



The Town and Country Planning Act 1990
Approval of Minerals & Waste Application with Conditions
Application Reference Number: PL/2025/07278
Decision Date: 25/08/2026

Applicant:	Raymond Brown Quarry Products Limited Fryern House, 125 Winchester Road, Chandler's Ford, Hampshire, United Kingdom, SO53 2DR
Particulars of Development:	Extension to Brickworth Quarry (Sandland) to allow the extraction, processing and export of sand followed by backfill with imported inert materials and quarry waste; Importation and blending of sand; Retention and continued use of site compound and buildings, plant site and storage areas; Restoration to commercial forestry and agriculture at original ground levels together with long-term biodiversity enhancements.
At:	Brickworth Quarry, Whiteparish, Salisbury, SP5 2QE

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be limited to a period of five years from the date of notification of commencement of the development, such a date as to have been notified to the local authority prior to commencement of this permission. Prior to the expiration of five years, extraction/tipping operations shall have ceased and the site shall have been restored in accordance with the restoration drawings and details listed in condition 2 below.

REASON: To ensure development is carried out in accordance with submitted application and approved details.

- 2 The development hereby permitted shall be carried out in accordance with

the following approved plans:

- Site location plan 3404-5-2. August 2025. David Jarvis Associates
- Environmental Statement. September 2025. Raymond Brown
- Restoration Scheme 3404-5-2. September 2025. David Jarvis Associates
- Working scheme 3404-5-2 August 2025
- Environmental Statement Chapter 7: Ecology. September 2025. Raymond Brown
- Arboricultural Impact Assessment and Method Statement. Wessex Woodland Management
- Statutory Biodiversity Metric. August 2025. Georgie Starkie
- Existing Site Plan 3404-5-2. August 2025. David Jarvis Associates
- Preliminary Ecological Appraisal and Ecological Impact Assessment. February 2026. Stark Ecology
- Environmental Statement Addendum. March 2026. Raymond Brown
- Sections A-A & B-B 3404-5-2. September 2025. David Jarvis Associates
- Construction Environment Management Plan. Stark Ecology. May 2026
- Preliminary Ecological Appraisal and Ecological Impact Assessment. May 2026. Stark Ecology
- Landscape Ecological Masterplan. May 2026. Stark Ecology
- Landscape Ecological Management Plan, May 2026, Stark ecology
- Archaeological trial trench evaluation, January 2026, AC archaeology
- Environmental statement chapters 1-11 and appendices, Raymond Brown Quarry products, Chapters September 2025
- IACPC. May 2026. Natural England
- DLL-ENQ-WILT-00143 Annex 3 Map. April 2026. Natural England

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an updated Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing with the inclusion of access.
- Working method statements for protected/priority species, such as nesting birds and reptiles, including toolbox talks.
- Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.
- Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 4 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 5** No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:
- a non-technical summary;
 - the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
 - the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period, has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

- 6** No development shall commence within the red line boundary shown on David Jarvis Associates' Location Plan, Drawing No. DR-0001, dated 7 August 2025, until the applicant has secured a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The programme of archaeological work will provide for:

- i) A programme of site investigation and recording within areas of archaeological interest. Quarrying will not commence within these areas until the archaeological investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme of investigation or unless otherwise agreed in writing by the Local Planning Authority.'

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 7** All vehicles shall enter and leave the site via the existing junction onto the A36 Brickworth Corner and no other point.

REASON: In the interests of highway safety and to protect the amenities of the local area.

- 8** No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition, the following additional information must be provided:

- A comprehensive drainage layout drawing showing all SuDS components, including swales, detention basins, infiltration trenches, bunds, silt fences and soakaways. How those flows will be conveyed between the development site and the proposed infiltration basin and soakaway should also be detailed. The drainage plan should include those overland exceedance routes, specifically including from those proposed constructed bunds, ensuring there is no change to the existing flow regime that would create an enhanced flood risk elsewhere.

REASON: In the interests of ensuring adequate drainage of the site.

- 9** During the permitted working hours the freefield equivalent continuous noise level (LAeq, 1 hour) for the period due to mineral extraction and waste importation and depositing operations shall not exceed 55 dB as recorded at the boundary of the nearest inhabited property.

REASON: In the interests of amenity of neighbouring residents.

- 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. No reversing beepers or other means of warning of reversing vehicles shall be fixed to, or used on, any mobile site plant other than white noise alarms or beepers whose [SIC] noise levels adjust automatically to surrounding noise levels.

REASON: In the interests of amenity

- 11** Prior to the commencement of development, a Dust Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall detail the measures to be implemented to control and mitigate dust emissions during all phases of the development, including mineral extraction, restoration, and associated activities. The DMP shall include, but not be limited to, the following:

Soil and Overburden Handling

Avoidance of soil and overburden movement during dry, windy conditions.

Minimisation of drop heights during loading and tipping.

Control of vehicle speeds, particularly near site boundaries.

Use of water suppression (e.g. bowzers or sprays) where necessary.

Seeding of soil bunds to stabilise surfaces.

Mineral Extraction and Processing

Wetting down of extraction faces during dry, windy conditions.

Restriction of processing activities to designated plant areas away from sensitive receptors.

Maintenance of dust suppression systems on processing equipment.

On-site and Off-site Vehicle Movements

Use of vehicles with upward or sideways exhausts.

Maintenance of haul routes and unmade roads, with water suppression as required.

Sheeting of all HGVs prior to leaving the site.

Inspection and cleaning of vehicles to prevent debris on public highways.

Wind Scouring and Stockpile Management

Wetting down of exposed surfaces and stockpiles during dry, windy weather.

Formation of stockpiles with smooth profiles to reduce dust lift-off.

High standards of housekeeping across the site.

The development shall be carried out in accordance with the approved DMP at all times. Any amendments to the DMP shall be submitted to and approved in writing by the Local Planning Authority prior to implementation.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable

- 12** No operations authorised by this permission shall take place outside of the following times:

Soil stripping and overburden removal: Monday - Friday 07.30 - 17.00

Mineral extraction and infilling: Monday - Friday 07.30 - 17.00 and
Saturday 07.30 - 12.00

Plant processing operation:
Saturday 07:00 - 13:00

Monday - Friday 07:00 - 19:00 and

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

REASON: To protect local amenity.

- 13** Except for sand, no mineral, topsoil or subsoil shall be exported from the site.

REASON: To ensure the preservation of such materials for use in restoration and landscaping.

- 14** No materials shall be stockpiled or stored at a height greater than 5 metres when measured from adjacent ground level.

REASON: In the interest of landscape character.

- 15** All restored areas of the Site shall undergo aftercare management for a 5 year period. The aftercare period for each part of the site will begin once the restoration condition for the relevant part of the site has been met, the date of which shall be notified in writing to the Mineral Planning Authority within 21 days.

REASON: To ensure that the site is restored to an acceptable standard.

- 16** An aftercare scheme, requiring that such steps as may be necessary to bring each phase of the land reclaimed under condition 2 to the required standard for use for forestry and agriculture shall be submitted for the approval of the Mineral Planning Authority not later than 6 months prior to the start of aftercare on all or part of the site and thereafter be implemented as approved.

REASON: To ensure satisfactory aftercare suitable for the intended afteruse.

- 17** In the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme as defined in this permission, and which in the opinion of the Local Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for approval to the Local Planning Authority, within 6 months of the cessation of winning and working. The site shall be restored and landscaped in accordance with that approved revised scheme and within the timescale set out therein.

REASON: To enable the Local Planning Authority to adequately control the development and to ensure that the land is restored to a condition capable of beneficial afteruse.

Informative

There is a residual risk that great crested newts / reptiles could occur on the application site.

These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Informative

- 2 Public footpath WHIT12 follows the Western boundary of the site the footpath has a recorded width of 1.2m although this may be under recorded given that the footpath is recorded on the County Series map as Sandland Drove and may vary in width. The applicant should ensure that this boundary is well secured in the interests of Public safety.

Informative

- 3** Any soakaways should be designed and constructed in accordance with CIRIA C574 and the Wiltshire Guidance.

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded from the councils website. The land drainage consent application form and guidance notes can also be found on our website.

Informative

- 4** The mineral extraction, landfill and restoration associated with this development will require variation of an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies.

The Applicant must ensure that the operations at the site are in accordance with the Environmental Permitting (England and Wales) Regulations 2016. The applicant is advised to contact the Environment Agency on 03708 506 506 (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit variation will be granted.

Additional 'Environmental Permitting Guidance' can be found at: Environmental permits - GOV.UK and Check if you need an environmental permit - GOV.UK.

Under the Environmental Permitting (England and Wales) Regulations 2016, the operator of a waste site will require an environmental permit for the importation, storage, and treatment of waste.

The Environmental Permitting (England and Wales) Regulations 2016 state that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will:

- prevent pollution
- ensure that there is no harm to human health, the quality of the environment, or the surrounding amenity
- ensure that there is no offence to a human sense or damage to material property

We would likely reject any permit application or variation which did not include this information.

Informative

- 5** Safeguards should be implemented prior and during the operations to minimise the risks of pollution from the development. Such safeguards should cover:
- the use of plant and machinery
 - silt management
 - discharges to surface waters and dewatering
 - wheel washing and vehicle wash-down and disposal of resultant dirty water
 - oils/chemicals and materials
 - the use and routing of heavy plant and vehicles
 - the location and form of work and storage areas and compounds
 - the control and removal of spoil and waste.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk