

TOPIC STATEMENT OF COMMON GROUND - HYDROGEOLOGY

APPEAL REFERENCE: - APP/W4705/W/23/3332884.Horn Crag Quarry,
Fishbeck Lane, Silsden

Re-opening of Horn Crag Quarry for the purposes of releasing a proven
locally distinctive building stone resource

APPELLANT Mr. Andrew Calvert

LOCAL PLANNING AUTHORITY Bradford Metropolitan District Council

1. The Appellant and the Local Planning Authority agree that subject to the conditions set out in paragraph 2 below there are no issues relating to hydrogeology that should prevent the granting of planning permission and that the conditions in paragraph 2 below will manage any potential risk to drinking water and groundwater.
2. The Appellant and the Local Planning Authority have agreed the following conditions.

30. There shall be no de-watering of the site.

Reason: In the interests of groundwater protection in accordance with Policies EN8 and EN9 of the Bradford Local Plan Core Strategy.

33. If there is unexpected contamination of the potable water supply, operations on the development site shall cease until either the cause of the contamination is established not to be caused or contributed to by the development or otherwise until mitigation measures are in place and the potable water supply is wholesome again.

Reason: To ensure that the proposed development, does not cause contamination to the Potable water supply.

34. The development hereby permitted may not commence until such time as a scheme is submitted to and approved by the Council which;

- i. details the 50 metre Source Protection Zone for the potable groundwater supply source
- ii. identifies the highest potential water table by either site-specific water level readings taken over a suitable period or conceptual modelling. A climate change factor should be incorporated.
- iii. sets out a programme of further ground water measurements after quarrying commences to establish any changes that may occur to the water table There shall be no quarrying within the approved Source Protection Zone and the approved scheme, in all other respects, shall be complied with whilst the development is being implemented

Reason

To ensure that the proposed development, does not harm the water environment in line with paragraph 180 of the National Planning Policy Framework and Position Statements B3, N7, N8 and N11 of the 'The Environment Agency's approach to groundwater protection'

35. There shall be no:

- interruptions to ground or surface water flows

- quarrying within 1 metre of the highest agreed water table as approved pursuant to condition 34 or as determined following the programme of further ground water measurements approved under condition 34(iii) without the written consent of the local planning authority.

Reason

To ensure that the proposed development, does not harm the water environment in line with paragraph 180 of the National Planning Policy Framework and Position Statements N8 and N11 of the 'The Environment Agency's approach to groundwater protection'