APPLICATION NO: 13/0068/CWMAJM    DATED 03.09.2013

AGENT: Steven Bowley Planning Consultancy, Ferndale, Albury View, Thame, Oxfordshire, OX9 2LQ

APPLICANT: Multi-Agg Ltd

SITE: Kempsford Quarry, Washpool Lane, Kempsford, Fairford GL7 4NJ

PROPOSAL: Vary condition 2 of planning consent CT.6788/M to extend the period of restoration to 30 September 2014 and condition 7 to remove all plant no later than 30 September 2014.

PARISH OF: Kempsford

SITE AREA: 20 ha

GRID REF: E: 416975 N: 196919

RECOMMENDED: That planning permission is granted for the reasons set out in this report and summarised at paragraphs 7.12 and 7.13 and subject to the conditions set out in section 8 of this report.

1.0 LOCATION

1.1 Kempsford Quarry, (also known as Stubbs Farm), is located approximately 600m to the east of the village of Kempsford and 4 km to the south-east of Fairford. The nearest residential property lies on the outskirts of Kempsford, approximately 400m to the west of the site boundary. The application site is accessed from Washpool Lane which leads directly off Whelford Road. The site is bounded to the west and north by mature hedgerow and a public right of way runs adjacent to the western boundary of the site in a north-south direction. There are no designated areas of nature conservation interest, Listed Buildings or Scheduled Ancient Monuments in the vicinity of the site.

1.2 A small lake is located within the north-west quadrant of the site, and a rectangular recharge ditch runs in a north-south direction adjacent to the western boundary of the site. There are some stockpiles of inert construction and demolition material within the central part of the site and stored soil mounds in various locations. The site is also located within the Cotswold Water Park and is near to Fairford Air Base. Manor Farm sand and gravel extraction site, lies directly to the north and is also accessed via Washpool Lane. The Manor Farm site is currently being worked by Aggregate Industries.
APPLICATION No: 13/0068/OWMAJM
TITLE: VARY CONDITION 2 OF PLANNING CONSENT 11.678/B/M TO EXTEND THE PERIOD OF RESTORATION TO 30 SEPTEMBER 2014 AND CONDITION 7 TO REMOVE ALL PLANT NO LATER THAN 30 SEPTEMBER 2014.
KEMPSTORD QUARRY, WASHPOOL LANE, KEMPSTORD, FAIRFORD GL7 4NJ.

SCALE: 1:15,000 & 1:50,000 DATE: JAN 2014 AGENDA No:

Development Management (Planning),
Shire Hall, Gloucester
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FOR IDENTIFICATION PURPOSES ONLY
2.0 THE PROPOSAL

2.1 The proposal is for the variation of Condition 2 of planning permission CT.6788/M, (05.09.2006) under the terms of section 73 of the Town and Country Planning Act 1990, to extend the time period for the final restoration to no later than 30 September 2014.

2.2 The importation of waste to fill the void left by mineral extraction was substantially completed in the summer of 2011. However, according to the applicant, final restoration has been delayed because of the lack of topsoil available and poor weather conditions over the summers of 2012 and 2013.

2.3 Approximately two thirds of the site has been fully restored. The remaining area has been restored using inert fill, or to water but has yet to be top-soiled. The applicant intends to finish off the restoration of the site by using soils:

- stored along the boundary of the southern field
- from the former screening bund around the lake west of the unclassified highway
- from land between the unclassified highway and the small lake in the north west corner of the site

2.5 It is the applicant's intention to restore the site in accordance with final restoration plan of November 1997 and approved under consent CT/6788/F on 6 February 1998. The applicant envisages that an additional 12 months (from date of the application) i.e. to end September 2014 will be sufficient time to complete the restoration works.

2.6 The applicant considers that there should be sufficient soils already stored on site to finish restoration. However, the actual quantity and quality of these soils will not be known until spreading commences. The applicant has therefore asked for some flexibility to allowing importation of additional soils should this prove necessary.

2.6 The application also seeks a consequential change to Condition 7 of the 2006 permission (CT/6788/M) to allow retention of plant on site until end of September 2014 in order to complete the restoration works.

2.7 Technically, the non-compliance of the condition to complete restoration should relate back to the original permission for mineral extraction and restoration which was granted in March 1990 (CT6788). The 1998 consent, (CT6788/F), which was actually a variation of permission CT 6788, was then subsequently varied in 2006 by CT/6788M (06/007). However, in this case it is clear that the applicant seeks an additional 12 months to complete restoration of the site. The situation will be ratified in any new permission.

3.0 PLANNING HISTORY

3.1 Gloucestershire County Council planning history is summarised in the following table.
<table>
<thead>
<tr>
<th>Application No.</th>
<th>Description of Development</th>
<th>Decision &amp; Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT.6788</td>
<td>Extraction of sand and gravel and erection of site offices.</td>
<td>Consent 09.03.1990</td>
</tr>
<tr>
<td>CT.6788/B</td>
<td>Variation of condition (xvi) of permission CT.6788 to permit the extraction of 40,000m³ of clay</td>
<td>Consent 10.09.1996</td>
</tr>
<tr>
<td>CT.6788/E</td>
<td>Sand and gravel extraction as an extension to an existing quarry and restoration to a wetland area (this relates to the area directly to the west of this application.)</td>
<td>Consent 06.02.1998</td>
</tr>
<tr>
<td>CT.6788/F</td>
<td>Variation of conditions (i) and (xvii) attached to planning consent CT.6788 to extend the operational life of the site and to vary the restoration scheme to allow low level restoration to nature conservation.</td>
<td>Consent 06.02.1998</td>
</tr>
<tr>
<td>CT.6788/M (06/0077)</td>
<td>Variation of condition 1 of permission CT.6788/F to extend the period of time for completion of works to 2012 and final restoration to 2013.</td>
<td>Consent 27.11.2006</td>
</tr>
</tbody>
</table>

4.0 PUBLICITY AND REPRESENTATIONS

4.1 The application was advertised by site notice and a newspaper advert was placed in a locally circulating newspaper. The adjoining quarry (Manor Farm Pit) was consulted. However, due to the distance to the nearest residential property and the nature of the application, no other near neighbour notification letters were sent in this instance. One emailed objection has been received from a resident on Ham Lane:

“The area is an eyesore and reinstatement should have been concluded. The company appear to have made little effort to eradicate the flooding which occurs in the adjacent highway and the sooner the area is correctly reinstated in accordance with the original application the better. It would also appear that the present ground level of reinstated areas is significantly above the original level of the area and may lead to flooding of adjacent land. I firmly commend the council to reject this application”.

5.0 PLANNING POLICY

5.1 Under Section 54A of the Town and Country Planning Act (1990) the Planning Authority must have regard to the development plan in considering planning applications unless material considerations indicate otherwise.

5.2 The National Planning Policy Framework (NPPF), published on the 27th March 2012, constitutes guidance for Local Planning Authorities and is a material consideration in determining the application. In assessing and determining planning proposals, Planning Authorities should apply the
presumption in favour of sustainable development, which is the main focus of the NPPF in relation to both the plan-making and decision making process. However, the presumption in favour of sustainable development does not apply where development requires an appropriate assessment under the Conservation of Birds Directive and the Habitats Directive.

5.2 The following national and local planning policies from the NPPF are most relevant to the application.

Policy 11: Conserving and enhancing the natural environment.
Policy 13: Facilitating the sustainable use of minerals.


The following saved policies are most relevant to the proposal:

**Policy DC1**
Mineral development will only be permitted where the applicant has demonstrated, to the satisfaction of the Minerals Planning Authority in consultation with other relevant pollution control agencies, that any potentially adverse environmental and/or pollution effects are capable of satisfactory control and/or mitigation.

**Policy DC3**
The importation of natural materials to minerals sites will only be permitted where it is environmentally acceptable and it can be demonstrated that there is insufficient suitable waste products arising from the mineral development to carry out all or any of the following:

1. the provision of improved landscaping to enhance the environment and safeguard local amenity
2. to secure a beneficial afteruse for the worked out mineral site.

**Policy R1**
Proposals for mineral development will only be permitted if they are accompanied by a reclamation scheme that provides for the following matters to be taken into account:

1. the site will be operated to ensure that the proposed reclamation scheme will be successful,
2. waste materials arising from the extraction of minerals on site are utilised to restore the site,
3. the restoration is completed at the earliest opportunity and, where practicable, progressive restoration is carried out,
4. other measures to minimise the disturbance to adjacent land-uses are included,
5. harm arising from traffic generated by the reclamation is minimised,
6. the surrounding topography is considered to ensure that the site is sensitively reclaimed in keeping with the character of the local area,
7. where appropriate, measures to protect local, regional and national sites
of acknowledged importance are included, and
8. the reclamation of the site provides for environmental and landscape
efficiency as guided by Policy R2 of this Plan.

**Policy R3**
Worked out mineral sites will be reclaimed at the earliest opportunity to an
approved beneficial after-use, and wherever practicable progressive
restoration will be required.

**Policy E20**
Mineral development will only be permitted when the provision for vehicle
movement within the site, the access to the site, and the condition of the local
highway network are such that the traffic movements likely to be generated by
the development would not result in unacceptable impact on highway safety,
the effective operation of the road network, residential amenity or the local
environment. In assessing the likely impact of traffic movements, account will
be taken of any highway improvements, traffic management or other
mitigating measures which may be provided in association with the
development.

The following MLP policies also apply:

- Policy DC4 – hazards to aerodromes
- Policy E10 – biodiversity
- Policy E11 – water resources
- Policy R2 – after-use

**5.10 Cotswold District Local Plan 2001-2011 (Adopted April 2006)**

The following saved policy of the Local Plan applies:
Policy 5 – pollution and safety hazards.

**6.0 Consultations**

**6.1 Cotswold District Council**
Cotswold District Council raises no objections to the proposed development.

**6.2 Kempsford Parish Council**

“Based on the current information we wish to object to this application unless
the following conditions are imposed and can be enforced by the County
Council if not met.
1. A financial penalty will be applied if the proposed completion deadline is
   not met. This is not the first time extension application and it is felt the
   quarry company has already had sufficient time in which to restore the site.
   This is something our residents feel very strongly about and a key issue
   raised in a recent parish plan questionnaire.
2. Operators are required to have a working wheel wash facility in operation
   for all site vehicles.
3. Restoration will include resolving the cause of flooding of the unclassified highway that runs between sites. This highway has been unusable for the majority of the time during the past few years, and did not flood regularly prior to extraction.

6.5 **The Environment Agency**
The Environment Agency has no objections to the proposed variation of conditions as there are no material changes to the previously approved development, merely an extension of time for completion.

6.6 **The County Highways representative**
The County Highways representative has raised no objection to the application.

6.5 **Strategic Planning (policy)**
The County minerals and waste planning policy team has raised no objection to the application.

7.0 **PLANNING CONSIDERATIONS**

7.1 The proposal is for the variation of Condition 2 of planning permission CT.6788/M, (28.11.2006) under the terms of section 73 of the Town and Country Planning Act 1990, to extend the time period for the final restoration to no later than 30 September 2014; and a consequential variation of condition 7 to allow retention of plant until the same date.

7.2 This application is for a variation of condition it is necessary to review and repeat those conditions and plans of previous consents that are still relevant. Therefore the conditions of consents CT.6788, CT.6788/F and CT/6788M have been reviewed and revised where relevant. However, as mineral extraction has ceased and the proposal is merely to finish off restoration by the spreading of soils it will not be necessary to review all of the extant conditions as some will not now be relevant.

**Impact on the environment**

7.3 There have been no objections to the proposed development from any of the statutory consultees. The Parish Council has submitted a “qualified” objection on the basis that the objection be withdrawn if three conditions are met by the applicant. However, a financial penalty as suggested would not be appropriate or necessary though this application given that the site is almost fully restored. There are means to enforce restoration should it not be completed within the timescale proposed, but only as a last resort (and at potentially significant financial cost to the Council). Addressing the issue of flooding possibly caused through previous mineral extraction would not be practicable or enforceable as the application is only for soil spreading and does not involve changing any of the restored ground levels.

7.4 The permitted levels for the site upon completion of restoration are between 75 to 75.75m AOD and this matches that of the land before mineral extraction.
Further investigations may be needed to ascertain the actual cause of flooding in this area but delaying the final phase of restoration by refusal of this application would not assist in sorting out his particular issue. Furthermore spreading of soils over the remainder of the site should help to reduce run-off.

7.5 One member of the public has also objected on the basis that the site has not been fully restored within the allowed timescale and that the restored levels are higher than the original ground levels. However, as the application only seeks to complete restoration refusal of the application would not deal with these issues.

7.6 It is considered that the proposal will not cause or perpetuate any flooding of adjoining land or otherwise harm the local environment. It is not considered that there would be any significant adverse impact on the wider environment or local amenity through the spreading of soils on the site. As such the application will accord with Policies DC1 and E12 of the Gloucestershire Minerals Local Plan and Policy 5 of the Cotswold Local Plan.

Impact on Highways

7.7 Given that no waste is to be imported and that there may not be a need for any soils to imported, it is likely that actual vehicle movements arising from the application site will be limited. Also, as it is now winter it is unlikely that any soils will be imported until the spring. In these circumstances it is not considered reasonable or necessary to impose a condition to install a permanent wheel wash particularly as the length of the haul road is likely to be sufficient to lose mud from lorries that may leave the site. The applicant has agreed to use a mobile wheel cleaner if problems with mud on the road are caused by vehicles using this particular site. It should also be noted that the access road to the quarry is shared with adjoining aggregate quarry (Manor Farm) and mud deposited on the public highway may not necessarily be caused by vehicles originating from Kempsford Quarry. However, a standard condition is recommended to require that vehicle chassis’ and wheels are cleaned prior to entering the public highway. It is considered therefore that the proposal accords with Policy DC1 and E20 of the Gloucestershire Minerals Local Plan and Policy 5 of the Cotswold Local Plan.

Restoration and aftercare

7.8 Consents (CT.6788 and CT.6788/F) envisaged a restoration scheme that would be mainly back to agriculture, although the 1998 variation (CT.6788/F) proposed an area corresponding to the north-west quarter of the site being restored to a lower level reed-bed for conservation after use. Restoration of most of the site back to agriculture has been achieved although a lake has been created with steeper slopes than would normally be suitable for a reed bed. However, whilst a deeper lake than originally envisaged may not have the same value for biodiversity it will reduce the risk of bird strike in respect of the nearby RAF base.

7.9 A draft restoration and lake management plan was submitted in 2008 by the
applicant (albeit a different agent), but was never approved. It will be necessary therefore to impose new restoration and landscaping conditions in respect of the lake and the remainder of the site which has not been fully restored. There will also now be a requirement for the site to be subject to a 5 year aftercare programme and this will be conditioned.

7.10 It is considered that the proposal to soil the remaining area of the site will improve its condition and therefore accords with Policies R1 and R3 of the Gloucestershire Minerals Local Plan.

Human Rights

7.11 From 2nd October 2000 the Human Rights Act 1998 has the effect of enshrining much of the European Convention on Human Rights in UK law. Article 8 of the Human Rights Act 1998 guarantees a right to respect for private and family life, and Article 1 of the First Protocol guarantees the right to peaceful enjoyment of possessions. One objection has been received from a member of the public. However, the proposal would not prejudice his rights and there is sufficient justification for interference with these rights.

Conclusions and summary reasons for grant of planning permission and relevant development plan policies

7.12 This application is for a variation of condition to extend the time period for final restoration of the site to be completed by 30th September 2014. Approximately two thirds of the site has been completely restored and the remaining third is almost restored apart from spreading of top soils. There have been no objections from any statutory consultees. The Parish Council’s concern over flooding is not an issue that can be properly addressed through this application. Furthermore, refusal of the application would also only delay restoration. The most pragmatic approach is to allow the additional time to allow the site to be finally restored. Therefore it is considered that this application gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the application should be refused.

7.13 This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government’s current planning policy guidance and the relevant circulars, together with the relevant Development Plan policies, including the following:


8.0 RECOMMENDATION

8.1 It is recommended that planning permission be granted for the reasons set out in this report and summarised at paragraphs 7.12 to 7.13 in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, and subject to the following conditions:

Commencement

1. The development to which this permission relates shall be begun not later than the expiration of 6 months beginning with the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within 7 days of such commencement

**Reason:** To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Duration

2. Unless varied by other conditions of this permission, importation of soils to the site shall cease by no later than 31 August 2014, and the site shall be restored in accordance with conditions 18, 19, 20, 21, 22, and 23 of this consent, by no later than 30 September 2014.

**Reason:** To comply with the requirements of Section 72(5) and paragraph 1 of part 1 of Schedule 5 to the Town and Country Planning Act 1990.

Definition of Permission

3. This permission relates to the land outlined in red on drawing number SB/542/1 dated September 2013.

**Reason:** To define the planning permission so that the development is carried out in accordance with the planning submission.

Buildings and Plant

4. 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 amending, replacing or re-enacting that order), no fixed plant or machinery, buildings or structures shall be erected, extended, installed or replaced on any part of the quarry without the prior written approval of the Mineral Planning Authority.

**Reason:** To protect the amenity of the local environment, and in accordance with Policies DC1 of the Gloucestershire Minerals Local Plan.

5. All plant, machinery and structures shall be removed from the site by
no later than 30 September 2014 or upon the earlier completion of restoration, unless otherwise agreed in advance and in writing with the Mineral Planning Authority.

**Reason:** To protect the amenity of the local environment, and in accordance with Policies DC1, and R1 of the Gloucestershire Minerals Local Plan.

**Hours of Working**

6. Except in emergencies where operations are required to protect life, limb or property, operations (including the manoeuvring, loading or unloading of vehicles, processing and/or primary or ancillary activity associated with the winning and working of minerals) shall only take place between the hours of:

   07:30 – 17:00 hours Monday to Friday
   07:30 – 13:00 hours Saturday

No servicing, maintenance and testing of plant shall be carried out at the site between 17:00 hours and 07:30 hours on any day.

There shall be no working on Sundays, Local, Bank or Public Holidays.

**Reason:** To protect the amenity of the local environment, and in accordance with Policies DC1 and E20 of the Gloucestershire Minerals Local Plan.

**Importation of Soils**

7. Only uncontaminated, soils or subsoils shall be deposited at the site.

**Reason:** To protect the amenity of the local environment, and in accordance with Policies R1 and R2 of the Gloucestershire Minerals Local Plan.

**Access, Traffic and Protection of the Highway**

8. No vehicles leaving the site shall enter the public highway unless their wheels and chassis are clean, to prevent materials being deposited on the highway.

**Reason:** In the interests of highway safety and to help prevent mud and dust from being carried out onto the highway in accordance with Policy E20 of the Gloucestershire Minerals Local Plan.

9. From the date of this permission the operator(s) shall maintain records of the monthly quantity of soils imported for restoration, and associated vehicle movements, and shall make them available to the Mineral Planning Authority within 7 days of any written request. All records shall be kept for at least 12 months.
**Reason:** In order that the Mineral Planning Authority can monitor the quantity of soils imported into the site and in accordance with Policy E20 and R1 of the Gloucestershire Minerals Local Plan.

**Environmental Protection**

10. All reasonable steps shall be taken to minimise noise from vehicles and machinery, and in particular (but without prejudice to the generality of the foregoing) efficient silencers shall be fitted to and used by all vehicles and machinery on the site.

**Reason:** To protect the amenity of the local environment in accordance with Policies DC1 and E20 of the Gloucestershire Minerals Local Plan.

11. Without prejudice to the requirements of condition 10 of this consent, the authorised operations shall be conducted so that noise emitted from the site shall not exceed 55 dB(A) freefield expressed as a 1 hour Leq between the hours of 07:00 and 18:00 Monday to Friday and 07:00 to 14:00 on Saturdays as measured or calculated at the nearest noise sensitive residential property.

**Reason:** To protect the amenity of the local environment in accordance with Policy DC1 of the Gloucestershire Minerals Local Plan.

12. No materials shall be burnt on the site at any time.

**Reason:** To protect the amenity of the local environment in accordance with Policy DC1 of the Gloucestershire Minerals Local Plan.

13. There shall be no floodlighting erected on the site at any time.

**Reason:** To protect the amenity of the local environment in accordance with Policy DC1 of the Gloucestershire Minerals Local Plan.

14. The operators shall provide, implement and maintain effective measures, to minimise the emission and propagation of dust from the restoration working and hereby authorised. Such measures shall include the water spraying of access roads to suppress dust in periods of prolonged dry weather.

**Reason:** To protect the amenity of the local environment in accordance with Policy DC1 of the Gloucestershire Minerals Local Plan.

15. Any above ground storage tanks should be sited on an impervious base and surrounded by a suitable liquid tight bonded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all pipes draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund.

**Reason:** To prevent pollution of the water environment in accordance with Policies E11 and DC1 of the Gloucestershire Minerals Local Plan.
Landscaping

16. Within 3 months of the date of this consent a scheme outlining the final slope gradients, marginal planting and provision of goose-proof fencing for the 'existing lake' shall be submitted to the Mineral Planning Authority for its written approval. Thereafter the scheme as approved shall be implemented within 3 months of approval and maintained until at least the cessation of the aftercare period required under condition 24 of this consent.

**Reason:** To ensure the proper restoration of the site and minimise the risk of birdstrike in accordance with Policies R1, R2 and DC4 of the Gloucestershire Minerals Local Plan.

17. Within five years of planting, any trees, shrubs, or other plants that die or become diseased, are removed or damaged, shall be replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme.

**Reason:** To ensure the proper restoration of the site in accordance with Policies R1 and R2 of the Gloucestershire Minerals Local Plan.

Restoration

18. No topsoil or subsoil shall be handled except when the soils and the ground are in a dry and friable condition.

**Reason:** To ensure that the restoration material is handled in a suitable manner for the eventual restoration of the site in accordance with Policies R1 and R2 of the Gloucestershire Minerals Local Plan.

19. The final metre of soils used for restoration purposes shall be free from large boulders, building rubble, sticks, rubbish, weeds, roots, rhizomes or other material that could impede agricultural operations. If the depth of soil is less than 1 metre above the base of the infilling then the full depth of soil shall be free from large boulders, building rubble, sticks, rubbish, weeds, roots, rhizomes or other material that could impede agricultural operations.

**Reason:** To ensure the proper restoration of the site in accordance with Policies R1 and R2 of the Gloucestershire Minerals Local Plan.

20. The final level on any part of the site upon restoration shall not exceed 75.75 metres Above Ordnance Datum.

**Reason:** To ensure that restoration of the site is in keeping with the surrounding landscape in accordance with Policies R1 and R2 of the Gloucestershire Minerals Local Plan.

21. Within 3 months from the date of this permission a final restoration and aftercare scheme shall be submitted to the Mineral Planning Authority
for its written approval. The scheme shall be implemented within 3 months of the Mineral Planning Authority’s written approval.

**Reason:** To ensure the proper phased restoration of the site in accordance with Policies R1, R2 and R3 of the Gloucestershire Minerals Local Plan.

22. All topsoil imported on to the site shall be retained on site and used for restoration purposes, and there shall be no exportation of topsoil from the site unless otherwise agreed in advance and in writing with the Mineral Planning Authority.

**Reason:** To ensure a sufficient quantity of topsoil is available for restoration purposes in accordance with Policies R1 and R3 of the Gloucestershire Minerals Local Plan.

23. All topsoil and subsoil materials shall each be stored in separate bunds which do not overlap, and which:

i. for topsoil and subsoil storage, bunds should not exceed 3 metres in height unless otherwise approved in writing by the Minerals and Waste Planning Authority;

ii. shall be constructed with a minimum of soil compaction necessary to ensure stability and so shaped as to avoid collection of water in surface undulations;

iii. shall not be subsequently moved or added to until required for restoration unless otherwise agreed in writing with the Minerals and Waste Planning Authority;

iv. shall only store topsoils on like textured topsoils and subsoils on like textured subsoils.

**Reason:** To ensure that the soil and subsoil material is stored in such a manner that site can be restored in a condition capable of beneficial afteruse in accordance with Policies R1 and R3 of the Gloucestershire Minerals Local Plan.

**Aftercare**

24. The site as depicted on Drawing SB/542/1 shall be subject to aftercare management for a five-year period. This aftercare period shall commence on the date the Mineral Planning Authority has provided written confirmation that the restoration is completed to a satisfactory standard.

**Reason:** To ensure a regime of agricultural husbandry to assist soil structural development, prevent damage to soils and install the infrastructure such as under-drainage to bring land to the required standards for agriculture and/or to fulfil biodiversity objectives in accordance with Policies E10, R1 and R2 of the Gloucestershire Minerals Local Plan.
25. The Aftercare Scheme shall be implemented in accordance with the requirements of condition 24 of this consent and maintained for a minimum five year period.

**Reason:** To ensure a regime of agricultural husbandry to assist soil structural development, prevent damage to soils and install the infrastructure such as under-drainage to bring land to the required standards for agriculture and/or to fulfil biodiversity objectives in accordance with Policies E10, R1 and R2 of the Gloucestershire Minerals Local Plan.

**BACKGROUND PAPERS:**

Application form, plan and supporting information. Consultation responses.

**CONTACT OFFICER:**

Clive Conroy, Senior Planning Officer, 01452 425771

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Time taken</th>
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<tr>
<td>Cotswold District Council</td>
<td>2 days</td>
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<tr>
<td>Kempsford Parish Council</td>
<td>3 weeks</td>
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<tr>
<td>County Highways</td>
<td>8 days</td>
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<td>Environment Agency</td>
<td>3 weeks</td>
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<td>Strategic Planning (policy)</td>
<td>1 week</td>
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<td><strong>Time taken to determination on 30 January</strong></td>
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