

Appendix B

Revised design of Bishops Bowl Fishery utilising the importation of inert material and soils Bishops Bowl Lakes, Bishops Itchington, Southam, CV47 2SR

SDC/22CM003

Planning Conditions.

COMMENCEMENT DATE

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

GENERAL OPERATIONS

2. The development hereby approved shall be carried out in accordance with the details submitted with planning application reference no. SDC/22CM003 and in accordance with the approved plans reference:
 - BBF 22/1 – Location Plan,
 - BBF 22/3 Rev A – Landscape Plan,
 - BBF 22/4 Rev A – HGV Routing Plan,
 - BBF 22/5 – Working Scheme,
 - BBF 22/6 rev A – Cross Sections

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development.

3. No works shall be undertaken on site in connection with the development hereby approved unless the County Planning Authority has first been advised in writing of the date of commencement.

Reason: In order to ensure a satisfactory standard of development.

4. The development hereby approved shall cease, the site shall be restored in accordance with the approved restoration scheme and the site access reduced in scale in accordance with the requirements of condition 8 within three years of the date of commencement.

Reason: In order to secure satisfactory and timely restoration of the site.

5. The development shall be timetabled and carried out to wholly accord with the detailed mitigation measures for the safeguarding of habitats and protected species within the site as set out in Appendix II Precautionary Working Methods of the report Ecological Walkover Bishops Bowl Fishery prepared by E3P, dated 23rd February 2023 and in Section 3 'Work Schedule' on page 6 of the Bishops Bowl Fishery Habitat Management Plan Report Ref: 80-123-R3-REVC dated May 2023.

Reason: To ensure that protected species and habitats are not harmed by the development.

6. The development hereby permitted (as shown on Plan BBF-22/3 Rev A) shall be implemented in accordance with the details and timing of the Bishops Bowl Fishery Habitat Management Plan Report Ref: 80-123-R3-REVC dated May 2023 unless otherwise approved in writing by the County Planning Authority.

Reason: This is to ensure that the development results in a biodiversity net gain in accordance with the NPPF and to protect features of recognised nature conservation in accordance with the Local Plan Policies, NPPF and ODPM circular 6/2005.

7. All habitat creation and restoration works shall be carried out in accordance with the details of the Bishop Bowl Fishery Habitat Restoration Scheme Report Ref: 80-123-R6-REVC dated May 2023 unless otherwise approved in writing by the County Planning Authority.

Reason: To ensure there is no net biodiversity loss in accordance with the NPPF.

8. Within 6 months of the completion of the importation of the material and associated ancillary works, the geometry of the access shall be reduced to provide an overall access width of 6.0 metres for a distance of 20.0 metres with 10.0 metre radius turnouts in accordance with full design details which shall first have been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of highway safety.

9. The existing measures employed on site, including the wheel wash facility, to ensure that mud will not be deposited on the highway as a result of construction traffic leaving the site shall be retained on site and in operation for the duration of the development.

Reason: In the interests of highway safety.

10. Any mud or other deleterious material deposited on the highway by vehicles entering or leaving the proposed development within 200 metres of either side of the access used by the vehicle shall be removed from the highway forthwith.

Reason: In the interests of highway safety.

11. No more than 25 HGVs per day shall turn right from the site so as to travel in a southerly direction on the B4451.

Reason: In order to reduce the impact of HGVs through the village of Bishops Itchington.

12. No vehicle shall enter or leave the site other than via the existing access off the B4451 Station Road.

Reason: In the interests of highway safety.

13. The development hereby permitted shall not commence until a scheme for the remote monitoring of the site entrance via a web camera/CCTV is submitted to and approved in writing by the County Planning Authority. The Scheme as approved shall be implemented before operations hereby permitted commence. At any one time, the recording of the previous 3-month period of the CCTV footage shall be retained and available for inspection as requested by the County Planning Authority.

Reason: In order to secure satisfactory development of the site and to protect the amenity of the area and nearby occupiers

14. No construction or engineering works or waste importation to the site shall take place except between the following hours:

07:00 – 18:00 hours Monday to Friday
07:00 – 13:00 hours Saturdays

There shall be no such operations or uses on Sundays and Bank Holidays.

Reason: In order to protect the amenity of nearby residents.

15. In order to minimise the raising of dust, the following steps shall be taken:

- An operational bowser shall be available on site at all times;
- All haul roads within the site shall be laid out with hardcore or other similar suitable material and maintained in good condition and damped down as necessary during dry conditions;
- The working areas shall be damped down as necessary during dry conditions.

Reason: To minimise the impacts, relating to the generation of dust, on the amenities of the area.

16. At no time during the implementation of the development shall any operations take place which despite the use of the dust control measures, would give rise to airborne dust levels sufficient to cause nuisance to habitable properties located beyond the boundary of the site.

Reason: In order to protect the amenity of the area and nearby residents.

17. The level of noise from the site shall not exceed the following noise limits at residential properties at the specified locations. All measurements shall be made in accordance with the methodology of 5228-1:2009 and its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Location	Noise Limit LAeq, 1 hour
Greenhill Farm	51 dB
Walworth Farm	47 dB
Model Farm	47 dB
Residential Properties to east of B4451	53 dB

Reason: In order to protect the amenity of the area and nearby residents.

18. Machinery and vehicles used on the site to implement the approved development shall be maintained and silenced to comply with the best practicable standard and shall be located as far from nearby properties as possible.

Reason: In order to protect the amenity of the area and nearby residents.

19. No lighting shall be installed or operated on the site in connection with the operations permitted by the approved development unless full details have been submitted to and approved in writing by the County Planning Authority. Following approval the lighting shall be operated in accordance with the approved details.

Reason: In order to protect the amenity of the area and nearby residents.

Development Plan Policies Relevant to the Decision.

Stratford-on-Avon District Core Strategy 2011 to 2031

Policy CS.1: Sustainable Development
Policy CS.5: Landscape
Policy CS.6: Natural Environment
Policy CS.9: Design and Distinctiveness
Policy CS.22: Economic Development
Policy AS.10: Countryside and Villages
Policy CS.24: Tourism and Leisure Development

Harbury Cement Works Masterplan 2007

Warwickshire Waste Core Strategy Adopted Local Plan (2013-2028)

Policy CS1: Waste Management Capacity

Policy CS2: The Spatial Waste Planning Strategy for Warwickshire

Policy CS7: Proposals for disposal facilities

Policy DM1: Protection of the Natural and Built Environment

Policy DM2: Managing Health and Amenity Impacts of Waste Development

Policy DM3: Sustainable Transportation

Policy DM6: Flood Risk and Water Quality

Warwickshire Minerals Local Plan (2018-2032) (Adopted July 2022)

Policy DM9: Reinstatement, reclamation, restoration and aftercare

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework.