanson work with the Somerset Wildlife Trust to minimise impacts on wildlife and biodiversity. Another suggestion received recommended that all bat roosts and hibernacula on site be monitored quarterly by ecological consultants and the results be shared. One comment raised concern about the impact of the proposals on bat foraging areas and flight routes.
- 5.3.25 One respondent made comments on the Asham Stone Conveyor Tunnel, including suggestions that the greater horseshoe bat roost in the tunnel be regularly monitored to ensure the tunnel remains secured without disturbance. They also said that works to allow safe access to the tunnel to survey the roost have not been delivered.

- 5.3.26 One comment received expressed concern that funding promised by Hanson to the Somerset Bat Group for bat surveys had not been provided.

5.4 Information

- 5.4.1 Representations received included requests for further information on a range of areas. These included:
- clarification on permitted vehicle movements and relation to current movements;
 - proposed extraction levels at Westdown;
 - independent consultation on demand appraisal, and whether recycled and secondary aggregates were included in demand appraisals;
 - whether Hanson will commit to rail-first deliveries;
 - details of planning permissions and conditions of the extension to Whatley Quarry, and planning restrictions on moving materials from Westdown to Whatley;
 - focused collect facilities and benefits to local communities;
 - proposed highway improvements;
 - currently permitted operating hours;
 - how jobs created will be allocated to local residents and what positions will be included;
 - environmental enhancements to Asham Wood;
 - how current flora and fauna will be relocated, protected and preserved, and what environmental impact study has been conducted;
 - measures to ensure the ongoing safe use of the two bridleways;
 - forecasted total noise one mile from the scheme in frequency and dba;
 - proposals for dust suppression and control, dust and particulate testing, limits, and breach procedures; and,
 - impacts on the bridleway path, and distance of the path from machinery and blasting.

5.5 Objections

- 5.5.1 Some consultees objected generally to the proposals to reopen Westdown Quarry without providing further reasoning. Others included justifications for their objections including concerns about climate change, habitat, and environmental impacts. Further objections cited impacts on the Mendip Hills, cumulative impacts of the proposals and other quarries on Chantry, the replacement of the renatured site at Ashdown Quarry, previous impacts from Westdown and Asham Quarries on Chantry Pond, and increased impacts from blasting, as reasons for their objection.
- 5.5.2 A few comments questioned the need for the proposals, including concerns that the proposals breach previous assurances to communities that Westdown Quarry would only be reopened when Whatley Quarry had been exhausted, and suggestions that the proposals were unnecessary due to capacity at other quarries, including visible stockpiles at Whatley Quarry.
- 5.5.3 Other responses received provided suggestions for alternatives, including that Westdown Quarry be reopened when capacity at Whatley Quarry had been exhausted, and that Hanson focus on

developing Whatley Quarry and its rail link instead of reopening Westdown Quarry. One respondent expressed concern about the potential for quarries being used for landfill in the future.

5.6 Operations

- 5.6.1 Some comments received regarding operations made suggestions for operating hours, including that blasting does not take place before 08:00 on weekdays and 09:00 on weekends, that operations do not take place on Sundays and Bank Holidays, and that weekends be reserved for maintenance rather than extraction operations. One suggested that working hours be carefully considered, while another objected to the proposed operating hours
- 5.6.2 Others expressed concerns about the lack of respite offered in the proposed working hours, that limits to night operations would result in increased HGV movements, and that no specific commitment was given to ensure haulage occurred only in social hours and without use of convoys. One commented that it was unclear as to whether the proposed operating hours applied to both Westdown and Whatley Quarries.

5.7 Public access

- 5.7.1 Comments in relation to public access broadly fell in to two categories which are set out under the sub-headings below.

Public rights of way

- 5.7.2 Respondents who commented on public rights of way frequently raised that there were not sufficient public access opportunities within the restoration plan, while a few others commented that there were.
- 5.7.3 Further comments received expressed concerns about the impact of odour, noise, and dust pollution from the proposals on the bridleway and bridleway users, cycling, and dog walking in the local area. One raised concern about the impact on the public path route off Bulls Green Link Road to the edge of Torr Works into Asham Wood.
- 5.7.4 Others identified land to be made publicly available and accessible for cycling and recreational purposes, including currently fenced elevated land to the left of the main gate, and areas of land not used in the proposals.
- 5.7.5 A suggestion made by one consultee regarding public access was that Hanson consult and co-ordinate with a local project currently being conducted on behalf of the Department for Environment, Food and Rural Affairs (DEFRA) and Natural England on rights of way and public access.

Site access

- 5.7.6 Comments made on site access frequently suggested that site access be provided from the A361 or Steart's Lane instead of Bulls Green Link Road, due to concerns about road safety on the Bulls Green Link Road and impacts of increased dangerous traffic on local villages. Others suggested that signage be installed indicating a No Left Turn from the site entrance onto Bulls Green Link Road, and a No Right Turn at Cranmore Piers on the A361. One suggested that site access from the A361 would enable the creation of noise bunds on Bulls Green Link Road to reduce noise impacts on the local area.

- 5.7.7 Further comments raised concerns about the impact of the proposed site access on Bulls Green Link Road on safety of traffic on the bend of the road, and increased traffic volumes on local country roads. Others queried how and whether the restriction of quarry traffic to the north of the A361 would be enforced, and how and whether motorbikes will be kept out of Asham Wood. One suggested that a safer exit be put in place at Holwell due to the difficulty for HGVs to merge safely with traffic because of traffic speed on the A361. Another raised concern about the impact of HGV parking near the site entrance on local road safety.

5.8 Socioeconomic

- 5.8.1 Comments in relation to socioeconomic effects broadly fell in to two categories which are set out under the sub-headings below.

Community impacts

- 5.8.2 Responses received regarding community impacts raised concerns about the noise, air quality, traffic and vibration impacts of the proposals, including cumulative impacts with other quarries, on local communities such as Chantry, Downhead, Nunney and Whatley. Others expressed concerns about the impacts of the proposals, including blasting and vibration, on the structural integrity of Nunney Castle, local properties, and property values. One suggested that compensation be provided to rewild land in the local area.
- 5.8.3 Others expressed concerns about the impact of the proposals on local hospitality and tourism businesses. One suggested that an impact study be undertaken on property prices, quality of life, tourist industries and the environment, with a view to minimise impacts. Another similarly suggested that the cumulative social and environmental impacts of quarrying and construction on communities living on transport routes across Somerset and Wiltshire be assessed. One comment suggested that wheel washing facilities be shared with local farmers.

Employment and economic growth/benefits

- 5.8.4 Comments made about employment and economic growth expressed support for increased local employment opportunities and suggested that additional jobs created by the proposals would benefit local communities and struggling local businesses.
- 5.8.5 Other responses raised concerns that the number of employment opportunities created would be small, or that opportunities created would just be a transfer of workers from other quarries. One expressed concern that profits generated by the reopening of Westdown Quarry would not be used to benefit local communities. Another suggested that monitoring be undertaken to ensure and demonstrate the delivery of employment opportunities.

5.9 Support

- 5.9.1 Support for the proposals to reopen Westdown Quarry was expressed by some consultees. A few justified their support on the grounds of increased employment opportunities and balancing the need for limestone aggregate with environmental enhancements, while one stated that their support was conditional on the meeting of obligations to the environment and local communities.
- 5.9.2 One respondent expressed support for the reworking of the northern section of Westdown Quarry but objected to the demolition of Westdown Farm, including the farmhouse and agricultural land up to the A36.

5.10 Transport

- 5.10.1 Comments in relation to transport effects broadly fell in to two categories which are set out under the sub-headings below.

Rail

- 5.10.2 Comments received about rail transport expressed concerns about the certainty that all Whatley stone will be moved by train, and that the proposed rail link would not improve local road use and safety. Another raised concern that information on the proportion of additional tonnage distributed by rail and whether Mendip Rail has capacity had not been provided.
- 5.10.3 Other respondents suggested that rail systems be extended or better used to minimise impacts on local communities, and that there be no increase in rail movements during sleeping hours between 00:00 and 07:00.

Road

- 5.10.4 Respondents who made comments on road transport frequently expressed general concerns about the impact of the proposals on increased quarry and commuting traffic, noise, air quality, littering, road safety, and speeding on local roads. Others raised concerns about increased HGV traffic on local roads such as the B3092, and that the B3092 was being used by Hanson and business partners as a short cut. One suggested that the B3092 be avoided by HGVs servicing the quarry.
- 5.10.5 Further concerns raised included existing impacts of quarry traffic on roads safety for walkers, cyclists, and horse riders. Others expressed concerns about the impact of increased road traffic on carbon emissions targets, and that the agreed route along the Bulls Green Link Road is unsuitable due to sections of the road being unsafe and outdated. Additional concerns included that the commitment to restrict road distribution to 4 million tonnes per annum is voluntary rather than an enforceable planning restriction, and that the Environmental Impact Assessment will not consider impacts of HGV movements on communities along selected distribution networks.
- 5.10.6 Other consultees highlighted concerns about the speed of traffic on the A361 at the junction with Holwell, and that this may be discouraging HGV drivers from using the junction and instead opting for other routes.
- 5.10.7 A few comments expressed concerns about the lack of information on certain areas regarding road transport, including the number of anticipated HGV journeys, how additional tonnage will be distributed without additional vehicle movements, onward routes for HGVs leaving the A361, and whether only strategic routes will be used for distribution. One suggested that the number of extra tonnages to be distributed by road be confirmed.
- 5.10.8 Some respondents made suggestions for road transport, including better signposting to improve local traffic, vehicle washing facilities for vehicles exiting the site, that access roads into the quarry be asphalt-surfaced and kept clean, and that breaches of speed limits are monitored, and action taken with offending drivers. Further comments suggested that designated strategic freight routes be used for HGVs, that HGV movements be limited to just Westdown Quarry and not Whatley Quarry, and that quarry traffic use the Bulls Green Link Road and avoid smaller hamlets. One suggested that a routing agreement be put in place to avoid the Tansey Road but require HGVs to use Bulls Green Link Road to access the A361. Others suggested that a sign warning of turning lorries be installed on the A361, and that noise, dust, light pollution, traffic, and fly tipping on local roads be monitored.
- 5.10.9 Consultees also suggested that Hanson work with the Council to invest in strategic highways and assist local communities in improving road safety by installing SID signs, providing better

pedestrian crossings and paths, and minimising the impact of heavy traffic. Others suggested that the lay-by at the top of the hill on the Bulls Green Link Road be shut to prevent risk of accidents from lorries moving off from the lay-by, and that turning left on to Old Wells Road at the Beacon crossroads be prohibited. One respondent suggested that the telephone number for the traffic manager at Westdown Quarry to be provided to facilitate the reporting of traffic issues such as horn-blowing, excess speeds, and non-compliance with routing agreements. Another suggested that the planning application include a condition that road sales do not go back to Whatley Quarry.

5.10.10

Respondents who commented on the traffic plan recommended that it required more detailed consultation and wider discussion with Mendip quarry producers and other local HGV users.

6. Summary of key issues raised

6.1.1 Below is a table summarising the key issues raised from feedback submitted in response to the consultation. These issues have been considered and addressed in Section 1.4 of the Planning Statement.

Main issues raised
Consultation
The consultation was not sufficiently advertised, such as on social media.
The virtual exhibition excluded respondents who lacked the required IT skills and up to date software.
Requests that Leigh-on-Mendip, Cranmore, Doultong and Downhead Parish Councils be included in the Local Liaison Group to be set up for Westdown Quarry.
The consultation documents and technical reports lacked detail and were difficult to understand
Environment
Concerns about the environmental impact of the proposals from increased dust pollution, habitat loss, noise, and light pollution.
Concerns about the proposed restoration plan with no inclusion of bridleways and cycleways and that it should be started immediately.
Suggestions for a dog walking route and jogging track, bat boxes, tree planting to attract wildlife, the creation of a large shallow water area as a bat foraging site, and the filtering of water in Whatley Brook.
Requests that Asham Wood to be preserved, and motorbikes and quadbikes restricted.
Concerns about the health impacts of the proposals from increased noise, dust, exhaust fumes, blasting, and carbon emissions.
Concerns about the safety of local roads due to increased quarry traffic.
Concern that the proposals contradict Parliament's declaration of an ecological and climate emergency and impact on climate change and carbon emissions targets.
Suggestion that trees are planted to reduce the impacts of the proposals.
Requests for the site be managed for wildlife in future years.
Request for quarry lighting should be managed more effectively during periods of low activity.
Concern that the proposals lacked measures to mitigate the effects of the proposals on Whatley Brook and that it should be protected.
General concerns about the impacts of the proposals on wildlife from dust, noise, light pollution, and habitat loss.
Information
Requests for information relating to the conditions of the extension to Whatley Quarry and the restrictions on moving materials from Westdown to Whatley.
Requests for further information relating to the proposed extraction levels, highway improvements and current permitted operating hours at Westdown?
Requests for further information relating to how jobs created be allocated.

Main issues raised
Requests for further information relating to the proposed environmental enhancements to Asham Wood.
Requests for further information relating to the proposed measures for the safe use of bridleways, the impacts on the bridleway path, and the distance will the path be from machinery.
Requests for further information relating to the proposals for dust suppression and control, testing, and breach procedures.
Objections
Objections to the proposals due to concerns about environmental and community impacts.
Concern that the proposals breach previous assurances to communities that Westdown would only be reopened when Whatley Quarry had been exhausted.
The proposals are not needed due to existing capacity at other quarries, such as Whatley Quarry.
Operations
Blasting at the Quarry should not take place during early mornings, Bank Holidays and weekends. Weekends should be reserved to maintenance only.
Public Access
Concern that the proposed restoration plan does not provide sufficient public access opportunities.
Request that areas of land not in the proposals should be made publicly available and accessible for cycling and recreation.
Site access from the A361 or Steart's Lane should be provided due to safety concerns regarding the proposed access from the Bulls Green Link Road and its suitability.
There should be no left turn from the site entrance onto Bulls Green Link Road, and a No Right Turn at Cranmore Piers on the A361 with appropriate traffic signage implemented.
Socio-Economic
Concerns about the impact of the proposals and operations on local communities, businesses, and properties.
Studies should be undertaken on the impacts on the community impacts of the proposals.
Support
Support for the proposals to reopen Westdown Quarry due to increased employment opportunities.
Transport
Concerns that the proposed rail link would not improve local roads due to a lack of certainty that materials will all be transported by rail.
Concerns about the impact of increased quarry and community traffic on local roads.
Additional road signage and vehicle washing facilities should be provided.
Requests for greater enforcement of speed restrictions for site vehicles and action taken with offending drivers.
Hanson should work with the Council to invest in strategic highways and local road safety.

Appendix A

Questionnaire / Feedback Form



THE FUTURE OF WESTDOWN QUARRY



We welcome views on all aspects of our proposed scheme, and would especially like your views on the following:

1. What comments do you have on our plans to re-open Westdown Quarry?

2. Do you have any comments on how we should manage the effects of our proposals on the environment and your community?

3. Do you have any comments on the proposed restoration plan?

4. Do you consider that there are sufficient public access opportunities within the restoration plan?

☐ Yes

☐ No

5. Do you have any comments on any of the information or documents provided as part of this consultation?

Submit Feedback

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Appendix B

Community Information Leaflet

Environment and restoration

Our proposals have been shaped by the need to protect and enhance wildlife habitats and reduce the impact of our activities on the environment.

A comprehensive restoration scheme sets out our vision of how Westdown quarry, including the Asham Wood void area, could be progressively restored when the limestone has been removed.

This includes:

- The creation of small areas of woodland, notably in the Asham Wood void area.
- A wooded/shrub perimeter to the Westdown quarry void to provide habitat connectivity.
- Water based restoration within the main Westdown quarry void.
- Areas of calcareous grassland to provide landscape and habitat diversity.

These proposals are being developed with ecology and landscape objectives at the forefront.

Hanson UK is part of the HeidelbergCement Group, which has operations in 48 countries.
www.hanson.co.uk

Having your say

Your feedback is important and will help us shape our final proposals.

Due to current social distancing restrictions we have created an online virtual exhibition where you can review our proposals, put questions to our team and provide your feedback. Go to www.hanson-communities.co.uk/westdown-quarry

Alternatively, you can contact us by emailing us at consultation@Hanson.com or via our freephone number 0800 702 2594. If you are having difficulties accessing the online material, please call us on the freephone number provided. Wood Group UK Ltd have been commissioned to conduct our public consultation into Westdown quarry.

The deadline for responding is 11.55pm on the 4th December 2020.

Next steps

After reviewing all feedback from local people, as well as from statutory stakeholders and regulators, we will finalise our plans, ahead of submitting proposals to Somerset County Council (SCC) in January 2021.

SCC will also invite comments from local residents and community groups before making its decision.

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



THE FUTURE OF WESTDOWN QUARRY

Proposals to update existing planning consents

Online public pre-application consultation from
9.00am on 20th November 2020 to 11.55pm on 4th December 2020
at www.hanson-communities.co.uk/westdown-quarry



Hanson UK is proposing to update its existing planning consents for Westdown quarry near Nunney in Somerset, to secure long-term sustainable supplies of vital construction materials. This leaflet is designed to answer key questions and highlight how local people can find out more about our proposals and have a say.

Our proposals for Westdown quarry

We are proposing to update the existing planning permissions at Westdown to bring them in line with current standards ahead of restarting mineral extraction.

This will involve developing a new site vehicle access from the Bulls Green Link Road, along with new site infrastructure, as well as the development of a comprehensive restoration programme which will see environmental enhancements to Asham Wood.

Combined with a future planning application for our nearby Whatley quarry, these proposals will not require additional permitted vehicle movements in the area.

We have focused collect facilities on site, and our core collect products (AC 6, 10 and 20mm) are pre-binned, giving you a fast and efficient service.

Our approach for Westdown and Whatley quarries

Westdown quarry has permission for mineral extraction until 2042, even though it has not been operational since the late 1980s. We are now consulting on updates to the existing planning consents, including a new site restoration plan. Subject to approvals, we aim to restart operations in 2022.

At nearby Whatley quarry, we are developing a further planning application to release additional mineral reserves. These proposals will be subject to the usual consenting processes, including the opportunity for local people to comment. We will share more information on this in early 2021.

Combined, our operations at Westdown and Whatley will help secure supplies of limestone aggregate needed for construction, including vital infrastructure projects. Importantly, as Whatley is one of a few rail-linked quarries in the UK, we can implement a 'rail-first' approach for the movement of material to national markets from Whatley, with aggregate from Westdown earmarked for local and regional demand.

Proposed operations at Westdown

Limestone will be extracted through modern drilling and blasting techniques, designed to minimise vibration and air overpressure. Initially activity will focus in the north/north-western part of the quarry, before moving in a south/south-easterly direction overtime.

Extracted materials will be processed using mobile plant within the quarry, with a new access point to be constructed off the Bulls Green Link Road. A new weighbridge, site office and staff welfare facilities, with associated parking, are also included in our proposals. Screening bunds will be provided along the perimeter of the quarry to reduce views into the quarry from surrounding areas and provide appropriate noise, landscape and ecological mitigation.

Our studies indicate that the two public bridleways on the western and eastern side of the site will not need to be diverted, as appropriate measures can be provided to ensure their ongoing safe use. All vehicles, to and from the site, will follow the existing agreed route along to the A361. The combined road traffic numbers from both Westdown and Whatley quarries will not exceed present permitted levels.

Acknowledging that a modern schedule of conditions should outline the time during which the quarry can extract, we are proposing to amend the operating hours – even though the current permission does not require us to do this:

Extraction, haulage, servicing, maintenance and testing of plant:

- 06.00 – 20.00: Monday – Friday; and
- 06.00 – 12.00: Saturday and Sunday.

No operations other than water pumping will take place outside these hours, except in an emergency.

The re-opening of Westdown quarry will create 40 full time jobs for local people plus additional jobs in the supply chain.

Appendix C

List of Consultees

Somerset County Council	Head of Planning
Somerset County Council	Ecologist
Somerset County Council	Archaeologist
Somerset County Council	Highways
Somerset County Council	Environmental Health Officer
Hampshire County Council	Planning
Mendip District Council	
Environment Agency	
Natural England	
Somerset Bat Group	
Somerset Wildlife Trust	
Whatley Quarry Liaison Group	Group Members
Whatley Parish Council	Parish Clerk
Mells Parish Council	Parish Clerk
Great Elm Parish Council	Parish Clerk
Nunney Parish Council	Parish Clerk
Trudoxhill Parish Council	Parish Clerk
Wanstrow Parish Council	Parish Clerk
Cranmore Parish Council	Parish Clerk
Downhead Parish Council	Parish Clerk
Leigh on Mendip Parish Council	Parish Clerk
Selwood Parish Council	Parish Clerk
Somerset County Councillors in Mendip DC	
Cllr John Clarke	Somerset County Councillor
Cllr Philip Ham	Somerset County Councillor
Cllr Nigel Hewitt-Cooper	Somerset County Councillor
Cllr Terry Napper	Somerset County Councillor
Cllr Mike Pullin	Somerset County Councillor

Appendix D

Advertisement of Consultation

Poster posted on Westdown Quarry gate



Poster posted on Chantry Village notice board



Poster posted on Mells Village notice board outside the shop



Appendix E

Consultation approach feedback invitation to SCC

From: Pengelly, Nienke
Sent: 03 November 2020 14:50
To: 'Helen Vittery'; Kirby-Hawkes, Lisa
Cc: Mabbitt, Trystan (Chipping Sodbury) GBR; Strachan, Ian (Chipping Sodbury) GBR; Brown, Claire; Ford, Simon
Subject: Westdown Quarry proposed public consultation approach
Attachments: Westdown Quarry - Planning Performance Agreement (PPA)

Tracking:	Recipient	Read
	'Helen Vittery'	
	Kirby-Hawkes, Lisa	
	Mabbitt, Trystan (Chipping Sodbury) GBR	
	Strachan, Ian (Chipping Sodbury) GBR	
	Brown, Claire	
	Ford, Simon	Read: 03/11/2020 14:51

Dear Helen,

As part of the planning submission for Westdown Quarry, Hanson are committed to undertaking appropriate public consultation in the run up to the planning submission. Given the current circumstances regarding COVID19 and the imminent lockdown in England starting on Thursday 5th November, an alternative approach to face to face public exhibition events has been devised, in the form of a virtual exhibition space to be hosted by Hanson on their website. Do you have any objections to this proposed approach? We would seek to advertise the event through the Hanson website and Whatley Quarry Community webpage, local media, through the local quarry liaison group as well as contacting statutory stakeholders. Are you be able to advise/suggest by what other means Hanson can best promote and publicise this consultation given the current COVID19 restrictions, tapping into any existing SCC resources as appropriate?

On a related matter, have you been able to consider the proposed Planning Performance Agreement (PPA) I emailed through last month (see attached)?

Kind regards,

Nienke

Nienke Pengelly
 Senior Consultant (Minerals and Waste Planning)
 Wood Environment & Infrastructure Solutions UK
 Canon Court, Abbey Lawn, Abbey Foregate, Shrewsbury
 SY2 5DE, United Kingdom



