

SAND WORKING



**ENVIRONMENT ACT 1995
REVIEW OF OLD MINERAL PLANNING PERMISSIONS
DETERMINATION OF UPDATED CONDITIONS**

To:- The Wardens & College of the Souls of All Faithful People Deceased
in the University of Oxford,
c/o ARC Southern,
White Ladies, Teston Road,
Offham, Kent, ME19 5PF

In pursuance of their powers under the above-mentioned Act, the Council hereby notify you that they **DETERMINE** your application for the:-

Review of Planning Permissions SD/1/57, SD/1/57A and SJ/32/82 for mineral working, extension to sand pit and extension to sand working.

at: Minsted Sandpit, Stedham, Midhurst

submitted to this Council on 23rd May, 1998, (and in accordance with the relevant correspondence a copy of which is attached*) as specified hereunder:-

1. The winning and working of sand from the area edged red on Plan 1B, received by the Mineral Planning Authority on 23rd May 1998, shall cease not later than 21st February 2041.

Reason: To comply with the Town and Country Planning Act 1990.

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County Secretary

N.B. The reasons for imposing the above conditions are as specified after the conditions.

* The words in brackets do not apply unless a copy of the relevant correspondence is attached. Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE BACK OF THIS FORM.



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2. The development hereby permitted shall be operated and restored in accordance with Plans M32m/27 ('Working Plan') and M32m/28 ('Restoration Plan'), dated 04/98, and sections 5 and 6 of the written statement, dated 29.4.98, subject to the conditions of this permission.

Reason: To define the area of the site subject to the working programme and restoration scheme.

3. Sand shall be worked to its full depth to the base of the Folkestone Beds deposit, consistent with part (iii).

The working of the sand from the margins of the pit shall be carried out such that:-

- (i) the pit side slope between the existing ground levels and a level 1.5 metres above the average ground water level does not exceed a gradient of 1 in 3;
- (ii) at the level of approximately 1.5 metres above the average ground water level a level platform of sand shall be formed with a width of not less than 3.0 metres;
- (iii) the side slope below the water table shall not exceed an angle of 30 degrees to the horizontal.

Reason: To define the depth of working at the site and to secure a satisfactory working programme for the site.

4. Sand from areas outside those identified for extraction on plan M32m/27, dated 04/98, will not be worked without a revised scheme of working, restoration and aftercare being submitted to and approved by the Mineral Planning Authority before the commencement of any such working. Any such approved scheme shall be carried out in full.

Reason: To enable the Mineral Planning Authority to adequately control the development and to secure a proper restoration of the site.

5. All buildings, plant, machinery and hardstandings erected, constructed or used in pursuance of this permission shall be dismantled or demolished and removed from the Minsted Sandpit site and the area underneath them shall be restored in accordance with the scheme of restoration approved under condition 18 within twelve months of the permanent cessation of sand extraction from the Initial Review application site, as shown on plan 1B, received by the Mineral Planning Authority on 23rd May 1998, or by 21st February 2042, whichever is the earlier.

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Reason: To facilitate the restoration of the site and in the interests of the amenities of the locality.

- 6. No materials shall be imported to the site and deposited or stored on the site.

Reason: In the interests of the amenities of the locality and the satisfactory restoration of the site.

- 7. No soils, overburden, clay, rock or other surplus materials associated with the extraction of sand shall be removed from the site.

Reason: In the interests of the satisfactory restoration of the site.

- 8. Notwithstanding the submitted plans and supporting statement accompanying the application, the extent of mineral extraction shall conform to the area identified on the plan attached to Planning Permission SD/1/57A, dated 30th May 1968, in which no working shall take place on the land hatched black within the bold black line, in accordance with condition 1 of that permission. Any subsequent amendments to the working programme and restoration scheme shall be submitted to the Mineral Planning Authority by 30th June 1999, for approval, unless otherwise agreed in writing by the Mineral Planning Authority. The approved amendments shall be carried out in full.

Reason: To secure the correct planning permission for the extraction of minerals at the site.

- 9. Except in emergencies to maintain safe working or unless the Mineral Planning Authority has agreed otherwise in writing:-

No operations or maintenance of plant and machinery shall be carried out at the site except between the following times:

07.00 hours and 18.00 hours Monday to Friday and
07.00 hours and 13.00 hours Saturday.

No operations shall take place on Sunday or public holidays.

Reason: In the interests of the amenities of the locality and the residents of nearby properties.



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10. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.

Reason: In the interests of the amenities of the locality and the residents of nearby properties.

11. The surfacing of the site entrance from the public highway and all areas of hardstanding within the site shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times until completion of site restoration and aftercare.

Reason: In the interests of highway safety and the amenities of the locality, including the residents of nearby properties.

12. No vehicles shall leave the site carrying soil, mud or other materials on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: In the interests of road safety and to safeguard the amenities of the residents and road users in the locality.

13. By 31st June 1999, the operator shall initiate a hydrogeological investigation at the site to establish the effects arising from mineral extraction on the water environment. The investigation shall include measures to determine the groundwater levels, flow directions and quality of the water resource, as well as any seasonal variation. Identification of the effects from any changes to the characteristics of the water environment, including ground and surface waters and wetlands, brought about by the seasonal changes shall be recorded. The methods and extent of this investigation shall be agreed in writing by the Mineral Planning Authority prior to commencement and monitoring should continue for at least one year. Within one month of the completion of the hydrogeological investigation, details of any appropriate mitigation measures or modifications to the working, restoration or aftercare schemes shall be submitted for approval by the Mineral Planning Authority. The operator shall then incorporate these approved measures as part of the investigation, working and restoration scheme for the site.

Reason: To minimise the risk of pollution to the aquifer.

14. All fuels, lubricants, chemicals and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers

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which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes shall vent downwards into the bund.

Reason: To minimise the risk of pollution to the aquifer.

15. No access to the site for vehicles shall be used except for that identified as the 'site entrance' on plan M32m/27, dated 04/98.

Reason: To secure a satisfactory vehicular access to the site.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995, no fixed plant, machinery or buildings, shall be installed or erected on the site without permission first having been obtained under Part 19, Class B, from the Mineral Planning Authority.

Reason: To enable the Mineral Planning Authority to adequately control development at the site within the Area of Outstanding Natural Beauty.

17. An archaeological investigation of the working area described as Phase 3 on plan M32m/27, dated 04/98, shall be carried out in accordance with a specification to be submitted to and agreed by the Mineral Planning Authority in writing, prior to the commencement of soil stripping and mineral extraction.

Reason: To enable the area of archaeological interest to be adequately investigated and recorded.

18. Unless otherwise agreed in writing with the Mineral Planning Authority prior to the implementation of any changes the site shall be restored in accordance with the restoration details provided on the submitted plan M32m/28, as amended by the conditions of this permission, by no later than one year after the permanent cessation of working of sand from the site or by 21st February 2042, whichever is the earlier.

Reason: To secure the satisfactory restoration of the site.

19. The site shall be restored in the phases, as set out in plan M32m/27, dated 04/98, such that no part of the site remains unrestored for longer than 2 years following the

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cessation of the working of sand in any phase and in any case, not later than 21st February 2042.

Reason: To secure the satisfactory restoration of the site.

20. Notwithstanding the information given on plan M32m/28, dated 04/98, no seeding or planting of trees, shrubs or other vegetation shall take place on the site unless and until details of the locations, species to be planted, the density of planting and timing of such planting, including the identification of areas to remain undisturbed, has been submitted to and approved in writing by the Mineral Planning Authority. The approved details shall be carried out in full.

Reason: To secure a satisfactory form of restoration at the site.

21. Notwithstanding the submitted statement and plans in support of the application, the applicant shall submit the following details to the Mineral Planning Authority by 30th June 1999, for approval:

- (i) the manner in which the soils will be managed in the phasing of the restoration of the site;
- (ii) the position and extent of the site access track to be used for vehicles in carrying out restoration work;
- (iii) the manner in which the areas already disturbed and not included within the areas identified as phases on plan M32m/27, dated 04/98, including application site area SJ/98/1471, will be incorporated into the phased restoration scheme;
- (iv) the manner in which the areas subject to heathland restoration will be managed in the short term and long term, including the provision of a management plan;
- (v) subject to (iv) a timetable for the seeding and planting regime for the site;
- (vi) any amendment to the restoration scheme as a result of the change to the working programme, subject of condition 8.

The approved details shall be carried out in full.

Reason: To secure the satisfactory restoration and aftercare of the site.

22. Any phase which has been worked out in accordance with plan referenced M32m/28, as amended by the conditions of this permission and has been restored shall be subject to the provisions of an aftercare scheme to be submitted to the Mineral Planning Authority by 31st December 1999 unless otherwise agreed in

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writing with the Mineral Planning Authority. The approved scheme shall be carried out in full.

The submitted scheme shall specify the steps to be taken and periods during which they are to be taken. Such steps shall be carried out for a period of 5 years following the completion of the quarrying operations.

Where the Mineral Planning Authority agrees in writing with the person or persons responsible for undertaking the aftercare steps, that there shall be lesser steps, or a different timing between steps, the aftercare shall be carried out in accordance with that agreement.

Reason: To secure a satisfactory aftercare scheme for the site.

PL12C/C5/SP

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