

Application Ref: 15/01839/MMFUL

Proposal: The extraction, processing, sale and distribution of sand and gravel; the erection and use of a concrete batching plant; the establishment of an inert waste recycling facility; the use of inert residues for restoration together with necessary highway and access improvements

Site: Pasture House Farm, The Causeway, Thorney, Peterborough

Referred by: Director of Growth and Regeneration

Reason: EIA development

Applicant: Land Logical Ltd

Agent: Mr David Marsh
PDE Consulting Ltd

Site visit: 26.11.2015

Case officer: Mr A O Jones

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and surroundings

The site covers an area of approximately 59.1 hectares in a rural location off the A47 to the east of Peterborough between Eye and Thorney. The site is bounded by the A47 to the North, Willow Hall Lane to the east and Cat's Water Drain to the west. Open fields stretch to the south, and north beyond the A47. The small copse known as Pasture House Plantation lies at the northeast corner of the site abutting Willow Hall Lane and the A47. Pasture House Farm lies centrally to the site along the northern boundary with the A47. Several other isolated dwellings are in close proximity, notably two to the northwest and two to the northeast which both lie within 150m, and two approximately 300m south of the site along Willow Hall Lane.

The majority of the site lies within allocated site M1F - Pode Hole and Eye / Thorney, barring approximately 16ha to the northwest. Pode Hole quarry lies immediately to the east of the site beyond Willow Hall Lane, with Willow Hall Farm quarry lying some 500m to the south beyond the scheduled monument at Bar Pastures Farm. The restored north east extension of Eyebury quarry and landfill complex lies some 600m to the southwest on the far side of Cat's Water Drain.

The proposal site lies within the generally flat topography of the Fens landscape.

Proposal

The development will seek to extract some 3.4 million tonnes of sand and gravel at a rate of 170,000 tonnes per annum (tpa) over an estimated 20 year lifespan (this includes approximately 500,000t of sand and gravel which lies beyond the allocation boundary which would otherwise be sterilised, by virtue of being economically unviable to extract in the future). The site will support a complimentary concrete batching facility with a throughput of some 50,000 cubic metres per annum (cmpa) (including 17,000 tonnes per annum of imported cement). The site will also host an inert recycling facility with a capacity of approximately 200,000tpa. Some 100,000cmpa of restoration materials will be used for progressive restoration of the site, with expected recycled aggregate sales in the order of 190,000tpa. The concrete plant, processing and stocking areas will be located at the northeast of the site adjacent to Pasture House Plantation. Including both site

preparation, extraction and restoration works the site will have a lifespan of some 25 years.

An estimated maximum of 266 heavy commercial vehicle (HCV) movements are expected per day (i.e. 133 in and 133 out). The development seeks to secure working hours of 7am - 6pm Monday to Friday and 7am - 1pm on Saturdays.

Access to the site will be from the south of Pasture House Plantation off Willow Hall Lane then to the proposed improved junction of Willow Hall Lane and the A47. The improved junction will see provision of right turn ghost islands to Willow Hall Lane to the south and the access to Middle West Farm to the north, with the length of Willow Hall Lane from the A47 to the site access widened to enable two vehicles to pass. A footpath / cycleway will be provided for the length of the Willow Hall Lane upgrade adjacent to Pasture House Plantation, and a replacement footpath / cycleway will be provided alongside the A47 to the east of Willow all Lane where the existing route will be affected by the junction improvement works.

The restoration will primarily seek to restore high grade agricultural land to ground levels similar to those which exist now, with field drainage re-instated, but will also include 2708 linear metres of new hedgerows, replacement planting adjacent to Pasture House Plantation, including an additional 500 square metres of lowland deciduous woodland, a new 3m wide wildlife corridor running alongside the new hedgerow to the A47, and additional biodiversity enhancements along the length of the Cat's Water Drain.

The proposal has evolved since the initial submission, such that further information has been provided to clarify the detail of the proposals in respect of the junction improvements and biodiversity enhancements, and the associated impacts on trees and the landscape. Further noise information has also been supplied, which has resulted in an increased bund being proposed for the south eastern corner of the site.

The proposal is EIA development, under schedule 1 (19) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, and is accompanied by an Environmental Statement.

2 Planning History

Reference	Proposal	Decision	Date
15/00006/SCREEN	EIA screening opinion (to ascertain whether or not the proposal is subject to Environmental Impact assessment)	Comments	04/08/2015
15/00003/SCOP	Scoping opinion request (to ascertain the scope of the required Environmental Impact Assessment)	Comments	28/08/2015

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (2012)

Section 1 - Economic Growth

Planning should encourage sustainable growth and significant weight should be given to supporting economic development.

Section 3 - Rural Economic Growth

Should be encouraged through sustainable growth and the expansion of business/ enterprise including sustainable rural tourism/leisure developments which respect the character of the countryside, via the conversion of existing buildings and well designed new buildings. The retention

and development of local services and community facilities should be promoted.

Section 6 - Presumption in Favour of Sustainable Development

Housing applications should be considered in this context. Policies for the supply of housing should not be considered up-to-date if a 5 year supply of sites cannot be demonstrated.

Section 11 - Natural and Local Environment

Should be enhanced through the protection and enhancement of valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity. New and existing development should not contribute to or be put at unacceptable risk by unacceptable levels of soil, air, water or noise pollution and land instability.

Section 11 - Development on Agricultural Land

Where deemed necessary areas of poorer quality land should be used in preference to that of a higher quality.

Section 11 - Biodiversity

Development resulting in significant harm to biodiversity or in the loss of/deterioration of irreplaceable habitats should be refused if the impact cannot be adequately mitigated, or compensated. Proposals to conserve or enhance biodiversity should be permitted and opportunities to incorporate biodiversity into new development encouraged.

Development within or outside a Site of Special Scientific Interest or other specified sites should not normally be permitted where an adverse effect on the site's notified special interest features is likely. An exception should only be made where the benefits clearly outweigh the impacts.

The presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered or determined.

Section 11 - Noise

New development giving rise to unacceptable adverse noise impacts should be resisted; development should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising. Development often creates some noise and existing businesses wanting to expand should not be unreasonably restricted because of changes in nearby land uses.

Section 11 - Light Pollution

Lighting should be designed to limit pollution on local amenity, intrinsically dark landscapes and areas of nature conservation.

Section 12 - Conservation of Heritage Assets

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

Section 12 - Development Affecting Non-Designated Heritage Assets

A balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset. Where the assets is demonstrably of equivalent significance to a Scheduled Monuments it should be subject to the policies for designated heritage assets.

Section 13 - Economic Benefit

Great weight to the benefits of the mineral extraction, including to the economy. Non energy minerals should be provided for outside of Scheduled Monuments and Conservation Areas where practicable.

Section 13 - Unacceptable Adverse Impacts

Should be avoided on the natural and historic environment, human health and aviation safety. The cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality must be taken into account.

Section 13 - Noise, Dust and Particle Emissions

Including any blasting vibrations must be controlled, mitigated or removed at source. Noise limits for extraction in proximity to noise sensitive properties should be established.

Section 13 - Restoration and Aftercare

Should be provided for at the earliest opportunity and carried out to high environmental standards through the use of appropriate conditions.

Section 13 - Mineral Safeguarding

Non mineral development proposals should not normally be permitted in Mineral Safeguarding Areas (MSAs) where they may constrain potential future use of the minerals.

Cambridgeshire & Peterborough Mineral and Waste Core Strategy DPD (2011)

MW01 - Strategic Vision and Objectives for Sustainable Minerals Development

In delivering the growth agenda there will be an increase in the use of recycled secondary aggregates and a preference in these over land won minerals, however, where this is not practicable a steady supply of mineral from the Plan area will be maintained. Limestone only exists in the Peterborough area and extraction will continue thought the Plan period. In order to avoid reserves becoming exhausted, new sites will need to be identified and brought forward if they meet environmental criteria. Major infrastructure projects will be facilitated by the supply of mineral and in the case of the A14 improvements, by borrowpits close to the scheme. Mineral safeguarding and consultation areas will be identified to avoid needless sterilisation and prejudice to future mineral extraction. As extraction progresses across the area it will help deliver other objectives through restoration including increased biodiversity, amenity and recreational use. The natural and historic environment will continue to be protected with increased emphasis on operation practices which contribute towards addressing climate change and minimise the impact of such development upon communities. (Policy CS1 sets out a list of strategic objectives to support this vision; those of relevance will be discussed in the body of the report).

MW02 - Strategic Vision and Objectives for Sustainable Waste Management Development

Growth will be supported by a network of waste management facilities which will deliver sustainable waste management. The facilities will be 'new generation' which will achieve higher levels of waste recovery and recycling in line with relevant targets. They will also be of high quality design and operation, contributing towards addressing climate change and minimising impacts on communities in Cambridgeshire and Peterborough. There will be a network of stand alone facilities but also co-located facilities in modern waste management 'eco-parks'. The network will manage a wide range of wastes from the plan area, contributing to self sufficiency but also accommodating the apportioned waste residues from London or authorities in the East of England. Any long distance movement of waste should be through sustainable transport means - such facilities will be safeguarded via Transport Zones. A flexible approach regarding different types of suitable waste technology on different sites will be taken and Waste Consultation Areas and Waste Water Treatment Works Safeguarding Areas will be designated to safeguard waste management sites from incompatible development. A proactive approach to sustainable construction and recycling will be taken and strategic developments will need to facilitate temporary waste facilities to maximise the reuse, recovery and recycling of inert and sustainable construction waste throughout

the development period. Where inert waste cannot be recycled it will be used in a positive manner to restore sites. The natural and built historic environment will continue to be protected with an increased emphasis on operational practices which contribute towards climate change and minimise the impact of such development on local communities. (Policy CS2 sets out a list of strategic objectives to support this vision; those of relevance will be discussed in the body of the report).

MW04 - The Scale and Location of Future Sand and Gravel Extraction

The Mineral Planning Authorities will maintain a sand and gravel landbank of at least 7 years and will meet the requirement to supply 2.82 million tonnes of sand and gravel per annum, including a margin for flexibility, thus provision is made to supply 3.0 million tonnes of sand and gravel per annum over the plan period.

With regard to Peterborough;

New allocations plus permitted reserves will enable the supply of an annual average of 0.75mtpa from the Northern Zone i.e. Peterborough and north Fenland District

The principal broad locations for sand and gravel extraction will be:

For the Northern Zone;

- Kings Delph
- Maxey
- Eye/Thorney

Allocations will be outside the Ouse and Nene river valleys.

MW07 - Recycled and Secondary Aggregates

The Mineral Planning Authorities will give priority to the production and supply of recycled/secondary aggregates to be used in preference to land won aggregates. A strategic provision for inert waste recycling at Block Fen/Langwood Fen. Provision will also be made through the Site Specific Proposals Plan for a network of permanent and long term temporary recycling facilities across the Plan area.

MW14 - The Scale of Waste Management Provision

Sets out the amounts of waste provision and timescales for the various types of waste management facility to be provided for by the Waste Planning Authority by 2026.

MW15 - The Location of Future Waste Management Facilities

A network of waste management facilities will be developed across Cambridgeshire and Peterborough. The spatial distribution of the network will be guided by various economic and environmental factors (the relevant details of which will be discussed in the main body of the report).

MW18 - Waste Management Proposals Outside Allocated Areas

Waste management development proposals outside allocated areas will be considered favourably where they meet the listed criteria.

MW20 - Inert Landfill

Strategic allocation is made at Block Fen/Langwood Fen Area of Search.

Sites to deliver the remaining 3.69 million cubic metres capacity will be made at mineral extraction sites requiring restoration and identified in the Site Specific Proposals Plan.

MW22 - Climate Change

Minerals and waste proposals will need to take account of climate change over the lifetime of the development, setting out how this will be achieved. Proposals will need to adopt emissions reduction measures and will need to set out how they will be resilient to climate change.

Restoration schemes which contribute to climate change adaption will be encouraged.

MW24 - Design of Sustainable Minerals and Waste Management Facilities

All proposals for minerals and waste management development must achieve a high standard in design and environmental mitigation. Waste Management proposals must be consistent with guidance set out in The Location and Design of Waste Management Facilities SPD.

MW25 - Restoration and Aftercare of Mineral and Waste Management Sites

Minerals workings and waste management sites will be restored to a beneficial afteruse with aftercare arrangements. Restoration proposals will be considered on a site by site basis but must meet the criteria set out in the policy.

MW26 – Mineral Safeguarding Areas

Mineral Safeguarding Areas are designated for deposits of minerals considered to be of current or future economic importance, in order that proven resources are not needlessly or unknowingly sterilised.

MW29 - The Need for Waste Management Development and the Movement of Waste

Proposals for new or extended waste management development will be permitted where they meet a demonstrated need within Cambridgeshire and Peterborough. Applicants will be required to enter into binding restrictions on catchment area, tonnages and/or types of waste. Permission may be granted for development involving importation of waste from outside the Plan area where it is demonstrated it is sustainable.

MW32 - Traffic and Highways

Minerals and Waste development will only be permitted where it meets the criteria set out in this policy.

MW33 - Protection of Landscape Character

Minerals and Waste development will only be permitted where it can be assimilated into the local landscape character in accordance with the Cambridgeshire Landscape Guidelines, local Landscape Character Assessments and related SPDs.

MW34 - Protecting Surrounding Uses

Mineral and waste management development will only be permitted where it can be demonstrated (with mitigation where necessary) there is no significant harm to the environment, human health or safety, existing or proposed neighbouring land uses, visual intrusion or loss of residential/other amenity.

MW35 - Biodiversity and Geodiversity

Mineral and waste management development will only be permitted where there will likely be no significant adverse affect on local nature conservation or geological interest. Where it is demonstrated there are overriding benefits to the development compensation and/or mitigation measures must be put in place. Proposals for new habitat creation must have regard to the Peterborough Biodiversity Action Plan and supporting Habitat and Species Action Plans.

MW36 - Archaeology and the Historic Environment

Minerals and waste development will not be permitted where there there is an adverse effect on a designated heritage asset, historic landscape or other historic asset of national importance and/or its setting unless substantial public benefits outweigh the harm, or any significant adverse impact on a site of local architectural, archaeological or historical importance. Development may be permitted where appropriate mitigation measures are in place following consideration of the results of prior evaluation.

MW37 - Public Rights of Way

Minerals and waste development will only be permitted where permanent or temporary diversions of public rights of way are adversely affected if appropriate alternatives are provided. Proposals

should, where practicable, provide for the enhancement of public rights of way.

MW38 - Sustainable Use of Soils

Mineral and Waste development which affects the best and most versatile agricultural land will only be permitted where it meets the criteria set out in this policy.

MW39 - Water Resources and Water Pollution Prevention

Mineral and waste management development will only be permitted where it is demonstrated there is no significant adverse impact or risk to;

- a. Quantity or quality of groundwater/water resources
- b. Quantity or quality of water enjoyed by current abstractors unless alternative provision is made
- c. Flow of groundwater in or near the site

Adequate water pollution control measures will need to be incorporated.

Cambridgeshire & Peterborough Mineral and Waste Site Specific Proposals DPD (2012)

SSP M1 – Sites Specific Sand and Gravel Allocations

Site ref. M1F Pode Hole and Eye / Thorney

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document runs from 15 January to 25 February 2016.

At this preliminary stage the policies cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

Consultation responses for all five rounds of consultation have been summarised, hence no specific response date has been used.

PCC - Local Highway Authority

No objections, subject to conditions to control the access, parking and turning arrangements, wheel washing facilities, the provision of a Construction Management Plan, and the junction improvements to the public highway being completed prior to the site being brought into use. Advice provided regarding highways works agreements (i.e. Section 278 works).

The proposed junction improvements and works to Willow Hall Lane generally comply with the requirements of the Local Highway Authority. Any changes to the watercourse under Willow Hall Lane will require an Approval In Principle prior to determination. TRACK plots were recommended to be provided for the largest vehicles demonstrating all manoeuvres from the site entrance to the A47, however it is noted that this is land under the applicants control and there is scope to provide sufficient space for all manoeuvres at the proposed junction.

Highways England

No objections subject to conditions requiring the access to comply with standards (from the Design Manual for Road and Bridges) and a detailed design scheme. The developer will be required to enter into a section 278 agreement with Highways England to undertake the required works.

A right turn ban onto the A47, suggested by some objectors, would necessitate the creation of a physical barrier on the A47, creating a further hazard, and would slow down the movements on a strategic trunk road; it would also create further turning movements at the roundabout as eastbound traffic would have to double back on itself.

The widening of the mouth of Willow Hall Lane will enable two HGVs to pass each other and alleviate any queuing back onto the A47. Highways England advised the applicant that they would be reluctant to agree to enhancing another minor access onto the A47 (i.e. at Pasture House Farm), and would not support an entirely new access. Highways England have stated that the proposed junction improvements represent the best available option.

PCC Tree Officer

Objects to the clarified proposals which demonstrate the extent of tree loss required to accommodate the proposed junction improvements.

As the proposals have been refined the extent of tree loss has become clear. The removal of some 100 trees, of which approximately 50 are mature, alongside a major trunk road serving the Peterborough area is considered to represent a significant loss of public amenity. The timespan for any mitigation planting to reach a similar level of maturity to those trees to be lost represents a considerable period over which the amenity loss will be observed.

Consideration has been given to the use of a Tree Preservation Order, either for individual trees or collectively. It is acknowledged that there is a wide variation in terms of longevity and condition across the trees likely to be affected, and it is principally on the basis of these criteria that an Order will not be served.

Despite some points of disagreement with the presented information, such as the categorisation of some of the trees, it is acknowledged that any tree loss to the A47 is likely to be unavoidable to accommodate the proposed junction improvements, whereas there appears to be scope to minimise tree loss on the eastern side of Pasture House Plantation.

If the application is successful, conditions should be imposed to ensure remaining trees are suitably protected and appropriate mitigation planting and aftercare is secured.

Landscape Architects

The Landscape and Visual Impact Assessment (LVIA) uses appropriate criteria to identify the geographical extent and significance of effects. The landscape character impacts are rated for both the operational and post restoration scenarios, with the significance of the operational period being judged to be “moderate adverse” and post restoration being “very slight beneficial”. Of the 7 dwellings with views of the site, Pasture House Farm is most affected, being assessed as “substantial adverse” visual impact during the operational stage. Saxon House and Toll House Farm will be subject to a “substantial adverse” visual impact during the operational phase.

Full analysis of the potential impact from residential visual receptors, particularly Pasture House Farm has not been provided to demonstrate the visual impact of the operational stage of development. Insufficient detail has been provided to assess whether the proposed phasing of operations, the positioning of the plant and the restoration cycle are appropriate to minimise the impacts on the residential receptors at Pasture House Farm, Saxon House and Tollhouse Farm.

Topsoil bunds should be no more than 3m high to protect the integrity of the soil, and should not be placed in bunds B and D (around Pasture House Farm and the southern screening bund).

The tree loss on the south of the A47 associated with the junction improvement works will emphasise the proposal as a 'visual detractor' visible from greater distances. It is noted that all planting, regardless of its state of health, has a role in alleviating the visual impact of the proposal.

The cumulative impacts of the proposal should be taken into consideration with other planning applications in the surrounding landscape, such as Red Brick Farm.

Should approval be granted, conditions would be required to ensure appropriate mitigation planting, aftercare and maintenance.

PCC Wildlife Officer

No objections subject to a 10m stand-off to the Cat's Water Drain being secured, and the imposition of conditions, including to control lighting if required, and concerning protected species surveys, and mitigation measures in accordance with the ES. Buffer and restoration planting should be undertaken at the earliest opportunity, and the bund planting is recommended to be retained. A biodiversity checklist has been completed which sets out how the scheme will affect Priority Habitats and Green Infrastructure provision. The proposal has been amended to an acceptable degree such that planting to Pasture House Plantation and a wildlife corridor to the northern boundary will also be provided alongside the original biodiversity enhancements (boundary trees and hedging and a buffer to the Cat's Water Drain).

PCC Pollution Control

The proposed working hours are acceptable.

The proposed activity will not result in an increase in the ambient noise levels at the Tollhouse Farm and Causeway noise monitoring locations.

The proposed site noise limits will be exceeded by 1dB at Tollhouse Farm during infill operations within 90m (the proposed limits have been set in accordance with guidance which suggests a maximum of 55dB LAeq 1 hour (free field) be used). A noise level exceedance of this magnitude would not be audible at this location due to the ambient noise levels being above the expected noise levels, and is at the limit of the accuracy of sound level meters used for these purposes and would not increase the ambient noise at this location.

The further noise monitoring information revealed a significant variation in daily background noise levels at 38 Willow Hall Lane, which depend primarily on wind direction. It is considered unlikely that noise limits at no. 38 exceeding the background level by more than 10dB due to the lowest background levels occurring when the wind is from the south (no. 38 lies to the south of the proposal site). The proposed site noise limits as a result of the further monitoring account for dewatering pumps and an increased bund size in the southern corner of the site.

The assessment identifies operations at Pode Hole Quarry as not having been assessed at no. 38 as this was unoccupied at the time (of the Pode Hole Quarry application). This location will have noise levels far in exceedance of appropriate standards as a result of operations at Pode Hole Quarry, and the proposal at Pasture House Farm will have a comparatively negligible impact.

Cumulative impacts for Bar Pasture Farm, if operations at Pode Hole and Willow Hall Farm Quarries were generating noise at permitted limits, could, in conjunction with the proposed operations, result in noise levels 14dB above the background level, which would be unacceptable; the likelihood of each site generating noise at the limits simultaneously for this location should therefore be considered.

Details of reversing alarms should be required by condition.

Noise monitoring should be required by condition.

Dust measures outlined in the application should be required by condition. Dust monitoring should

be required by condition.

PCC Drainage Team

No objections subject to confirmation that the North Level IDB are satisfied with the proposals for water management on-site and any impacts on the rate of surface water discharge from the site. A final drainage layout with the technical specifications of drainage assets for each phase of the development should be secured by condition. The applicant is advised that any works affecting the watercourses, such as diverting the culvert at the site entrance, will require consent from the North Level Internal Drainage Board. No comments on the further information provided.

PCC Archaeology Services

The Phase 1 programme of archaeological investigations has been completed pre-determination of the application. Phase 2 investigation, should permission be granted, should entail targeted investigation of the Romano British field system and strip map record on the remainder of the site, to be scaled up or down depending on the archaeology being found.

Environment Agency

No objections – the proposals would be subject to an Environmental Permit.

A permit application for inert waste landfill or a recovery operation using inert waste must be accompanied by an environmental risk assessment, which must consider; acceptance of waste which is not inert and how that is dealt with, noise from plant and equipment, dust emitted to air, suspended matter in surface water and mud on public roads and highways. A Noise Management Plan would be likely to be required due to the proximity of receptors – compliance with this plan would be required as part of the Permit.

Natural England

No adverse hydrological impacts have been identified. The provision of further information has established that the proposal is unlikely to have any adverse effect on the Nene Washes (SSSI, SAC, SPA & Ramsar site). The amended proposal, to include additional planting and a wildlife corridor along the northern boundary of the site represents an appropriate level of biodiversity enhancement in line with paragraph 109 of the NPPF, and should be required by condition.

The proposal site includes some 58.5ha of best and most versatile (BMV) land (i.e. high grade agricultural land). The site working and reclamation proposals meet the requirements for sustainable minerals development set out in the NPPF and Minerals Planning Practice Guidance, and include for the re-instatement of an equivalent area of BMV and agriculture should be specified as an afteruse. Biodiversity enhancements provided through the restoration proposals, and restoration and long term management should be controlled by condition. Conditions to ensure the sustainable use of soils are also recommended and should be imposed.

Historic England

The proposal site is 200m to the north of the Scheduled Monument at Bar Pastures Farm. HE is in broad agreement with the Cultural Heritage Assessments. Whilst the proposed works will be visible and will result in an adverse impact on the monuments setting, this will be limited to the operational phase of the quarry. The proposal will not result in harm to the legibility or conservation of the scheduled monument. Archaeological mitigation should be secured by condition, as should the full restoration of the area including the removal of temporary bunds.

Internal Drainage Board (North Level)

No objections. The applicant is advised that no works are allowed within 9m of IDB drains, formal discharge consent will be required and payment for any increased run-off. An application to 'Alter a Watercourse' will be required for any crossing of IDB Drains.

GeoPeterborough

The proposed site falls within the Eye/Thorney Area of Search Regionally Important Geological Site, important for its exposures of Pleistocene river gravels and noted for fossil mammal remains.

The status of the Local Geological Site is not explicitly acknowledged in the application. Access to temporary geological sections should be a condition of the development.

It is acknowledged that the retention of a geological section as part of the restoration would be impractical at this site.

Eye PC

No comment.

Thorney PC

Object. Concerns regarding the access to the site from Willow Hall Lane and the location of batching and processing plant. The access would more appropriately be provided utilising the existing entrance at Pasture House Farm in respect of road safety; which would also prevent the unnecessary and unjustified widening of Willow Hall Lane, and associated partial loss of the copse, and tree loss along the A47.

There are also concerns regarding traffic control at the A47 / Willow Hall Lane junction, and the Parish consider that quarry traffic should only be permitted to turn left onto the A47.

The batching and processing plant would, visually, be more appropriately located behind Pasture House Farm. The proposed screening bunds will not prevent the plant being visible from the A47. The batching and processing plant will change a rural agricultural setting to an industrial setting with little or no respect for the existing rural landscape, and the vision statement in the draft Local Plan for 'characterful villages set within an attractive rural landscape'.

The Parish Council also supports local residents objections on noise and dust grounds.

The further information provided does not provide clarity as to the extent of tree loss adjacent to the A47. Thorney Parish Council would find the loss of any trees to the north of the A47 totally unacceptable, but would expect a one for one replacement of any trees lost to the south of the A47.

A continuation of the Thorney to Eye cycle path alongside the A47 should be secured as a community benefit of the application.

Councillor R. Brown

Agrees with the proposal, though has concerns regarding the exit to the A47, and shares concerns of Thorney Parish Council.

Councillor D Sanders

The views of Thorney PC are supported; i.e. object to the loss of trees adjacent to the A47 and would expect one for one replacement if approved (though would deem the loss of any trees to the north of the A47 unacceptable and object in principle).

Although not opposed to the site becoming a quarry, has concerns about the ingress and egress of traffic from this location. Objects to the loss of trees from Pasture House Plantation, and the proximity of the site to residential property.

Local Residents/Interested Parties

Initial consultations: 28

Total number of responses: 48

Total number of objections: 22

Total number in support: 19

Due to the multiple rounds of consultation, representations have in some cases been received from the same party on more than one occasion. The following summary refers to all points made during each stage of consultation, and accounts for instances where any given party may have submitted more than one representation.

16 different objections have been received, with the proposed junction improvements and associated impact and works being of concern to numerous parties. The objections (in no particular order) can be summarised as;

- access from Pasture House Farm would be more appropriate
- inadequate traffic survey
- the A47 is already operating at capacity in the vicinity of the Willow Hall Lane junction
- increased noise, dust and traffic
- negative impact on neighbour amenity
- no consideration of alternative accesses and of impact on residents and regular users of Willow Hall Lane
- safety impact of additional traffic on Willow Hall Lane / Green Lane
- perception of Willow Hall Lane as a viable route
- safety impact on the A47
- impact of additional lighting at the proposed junction
- Willow Hall Farm quarry access should be used
- the proposal site goes beyond the allocated site boundary (and fails to maintain a 250m buffer to residential dwellings)
- the need for a concrete batching plant and recycling facilities
- the need for the quarry
- ecological and landscape impact due to proposed tree loss
- significant adverse impact on the landscape, including restricted views due to bunding
- suitability of the site layout (and preference for batching and processing plant to be located to the rear of Pasture House Farm)
- the impact of reversing alarms has not been assessed
- cumulative noise impact assessment with existing quarries fails to consider Pode Hole quarry
- the need for an additional quarry in this area
- loss of high grade agricultural land
- imposition of a right turn restriction onto the A47
- the proposals offer minimal, or no benefit to the Peterborough community.

One comment has been received which notes that the proposed junction improvements may impact on land held under title (i.e. on third party land), that there are road safety concerns, that vehicles turning right onto the A47 will be impeded, that additional traffic management measures will make the Pode Hole Farm entrance more dangerous, and that the A47 should be double white lined from Pode Hole quarry to Pode Hole Farm access.

18 different letters of support have been received, all of which highlight the safety benefits of an improved junction of the A47 and Willow Hall Lane. Supporters also noted that the proposed junction improvements would reduce the likelihood of fly-tipping and associated vermin problems around Pasture House Plantation, that the site would be close to the likely point of use (e.g. construction around Peterborough), that the planned restoration would match the existing landscape, that employment opportunities would be provided, and that it would provide the opportunity for healthy competition between mineral operators.

5 Assessment of the planning issues

Suitability of the proposal

The proposed works include the extraction of mineral and the deposition of waste. As such it must accord with policies CS1 and CS2 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (the Core Strategy / CS) to support the strategic vision and objectives for sustainable minerals and waste management development. In particular the proposal must help to ensure that local requirements for sand and gravel can be met at a rate sufficient to enable the delivery of the planned growth of Cambridgeshire and Peterborough, and help maintain a sand and gravel landbank in the 'Northern Zone' of the plan area (CS policy CS4), and contribute to a network of waste management facilities capitalising on the synergies between different types of waste management technique. The proposal must be considered in the light of the National Planning Policy Framework, particularly the requirement to 'give great weight to the benefits of mineral extraction, including to the economy' (paragraph 144), and the National Planning Policy for Waste which requires landfill sites to be restored to beneficial after uses at the earliest opportunity and to high environmental standards.

Mineral extraction (and concrete batching)

The majority of the site lies within allocated site M1F - Pode Hole and Eye / Thorney - in the Cambridgeshire and Peterborough Site Specific Proposals DPD (the SSP), with the remainder lying within a Mineral Safeguarding Area (MSA) (CS policy CS26) and all but the northwestern corner lying within the Minerals Consultation Area (MCA) (CS policy CS27) designated alongside the allocated site M1F. The Core Strategy broadly outlines an implementation strategy (Ch. 12) which describes the dependence of maintaining production in the northern part of the plan area on extensions to existing quarries, including Pode Hole.

Additional mineral extraction beyond the scope of the minerals strategy will only be permitted where there are overriding benefits to do so (CS policy CS13). The MSA designates mineral deposits considered to be of economic importance; the proposed site, extending as it does some 16ha to the north west of the site allocation, up to the convergence of the Cat's Water Drain and A47, enables the accessing of approximately 500,000 tonnes of mineral reserves in this area, ensuring the mineral is not sterilised due to the economic viability of extracting that mineral at a later date.

The proposal in terms of mineral extraction meets with all other relevant policy and material considerations. The principle of extraction in the area to the northwest of the site is considered acceptable to avoid the sterilisation of a known economic mineral reserve in accordance with CS policies 13 and 26. The remainder of this report sets out why this is the case, indicating how the proposal complies with the relevant policies.

The concrete batching plant is considered ancillary development to a mineral site, providing a synergy of uses and a greater degree of sustainability through reduced transport requirements of the primary ingredients for concrete production. The batching plant is therefore considered against CS policy 41, and is considered against the relevant policies of the development plan as for the minerals extraction. The batching plant would be limited to the lifetime of the proposed mineral operations and this can be controlled by condition.

Infill (and inert recycling)

The National Planning Policy for Waste sets out a number of requirements for waste planning authorities to consider when determining waste planning applications, including the requirement to "concern themselves with implementing the planning strategy in the Local Plan". It also highlights the need for Waste Planning Authorities to work on the assumption that the relevant pollution control regime will be properly applied and enforced. What has been proposed is for the use of inert fill to restore the land to achieve a beneficial afteruse which can re-provide high grade

agricultural land, enhance the landscape and provide environmental benefits through the creation of Biodiversity Action Plan habitats. The proposals are therefore considered primarily against the minerals and waste spatial strategies as set out in the Core Strategy, and operations will also be subject to Environment Agency permitting.

Although the proposal site is not allocated for inert fill, it does sit on high grade agricultural land. Core Strategy policy CS25 states that infilling by means of waste disposal may be appropriate to bring land levels back to those suitable for reinstatement to agriculture (or habitat creation). The scale of waste management provision (policy CS14) sets out the requirements for inert landfill void space over the Plan period to which the proposal will contribute. The location of such facilities is guided principally (policy CS15) by the Minerals and Waste Management Key Diagram and additional factors, including, for example, site availability. Of the sites within Peterborough identified for inert fill in policy W2 of the SSP, none are currently available, and all face uncertainty in providing significant capacity in the short term, although the unallocated Willow Hall Farm Quarry does benefit from permission for restoration with approximately 1.26 million cubic metres of inert fill.

The proposal adequately demonstrates the need for inert fill to enable appropriate restoration (for the sustainable use of soils for agricultural purposes) and is therefore considered favourably against Core Strategy policy CS20, which allows for sites to deliver inert landfill capacity where such sites are mineral sites requiring restoration. The inert processing element of the proposal is considered favourably against Core Strategy policy CS18 as a waste management proposal outside an allocated area, as it consistent with the spatial strategy for waste management.

General suitability

Concerns have been raised as to the manner in which the proposal fits with the 'Characteristics' and 'Implementation Issues' for the allocated site M1F within the SSP. The characteristics and implementation issues are designed to give a broad understanding of the site and be used to inform planning applications, they are not policy requirements. The proposal adequately demonstrates an assessment of alternative access arrangements (see section 1.4 of the Environmental Statement); the suitability of the access is discussed further in the 'Transport' section below.

Soils and Agriculture

The proposal site, with the exception of Pasture House Plantation and the junction improvements, sits entirely on grade2 and 3a (i.e. high quality) agricultural land, also known as BMV (best and most versatile). Natural England have noted that a broadly equivalent area of BMV land is to be restored, and subject to the imposition of appropriate conditions regarding the treatment, storage and replacement of soils, including the provision of under-drainage and appropriate aftercare, are satisfied that the proposals represent the sustainable use of soils.

Top soils should only be stored in 3m high bunds to ensure its integrity and suitability for re-use. Bunds B and D are proposed to be over 3m in height and will be constructed during the initial works in phases 1 and 6, as such these should be constructed from subsoil and or overburden. All soils and overburden (with overburden being the 'spoil' material that overlies the mineral) are to be stripped during the initial works enabling sufficient materials to be sourced for the bunds to appropriate heights.

The proposals demonstrate the sustainable use of soils, and the restoration proposals will positively contribute to the long term conservation of soils. Measures to protect the integrity of the soils can be controlled by condition and the proposals are considered to be in accordance with Core Strategy policies CS25 and CS38.

The water environment

Proposed extraction at the site will necessitate de-watering operations. A Hydrological and Hydrogeological Assessment has been provided, and identifies a number of mitigation measures, including the use of silt settling lagoons, discharging to Internal Drainage Board (IDB) drains, and re-creating a network of land drains and ditches in the finished landform to replicate the layout and capacity of the existing surface water drainage system. Additional measures, such as bunding of fuel and oil tanks, and the provision of a bunded waste storage area (to temporarily accommodate any rogue loads that are not acceptable for recycling and / or fill purposes) to protect water quality can be controlled by condition.

The Drainage Team note that proposals for water management onsite and the effect this may have on existing water level management in the area, including the rate of surface water discharge from the site should have IDB approval. Additionally, a final proposed drainage layout, with technical specifications of drainage assets for each phase of the development is required by condition; in terms of water quality this will be of particular relevance for the initial phase of development concerning the establishment of the concrete batching plant and inert processing facility. The Hydrological and Hydrogeological Assessment demonstrates an acceptable approach to mitigating the potential impacts on groundwater quality, and this can be controlled by condition.

The Environment Agency have no objections and have advised that an Environmental Permit will be required. Any such permit application would have to be accompanied by a hydrological risk assessment and a detailed groundwater monitoring programme.

The North Level IDB have no objections, and have advised that discharge consent will be required and that a 9m stand-off must be retained to IDB drains.

The application has been considered against Core Strategy policy CS39 and demonstrates that there would be no significant adverse impact or risk to the water environment.

Landscape and Visual Impact

The proposal site sits within the Bedford North Levels and Eye Fen Fringe Character Areas, areas characterised as a large scale, flat, open landscape with extensive vistas across level horizons typical of the Fens National Character Area. It is also noted that large built structures, such as farmstead silos are typical of this rural environment.

The suitability of the proposed site layout has been questioned, with the rear (south) of Pasture House Farm being suggested as a more appropriate location for the processing area by some respondents.

The logic of the proposed site layout is dictated by a number of factors. The placing of the processing area and batching plant in the north-east is expedient; it focuses the majority of noise emitting activities at a suitable distance from residential receptors in an area subject to considerable background noise (i.e. the A47) whereby any increase in noise will be barely perceptible; it minimises internal site journeys being located proximate to the site access; and maximises the screening potential of Pasture House Plantation in what is a very open landscape. The colour of the batching plant can be controlled by condition to minimise its visual impact in this setting.

The methodology of the phasing minimises the operational timescales in proximity to the residential receptors at Pasture House Farm and to the northwest of the site, (i.e. there is no operational requirement for a delay between extraction and infill), and consideration needs to be given to how to enable access to restored areas. The proposed methods of water management, for both fresh water and silt lagoons, also minimise the operational timescales for these same areas close to Pasture House Farm and the north-west of the site.

The amount of sand and gravel in the north-west of the proposal site, beyond the site allocation boundary, is estimated to be 500,000 tonnes. With a projected output of 170,000 tonnes per annum, it is anticipated that extraction in this area is likely to be complete within 3 years. The applicant has advised that the total timeframe for the entirety of works in Phase 5, from soils removal through to restoration, is approximately 8 years.

The Landscape and Visual Impact Assessment is considered to use appropriate criteria to identify the geographical extent and significance of effects. Further information has been provided in light of the extent of tree loss required to accommodate the proposed junction improvement works. It is noted that the extent of tree loss is considered to emphasise the proposal as a 'visual detractor' visible from greater distances, and that all planting, regardless of its state of health, has a role in alleviating the visual impact of the proposal (for further analysis of the tree loss resulting from the junction improvements see 'Transport - Junction Improvements').

The overall impact of the operational period of development is judged to be 'moderate adverse' with the post restoration scenario being 'very slight beneficial'. Pasture House Farm, which is in the same ownership as the proposal site, is the most affected of the seven dwellings affected, being assessed as 'substantial adverse' impact during the operational stage. Saxon House and Tollhouse Farm will also be subject to a 'substantial adverse' impact during the operational phase.

Whilst it has been suggested that additional visualisations and photomontages may help give an appreciation of the visual impact, it is considered that there is sufficient information regarding the landscape character and visual impact on which a decision can be made. Notwithstanding that the northwest area of the proposal site which lies beyond the boundary of allocated site M1F, which as described above is likely to be in extractive use for 3 years (8 years in total), the majority of the site is allocated for sand and gravel extraction. The accompanying use for inert fill is justified as described above, and the complementary uses enable a more sustainable use of the site.

The proposed bunding and boundary hedgerow / tree planting are considered appropriate mitigation for the adverse impact of the operational stage of development at the two residential receptors (Pasture House farm and Saxon House / Toll House Farm) identified by the Landscape Architect, and it is not therefore considered that there is any significant adverse visual impact or effect on the landscape character. The proposed mitigation is considered to be as effective as possible during the operational phase, and the longer term post restoration scenario considered to be beneficial. Great weight should be given to the benefits of mineral extraction as set out in the NPPF and the mitigation measures are considered to be appropriate and can be controlled by condition.

Consideration of both the operational and post restoration landscape impacts has been weighed in the balance. The proposed development is considered to be able to assimilate into its surroundings and does not significantly harm the environment and existing neighbouring land uses, with no overall significant visual intrusion or loss to other residential amenity. The proposals are therefore considered to be in accordance with policies CS33 and CS34 of the Core Strategy.

Ecology and geodiversity

The NPPF aims to ensure the conservation and enhancement of the natural environment (Ch. 11) and the safeguarding of best and most versatile agricultural land through the restoration and aftercare of mineral sites (Ch.12) (see also the 'Soils and Agriculture' section above). The Ecological Impact Assessment, and the further information corroborating the views of the RSPB, demonstrates that the impacts on protected species and habitats, including the Nene Washes SSSI, SPA, SAC and Ramsar site, and the nearby Cat's Water Drain County Wildlife Site, has been adequately assessed, as acknowledged by both Natural England and the Wildlife Officer.

The Wildlife Officer acknowledges that there may be impacts on protected species, including bats, badgers and reptiles, however subject to further surveys being undertaken at the appropriate time in relation to the progression of the development, further mitigation can be employed as required,

and such measures can be controlled by condition.

The final restoration proposal must strike a balance between retention of the site for agricultural purposes and biodiversity enhancements. The two are not mutually exclusive, and effective husbandry of agricultural land can enhance biodiversity on a site. Notwithstanding such measures which can be controlled by an effective Aftercare Scheme required by condition. The proposed restoration of the site offers a number of biodiversity benefits over and above its current condition. The evolution of the proposals has established a balance approved by both Natural England and the Wildlife Officer, and include, in terms of priority habitats, the re-establishment of all 1,979 linear metres of Fenland drainage ditches, the provision of 2,708 linear metres of hedgerows, and although some 0.13ha of Pasture House Plantation will be lost, 0.18ha of lowland mixed deciduous woodland will be provided.

An agricultural buffer will also be provided on the west of the site to Cat's Water Drain, and a 3m wildlife corridor inside the proposed hedge line to the north of the site. Although some of the proposed bunds will be planted, as they will be removed to enable the restoration works, such planting is not considered as a biodiversity enhancement. The extent of tree loss alongside the A47 has become clear as further information has been provided, and replacement planting can be secured by condition.

The proposal site sits within the 'Eye / Thorney Area of Search - Regionally Important Geological Site'. As such the proposal presents an opportunity to provide access to the otherwise poorly exposed underlying geology. Temporary section recording during the working life of the quarry can be facilitated by condition in accordance with policy CS35. It is not considered appropriate to retain a representative gravel section within the restoration proposals.

There are no significant adverse impacts on sites of bio or geodiversity importance, and it is considered that the benefits of the development have been demonstrated. Appropriate mitigation measures have been proposed and can be secured by condition and the development is considered to be in accordance with Core Strategy policy CS35.

Cultural Heritage; Non-designated heritage assets

The application is accompanied by a Cultural Heritage Assessment, and a programme of archaeological investigations entailing geophysical survey and evaluation by trial trenching has been completed. Any buried remains at the site are considered to be a 'non-designated' heritage asset, and it is acknowledged that the nature of mineral extraction will result in the total loss of the archaeological resource. The preliminary surveys and trial trenching do not reveal the need for any preservation of archaeological remains in situ and the Council's Archaeologist recommends a standard approach of 'strip, map and record', with additional targeted excavation in the north west corner of the proposal site where there is evidence of a Romano-British field system. This can be secured by condition and the proposal is considered to be in compliance with Core Strategy policy CS36.

Cultural Heritage; Historic Environment

The closest Scheduled Monument (designated asset) is that at Bar Pastures, some 200m to the south of the site. Whilst this falls within the radius of influence of draw down / dewatering impacts (i.e. the change in groundwater levels in the vicinity of the site as a result of extraction activities), Historic England does not consider that it will result in serious harm to the significance of the Scheduled Monument. Therefore the provisions of paragraph 134 of the NPPF apply. This states that where development will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

The main adverse impact to the Bar Pastures Scheduled Monument is identified by Historic England as being to the setting, which is not considered to contribute greatly to the Monuments significance. Such visual impacts are considered to be temporary, and the restoration of the site,

including the removal of bunds, can be controlled by condition, and the features of the Scheduled Monument at Bar Pastures are considered to be preserved. It should also be noted that the allocated part of the site is closest to Bar Pastures SM (the unallocated part is furthest away).

Under the provisions of section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a statutory duty to have special regard to the desirability of preserving features of special architectural or historical interest, and in particular listed buildings. This is further re-enforced through both local and national planning policies which place significant weight on this need. Such heritage assets, including listed buildings found at Willow Hall and the Conservation Area at Thorney village are of a distance from the site such that it is considered that there will be an insignificant impact upon the setting of these assets.. As such the proposals preserve the features for which the Thorney Conservation Area and surrounding Listed Buildings have been designated.

The significance of the proposals impacts on both designated and non-designated heritage assets has been considered and balanced against the public benefits of the proposal, primarily the contribution it makes to the Minerals and Waste Spatial Strategies, which in turn enable the successful implementation of the Peterborough Core Strategy, and the proposal is considered to be in compliance with Core Strategy policy CS36, and the NPPF paragraphs 128 - 135.

Noise

The National Planning Policy Framework clearly establishes (para. 144) that some noisy short term activities are unavoidable to facilitate minerals extraction, and there is a corresponding need to ensure that unavoidable noise emissions are controlled, mitigated or removed at source. The Planning Practice Guidance that accompanies the NPPF provides guidance and advice upon acceptable levels of noise from minerals operations.

'Typical' background levels are advised as the most appropriate means of establishing the permissible noise levels for the site and will minimise the impact on noise sensitive properties without imposing unreasonable burdens on the operator, ensuring noise levels are appropriately controlled, mitigated or removed at source. Cumulative impacts of existing quarries in the surrounding area have been taken into account.

The background noise environment has been established at the nearest sensitive receptors (i.e. residential dwellings), and proposed noise limits suggested. Further information has been provided to ensure that noise from all sources, including dewatering pumps, has been taken into consideration, and the proposed noise limits are generally accepted as appropriate, however the Pollution Control Officer has advised that there are three locations that require further consideration; Tollhouse Farm / Saxon House, 38/39 Willow Hall Lane and Bar Pasture Farm.

1) The calculated noise level (i.e. 56dB(A) 1h (free field)) during infilling operations within 90 metres of Tollhouse farm / Saxon Farm (i.e. the noisiest activities to affect these dwellings) is expected to be 1dB(A) above the recommended noise limits in the NPPF guidance (i.e. 55dB(A) LAeq, 1h (free field)). However, given the existing noise levels at Tollhouse Farm / Saxon House, of 66dB LAeq, the Pollution Control Officer advises that there would be no increase in the existing ambient noise levels at this location (of 66dB), and has advised that a 1dB differential would be at the limits of detectability and within the normal range of margin of error for noise monitoring equipment.

Although the developer has suggested that infilling within 90m of Tollhouse Farm / Saxon House be considered as a temporary operation (which would enable a limit of 70dB for up to 8 weeks in a calendar year) - it is not considered acceptable to treat infilling operations as a "temporary activity" in this instance (NPPF guidance on temporary activities in terms of noisy short term activities includes soil stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance). As such, it is recommended that

noise limits in compliance with the NPPF guidance are imposed for this location, and noise monitoring, and additional mitigation measures if required (e.g. reduced hours for infill within 90m of this location) can be controlled by condition. Furthermore, the proposed phasing of the site, which can also be controlled by condition, will enable a level of control of site operations which minimises the overall time period for both extraction and infill operations in this location.

2) As a result of further monitoring information, the proposed southern screening bund has been increased by 1m to ensure appropriate mitigation for the receptors to the south of the site (i.e. 38/39 Willow Hall Lane and Bar Pasture Farm).

Numbers 38 and 39 Willow Hall Lane lie approximately 300m to the south of the proposal site. The variation in background noise at this location is primarily due to wind direction. Whilst it may appear that the background levels may be exceeded when the wind is blowing from the south, the location of the proposal site to the north, renders this unlikely and the proposed limits are therefore considered to be acceptable from this perspective.

The submitted Noise Assessment identifies the currently occupied residential dwellings at numbers 38 and 39 Willow Hall Lane, as not having been taken into consideration for the neighbouring Pode Hole quarry as they were reported as being unoccupied at the time of that proposal. The noise impact and mitigation of and for the Pasture House Farm proposals is considered to be acceptable. It is therefore considered that any exceedance of appropriate standards at this location would result from operations at Pode Hole Quarry and would not be attributable to this proposal. The Pasture House Farm proposals will have a comparatively negligible impact on numbers 38 and 39, and any additional mitigation that may be required is considered likely to fall to the operators of Pode Hole Quarry under their permission.

3) The Pollution Control Officer has identified that the cumulative impact for Bar Pasture farm could result in noise levels at an unacceptable 14dB above the background level. It is considered that this scenario would only occur in the event that operations at the three sites, i.e. Pasture House Farm, Pode Hole and Willow Hall Farm quarries, were taking place at the closest point to Bar Pasture farm. This is considered to be unlikely due to; extraction and restoration at the Pode Hole Quarry is moving away from the southern extent of this site; extraction and restoration at Willow Hall Farm quarry is likely to be moving to the south within the next 3 years; and operations in Phases 3, 4 and 5 (i.e. the southernmost phases) at the proposed Pasture House Farm would not be anticipated until some 7-10 years post commencement.

Reversing alarms used by quarry machinery and plant increasingly tends to be 'white noise' alarms rather than tonal beepers, and indeed the use of such reversing alarms is controlled by condition at the neighbouring quarries, and can also be controlled by condition for this proposal. Additionally, operating hours and the use and maintenance of machinery and plant to manufacturers specifications can be controlled by condition to ensure minimal noise impacts.

The proposed noise limits, and measures to minimise and mitigate noise impacts including reversing alarms are therefore considered to be acceptable and can be controlled by condition to protect surrounding uses in accordance with Core Strategy policy CS34.

Dust

The NPPF requires that any dust and particle emissions are controlled, mitigated or removed at source. The Dust assessment provided with the application establishes baseline conditions, identifies activities that could lead to dust emission and sets out an appropriate range of mitigation measures which can be controlled by condition to minimise the environmental impacts.

The proposed mitigation measures include control over the phasing of the site to reduce the operational area at any given time, the use of water spraying equipment to minimise dust emissions, and the use of surfaced access roads and provision of wheel wash facilities. Restricting plant and vehicle movements to clearly defined haul routes will serve to both preserve the condition of soils, in accordance with policy CS38, and minimise the potential for dust to arise on site in accordance with policy CS34.

The Pollution Control Officer has confirmed that the measures outlined in the application should be required by condition and that dust monitoring should also be required by condition. It is therefore considered that there is adequate protection of surrounding uses and the proposals are in accordance with Core Strategy policy CS34.

Transport

The application proposals are accompanied by a Transport Assessment. A single day of traffic survey results has been included to establish the baseline; 20,305 vehicles were observed at the junction of the A47 and Willow Hall Lane on Thursday 17 September 2015. Although some respondents have concerns that a single day's survey does not provide robust evidence, neither Highways England, who control the A47, nor the Local Highways Authority, with responsibility for Willow Hall Lane have expressed any concerns relating to the depth of the surveys. The survey revealed the AM peak to be between 07:15 - 08:15, with the PM peak falling between 16:45 and 17:45. Highway safety figures, over a 1.5km stretch of the A47 either side of Willow Hall Lane, and for 500m along Willow Hall Lane, reveal there have been 12 collisions for the 5 years up to April 2015, of which two have occurred at the junction between Willow Hall Lane and the A47.

The proposals necessitate a number of Heavy Commercial Vehicle (HCV) movements associated with the various activities proposed at the site; sand and gravel extraction, importation of inert fill, recycled aggregate sales, imported cement and concrete products. Whilst it would be in the operators interests to ensure backloading where possible (i.e. sand and gravel would be exported on one HCV, which would then bring inert fill back to the site) consideration must be given to the worst case scenario in terms of the maximum number of HCV movements that can be expected at any one time; this is suggested as being 266 HCV movements per day (or an average of 24 movements per hour).

The proposals in respect of the junction improvements incorporate a widening of the A47 for some 200m either side of the Willow Hall Lane junction to provide a central right hand turn (ghost island) for both Willow Hall Lane, and the unnamed road leading to Middle West Farm to the north of the A47 sitting between Willow Hall Lane and the Pode Hole Quarry entrance. Willow Hall Lane will be subject to widening for the length of Pasture House Plantation to the site access such that two vehicles are able to freely pass. To enable the safe continuation of the Green Wheel from Willow Hall Lane to the A47 a foot / cycle path will be constructed adjacent to the widened road such that there is safe separation of pedestrians and cyclists from vehicular traffic and the existing footpath / cycleway alongside the A47 to the east of Willow Hall Lane will be relocated where affected by the junction improvements

Objections and support for the scheme are split almost equally with regards the safety and capacity aspects of the proposed junction improvements. Subject to the detailed design of the proposed junction improvements complying with standards (as set out in the Design Manual for Roads and Bridges), neither Highways England nor the Local Highways Authority have any objections. As above, provided the scheme complies with current standards the statutory consultees have no objections to the scheme in terms of highway safety.

Some concerns have been raised about the possibility of increased traffic on Willow Hall Lane. Traffic exiting the site can be controlled by condition to turn left only, towards the A47 (with the exception of any deliveries on the Lane itself). It is not therefore considered that any increase in traffic that may be perceived or experienced on Willow Hall Lane is attributable to the development proposals themselves. Furthermore, measures are available to the Local Highways Authority

should it be deemed necessary / appropriate to restrict vehicular speed / weight along the remaining length of Willow Hall Lane, irrespective of the outcome of this application.

Concerns have also been raised about the prospect of vehicles turning right from Willow Hall Lane to the A47. Neither Highways England nor the Local Highways Authority have raised any concerns on this matter. Highways England would not support a right turn ban onto the A47, as proposed by some objectors, as this would necessitate the creation of a physical barrier on the A47, creating a further hazard, and would slow down the movements on a strategic trunk road. It would also create further turning movements at the roundabout as eastbound traffic would have to double back on itself. Additionally, it is accepted that the majority of vehicle movements associated with the proposals would be a left turn onto the A47 due to the proximity of the Peterborough urban area, and anticipated infrastructure and growth and requirements.

Access options for the proposal site have been considered by the applicant in conjunction with the Highways Authority. A robust approach to alternative site access options from the A47 has been undertaken, with the proposed method of access receiving the support of Highways England. Although alternative access options, over third party land have not been considered, it is accepted that the commercial constraints this would impose render the need to assess such alternatives unnecessary.

It is acknowledged that the 'Implementation Issues' associated with site M1F in the SSP require that the following need to be addressed within a planning application; that access should be via the A47 using the existing (i.e. Pote Hole Quarry) entrance, and that no access to or from Willow Hall Lane will be permitted. The appraisal of alternative access options, and the minimal length of Willow Hall Lane used indicate that these issues have been addressed. Furthermore, explanatory and supporting text is not policy.

The proposals are considered to have demonstrated that alternative methods of transport have been evaluated and the most appropriate pursued, and that access to the highway network can be made suitable, without unacceptable harm to road safety or residential amenity, and are therefore considered to be in accordance with Core Strategy policy CS32.

Transport - junction improvements / trees

The appraisal of access options and the basic design of the junction were presented in the original proposals put forward. The extent of the impact of the proposed junction design on tree loss has only become clear as a result of consultation and provision of further information, and further to the appraisal of access options such tree loss is considered unavoidable to ensure the junction improvements are designed to the appropriate standard. The overall landscape character, visual impact, and ecological impact has been updated to take into account the impact as described above; though a number of comments, from residents, Thorney Parish Council and the Tree Officer note objections to the tree loss resulting from the proposed junction improvements.

Arboricultural assessments have been provided in respect of the affected trees at both Pasture House Plantation and on the southern side of the A47 (no trees to the north of the A47 will be affected by the proposed works). The tree officer notes that some 100 trees will be required to be removed in total, of which approximately 50 are mature, and considers this to represent a significant loss of public amenity. The wide variation in terms of longevity and condition across the trees likely to be affected negates any requirement for the use of a Tree Preservation Order (either individually or collectively).

Hedgerow and tree planting is proposed as mitigation, the details of which, including, species, size, spacing and management, can be controlled by condition. The Tree Officer notes that the timespan for any such mitigation planting to reach a level of maturity comparable to those to be lost represents a considerable period over which the amenity loss will be observed. Thorney Parish Council have concerns that the batching and processing plant will change a rural agricultural setting to an industrial setting, and highlight that the emerging draft Local Plan sets out the vision

for 'characterful villages set within an attractive rural landscape'. The Landscape Architect acknowledges that tree loss will emphasise the proposal as a 'visual detractor' visible from a greater distance, and that all planting, regardless of its state of health, has a role in alleviating the visual impact of the proposal.

The significance of the harm to the environment, existing or proposed neighbouring landuses, visual intrusion or loss to residential or other amenities, and the ability of the proposal to demonstrate that it can be assimilated into its surroundings and local landscape character, needs to be taken into consideration. Mitigation measures, including replacement planting and the colour of the batching plant, can be controlled by condition and the Landscape Architect has not identified any overall significant harm arising from the proposals. Although some parties may be disappointed by the loss of mature trees, they are not considered worthy of a Tree Preservation Order and the potential loss must be weighed in the balance with the benefits of the proposal. The NPPF advises that only as a last resort, if significant (biodiversity) harm arising from a development cannot be avoided or adequately mitigated, should planning permission be refused. The Wildlife Officer has not advised that significant harm will result to biodiversity from the proposed tree loss.

The Landscape Architect and the Tree Officer acknowledge that the proposals will result in a visual detractor with amenity loss associated with the loss of mature trees. The unavoidable impacts of the tree loss are considered to be localised in a landscape context and will change over time as the mitigation planting matures. The adequacy of the mitigation planting should be tempered by consideration of the tree quality, which is acknowledged by the Tree Officer and author of the Arboricultural Assessment as being very mixed.

The proposals are considered to have demonstrated that alternative methods of transport have been evaluated and the most appropriate pursued, and that access to the highway network can be made suitable, without unacceptable harm to the environment, and are therefore considered to be in accordance with Core Strategy policy CS32.

Other Issues

Process / notification

Some residents of Willow Hall Lane have complained that they were not directly notified of the proposal. Although there are a limited number of adjoining neighbours it was accepted that residents of the Lane, who may fall within the Mineral Consultation Area of the wider M1F site allocation should be given additional time to make comments on the proposals - and during subsequent consultation, all respondents have been directly notified. Consultation on the proposals have been in accordance with the regulations, the agent has presented details of the proposals prior to and post submission, and the Case Officer has attended a meeting of Thorney Parish Council to take questions on the proposals. It is not considered that any party has been prejudiced in their ability to comment on the proposals.

Contaminated Land

A Desk Top Study (Preliminary Risk Assessment) has been undertaken which has identified a very low, to low/moderate risk of potential sources of contamination (including the potential for asbestos containing materials occasionally found on farm track and field access points, and for ground gas). There is no requirement for further intrusive investigation.

Third party land

Further to a comment being received regarding possible impact on third party land, notice was formally served on the potential landowner. The land in question will be subject to clearance works associated with the junction improvements. The potentially affected party raised the issue, and formal notice was served by the applicant. It is not considered therefore that any party has been

prejudiced on this matter.

Footpath provision

It has been suggested that a continuation of the Thorney to Eye cycle path alongside the A47 should be provided as a community benefit of the application. There is no requirement for such a path to be provided unless it is considered necessary to make the development acceptable, which it is not in this case.

Additional points

Supporters of the proposal highlight the additional employment opportunities presented by the proposal, and its proximity to construction projects around Peterborough. The potential for more competition in the minerals sector locally is also welcomed. The proposed junction improvements are also perceived by supporters as likely to reduce the likelihood of fly-tipping and associated vermin around the Pasture House Plantation.

6 Conclusions

The NPPF states that there is a presumption in favour of sustainable development - in terms of decision taking this means approving development proposals that accord with the development plan without delay. The application has been considered in light of the Cambridgeshire and Peterborough Minerals and Waste Development Plan, the NPPF and accompanying Planning Practice Guidance.

The principle of development is generally in accordance with policy SSP M2 of the SSP which allocates the site for sand and gravel extraction; the proposed extraction area lying beyond the allocation satisfies policies CS14, CS25 and CS26 of the Core Strategy. The proposal also includes the restoration of the site through the importation of inert waste. The site is not allocated for inert fill but the proposal complies with policies CS18 and CS25 of the Core Strategy with regards to managing waste outside allocated areas due to the requirements to restore high grade agricultural land. The proposed concrete batching plant and inert recycling facilities are considered to be co-located complimentary to the quarrying and landfill activities and accord with policies CS18 and CS41 of the Core Strategy.

An Environmental Statement, including the additional information requested and provided, accompanies the application which is considered comprehensive and meets the requirements set out in the Town and Country Planning Environmental Impact Assessment Regulations 2011.

Detailed topic areas have been assessed and considered;- With regard to soils and agriculture, the proposal is in compliance with policies CS 25 and CS38. The water environment has been assessed and the proposal is in compliance with policy CS39. The landscape character and visual impacts of the proposal are in compliance with policies CS25, CS33 and CS34. Ecology and geodiversity, including impacts on protected species and habitats, including those of both national and local designations, such as the Nene Washes SSSI, SPA SAC and Ramsar site, and the nearby Cat's Water Drain County Wildlife Site have been carefully considered and are in compliance with policies CS25, CS34 and CS5. Cultural heritage, including archaeology, the historic environment and Scheduled Monuments such as the nearby Bar Pasture Farm SM, have been assessed and are in compliance with policy CS36. Issues of noise and dust have been considered and are in accordance with policy CS34. Transport, including access, highway safety and enhancement of the Green Wheel path network, have been carefully considered and are in accordance with policies CS32 and CS37. Other specific matters, such as contaminated land, climate change and quarry design have also been considered and are in compliance with development plan policy.

Cumulative impacts with the neighbouring quarries and landfill sites at Eyebury, Willow Hall Farm and Podge Hole have also been taken into account.

Comments of consultees have been taken into account and suitable conditions attached to address any issues raised. The comments of the neighbours and other respondents, both for and against the proposals, have also been taken into account, and the positive and negative aspects of the proposal weighed in the balance. Further, given that the majority of the site is allocated for sand and gravel extraction and in all other respects the proposal is acceptable, there is no reason not to approve the application in line with Section 38(6) of the Planning and Compulsory Purchase Act.

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 Prior to the commencement of development, a scheme for the proposed junction improvements, based on drawing M14.185D024 dated September 2015, shall be submitted to and approved in writing by the Mineral Planning Authority. The access is to comply with the standards laid out in "TD 41/95 Vehicular Access to All-Purpose Trunk Roads" of the Design Manual for Roads and Bridges. The new access should be a minimum of 7 metres wide at 15 metres from the existing kerb line of the A47 trunk road. The scheme shall include details showing;

- i. how the improvement interfaces with the existing highway alignment and carriageway markings including lane destinations;
- ii. full construction details relating to the highway improvement. This should include any modification to existing structures or proposed structures, with supporting analysis;
- iii. full signing and lighting details, where applicable
- iv. confirmation of full compliance with Departmental Standards (DMRB) and policies (or approved relaxations/departures from standards);
- v. evidence that the scheme is deliverable within land in the control of either the Highways Authority or the Applicant, notwithstanding that this may require a reasonable departure from normal standards;
- vi. an independent stage 2 Road Safety Audit (taking account of any stage 1 Road Safety Audit recommendations) carried out in accordance with Departmental Standards (DMRB) and advice notes.

The proposed junction improvements shall be carried out and completed prior to the site being brought into use.

Reason: The proposed junction improvements are required to be completed to an approved standard prior to commencement of development to ensure a safe and appropriate access to the highway is secured, in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS32.

C 3 Prior to the site being brought into use, the proposed Foot / cycle path adjacent to Pasture House Plantation shall be provided in accordance with details submitted to and approved in writing by the Minerals Planning Authority.

Reason: To ensure provision of an appropriate section of foot / cycle path for the Green Wheel network along the length of Willow Hall Lane affected by the proposed junction improvements in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS37.

- C 4 No vehicles shall turn right out of the site onto Willow Hall Lane other than for the delivery or collection of goods and services to Willow Hall Lane. A directional sign shall be provided within private land and close to the site access to ensure that all operational vehicles turn left out of the quarry access.

Reason: To ensure the most appropriate method of access to the highway network is secured in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS32.

- C 5 The development hereby permitted shall be carried out in complete accordance with the following approved documents and plans, except as may be required elsewhere in this scheme of conditions;

- Planning Application and Supporting Statement, dated October 2015
- Environmental Statement, including Non-Technical Summary and Technical Appendices, dated October 2015
- Letters from David Marsh, dated 24 March 2016, 27 May 2016 and, dated 09 August 2016
- Tree Report, ref. A1405/Trees v1, dated November 2015
- Arboricultural Impact Assessment, dated 6th March 2016
- Arboricultural Impact Assessment, dated 6th July and 13th July 2016
- Landscape Assessment of the Require Removal of Trees, Issue 1, dated August 2016
- Letter from Jeremy Hurlstone, dated 23 February 2016
- Noise report Addendum, Ref 4442, dated 16 March 2016
- Location Plan, ref. M14.185.D.001, dated July 2015
- Proposed Block Phasing, ref. M14.185.D.003A dated Feb 2016
- Initial Works / Phase 1, ref. M14.185.D.004A, dated Feb 2016
- Phase 2 Working & Restoration, ref. M14.185.D.005A, dated Feb 2016
- Phase 3 Working & Restoration, ref. M14.185.D.006A, dated Feb 2016
- Phase 4 Working & Restoration, ref. M14.185.D.007A, dated Feb 2016
- Phase 5 Working & Restoration, ref. M14.185.D.008A, dated Feb 2016
- Phase 6 Working & Restoration, ref. M14.185.D.009A, dated Feb 2016
- Phased Restoration, ref. M14.185.D.022, dated September 2015
- Concept Restoration Scheme, ref. M14.185.D.010A, dated Feb 2016
- Concrete Batching Plant Cross sections, ref. M14.185.D.011, dated Sept 2015
- Detailed Plant Site Proposals, ref. M14.185.D.031, dated Feb 2016
- Plant Site Elevations, ref. M14.185.D.026, dated Oct 2015
- Crusher and Screener Elevations, ref. M14.185.D.027, dated Oct 2015
- Proposed Access and Highway Improvements, Figure 7, Rev B, dated Sep 2015

Reason: To clarify what is hereby approved.

- C 6 The site shall be restored on a phased basis in accordance with the numerical phasing as demonstrated on the 'Proposed Block Phasing' plan, ref. M14.185.D.003, dated July 2015.

Prior to the commencement of operations within Phase 5, a sub-phasing plan for this phase shall be submitted to and approved in writing by the Mineral Planning Authority.

Notwithstanding any additional landscaping, biodiversity enhancement or aftercare works, the restoration of the site shall be complete no later than 25 years after the development is commenced, or within 4 years of extraction being completed, whichever is the sooner.

Reason: To ensure that the site is restored in a timely manner in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS25.

C 7 Prior to the commencement of development an Environmental Management Plan shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include, but is not limited to;

- i. a badger survey to establish whether any badger setts will be affected by the works and any required mitigation measures.
- ii. a Reptile Method Statement.
- iii. a bat survey on all trees of Medium or High potential that may be affected by the development and any required mitigation measures.
- iv. monitoring and mitigation measures to ensure any flow disruption to Cat's Water drain

The development thereafter shall be carried out in complete accordance with the approved Environmental Management Plan.

Reason: To protect features of nature conservation importance, in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C 8 No removal of hedgerows or soil stripping shall be carried out on site between the 1 March and 31 August inclusive in any year, unless it is demonstrated that nesting birds are not present or that the works will not disturb nesting birds.

Reason: To protect features of nature conservation importance, in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C 9 No development shall take place within 10m of the Cat's Water Drain running adjacent to the west of the site.

Reason: To protect features of nature conservation importance, in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C10 The operations authorised, required or associated with the development hereby permitted shall only be carried out between the following times;

07:00 - 18:00 Mondays to Fridays
07:00 - 13:00 Saturdays

and at no other times including Sundays and Bank Holidays.

Reason: In the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

C11 Prior to the commencement of development, a scheme for the monitoring of noise from the site shall be submitted to and approved in writing by the Mineral Planning Authority. The development shall thereafter be carried out in complete accordance with the approved scheme.

Reason: To secure an appropriate noise monitoring scheme in the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C12 Except for temporary operations, the level of noise emitted from the site when measured (as dBLAeq 1 hour (free field)) at the noise sensitive properties listed, shall not exceed the permitted limits during working hours as set out in Table 1 below;

Table 1

<i>Location</i>	<i>During permitted daytime working hours</i>
38/39 Willow Hall Lane	48
Pasture House Farm	55
Tollhouse Farm	55
58/59 The Causeway	55
Bar Pasture Farm	48

At the locations listed above the noise emitted from the site shall not exceed 42dB LAeq 1 hour (free field) at any other time.

Reason: In the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C13 All plant, machinery and vehicles operated within the site shall be maintained in accordance with the manufacturer's specification and shall be fitted with and use effective silencers in accordance with the manufacturer's recommendations and shall be operated so as to minimise noise emissions. The manufacturer's specifications shall be provided to the Mineral Planning Authority within 5 days of being so requested.

Reason: In the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C14 Prior to the commencement of development details of reversing alarms to be fitted to all mobile plant shall be submitted to and approved in writing by the Mineral Planning Authority. The approved reversing alarms shall be utilised on all mobile plant throughout the period of development.

Reason: To secure appropriate reversing alarms in the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C15 For temporary operations essential for site preparation work and restoration such as soil stripping and replacement, bund formation and removal, the free field noise level due to operations at the nearest point to the locations identified in Table 1, condition 12, shall not exceed 70 dB LAeq, 1 hour (free field). The Mineral Planning Authority shall be notified between 7 and 21 days in advance of essential temporary operations. Temporary operations shall not take place for more than eight weeks in any calendar year.

Reason: In the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C16 The development shall be carried out in accordance with the mitigation measures outlined in the 'Dust Assessment' report dated September 2015.

Reason: In the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C17 Prior to the commencement of development a scheme for the monitoring and reporting of dust emissions to enable an effective response to complaints shall be submitted to and approved by the Mineral Planning Authority.

Reason: To secure an appropriate dust monitoring scheme in the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C18 Prior to commencement of development a programme of archaeological work, including a Written Scheme of Investigation, shall be submitted to and approved in writing by the Mineral Planning Authority. The development thereafter shall be carried out in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the applicant or developer to mitigate the impact of the scheme on the historic environment when preservation in situ is not possible, in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS36.

- C19 Plant and vehicle movements shall be restricted to clearly defined haul routes or to the overburden surface and shall not cross areas of topsoil or subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To minimise dust and to ensure the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS34 and CS38.

- C20 The developer shall make allowance for Temporary Section Recording of the sand and gravel sequences on an annual basis and / or at the request of the Minerals Planning Authority.

Reason: To secure the benefits of exposing the geological interest within a RIGS in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS35.

- C21 Any fuel, oil or chemical storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata.

Reason: To protect the water environment in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS39.

- C22 Prior to the installation and use of any permanent lighting, a scheme of lighting shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include details of the types of lights, mountings and positions, lux values and measures to prevent light spillage occurring outside the site. No lighting shall be erected except in accordance with approved scheme.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C23 Wheel cleaning facilities shall be provided on site and retained in a location adjacent to the hard surfaced access to the site, and used as necessary to prevent detritus being tracked onto the public highway. In the event of breakdown, temporary wheel cleaning measures should be deployed until the permanent wheel cleaning facility is operable. The wheel cleaning facility shall remain in use on site until the final works of restoration have been completed.

Reason: In the interests of the amenity of neighbouring uses and highway safety in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS32 and CS34.

- C24 No waste shall be received at the site until a bunded facility for the receipt of waste found to be unacceptable after delivery has been provided within the stockyard area, in accordance with details which shall be submitted to and approved in writing by the Mineral Planning Authority. The approved facility shall be retained until the last waste delivery has been received.

Reason: In the interests of water pollution prevention in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS39.

- C25 Prior to the commencement of development a detailed landscaping scheme, including the timing of planting, to include mitigation planting in the first available planting season following completion of the junction improvement works, species numbers, size, spacing and density, and aftercare and management, including management responsibilities and schedules, for a period not less than the duration of the approved development, shall be submitted to and approved in writing by the Mineral planning Authority based on the 'Concept Restoration Scheme', ref. M14.185.D.010A dated Feb 2016, and including appropriate replacement planting for tree loss resulting from the junction improvements works.

Should any trees, shrubs or other planting die, become diseased or be removed within 5 years from its planting, it shall be replaced in the first available planting season with a plant / plants of a similar size and species to that removed.

The development shall not take place except in complete accordance with the approved scheme.

Reason: To secure appropriate mitigation for the unavoidable short term visual impact and provide long term enhancement in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS25, CS33 and CS34.

- C26 Prior to the commencement of development, an Arboricultural Method Statement, describing all tree protection measures, and defining the interface of the Willow Hall Lane improvement works, provision of foot / cycle path and Pasture House Plantation shall be submitted to and approved in writing by the Mineral Planning Authority.

Reason: To secure appropriate protection for retained trees in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C27 The operator shall give the Mineral Planning Authority between 7 and 21 days written notice prior to the commencement of top or sub soil stripping from any part of the site. Prior to soil stripping any standing crop or vegetation shall be removed.

Reason: In the interests of the amenity of surrounding uses and to ensure the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS34 and CS38.

- C28 Prior to the commencement of any top or sub soil stripping in each phase (or part phase) a scheme of soil handling and movement shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include, but is not limited to;

- i. soil handling techniques (e.g. Defra's Good Practice guide for Handling Soil, moving soils when in a dry and friable condition, avoiding soil handling during and shortly

- after significant rainfall, not handling and moving soils between November and March);
- ii. identifying the origin, intermediate and final locations of all soils (top and sub) for use in agricultural restoration, as defined by soil units, together with details balancing the quantities, depths and areas involved;
 - iii. bund formation and management

The development shall thereafter be carried out in complete accordance with the approved scheme.

Reason: In the interest of securing the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS38.

- C29 Prior to the final placement of soils a scheme of soil placement and agricultural aftercare shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include, but is not limited to;
- i. measures for soil replacement, stone removal and under-drainage
 - ii. the depth of sub and top soils to be placed
 - iii. remediation measures for any areas of differential settlement
 - iv. provision for a minimum of 5 years agricultural aftercare with an outline aftercare strategy

Soil replacement and agricultural aftercare shall thereafter be carried out in complete accordance with the approved scheme other than such minor variations as may be required in the annual detailed programmes for the forthcoming year which have been approved by the Mineral Planning Authority.

Reason: In the interest of securing the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS38.

- C30 Only inert material to which the developer has fulfilled their duty to apply the waste hierarchy shall be used for the restoration of the site.

Reason: For the avoidance of doubt of the extent of the proposed development and operations hereby permitted, and to ensure that the principles of the waste hierarchy have been applied in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS2.

- C31 No topsoil or basal clay shall be removed from the site.

Reason: For the avoidance of doubt of the extent of the proposed development and operations hereby permitted in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34 and 39.

- C32 No stockpile of processed, unprocessed or mineral material shall exceed a height at any point of 5 metres above the ground at the time of working.

Reason: In the interests of the amenity of the surround area and in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C33 Prior to the commencement of development, a Construction Management Plan for the initial works including the construction of the concrete batching plant, shall be submitted to and approved in writing by the Minerals Planning Authority. The Plan shall include, but is not limited to;

- i. a scheme of chassis and wheel cleaning for all HCV's including contingency measures should these facilities become in-operative and a scheme for the cleaning for affected public highways
- ii. a scheme of working hours for construction and other site works
- iii. a scheme for construction access including measures to ensure that all construction vehicles can enter the site immediately upon arrival, adequate space within the site to enable vehicles to turn / load and unload clear of the public highway and details of any haul routes across the site
- iv. a scheme for parking of contractors vehicles

The development shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of the amenity of the surrounding area and the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS34 and CS38.

- C34 Prior to extraction of any mineral, a parking area appropriate in size to accommodate the parking requirements of 25 cars and 15 HGVs shall be provided within the site for vehicles to park and turn clear of the public highway, and those area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: In the interests of highway safety and in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS32.

- C35 Prior to the commencement of each phase of development, a drainage layout scheme shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include, but is not limited to;

- i. technical specifications of drainage assets, including any pump specifications
- ii. attenuation capacity of any lagoons / sumps
- iii. maximum discharge rates

The development thereafter shall be carried out in complete accordance with the approved drainage scheme.

Reason: In the interests of water resources management and prevention of flood risk in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS39.

- C36 Prior to the commencement of development, a colour scheme for all buildings, including the office and concrete batching plant shall be submitted to and approved by the Mineral Planning Authority. The colour scheme shall be retained, and maintained as required, thereafter.

Reason: In the interests of mitigating the visual impact of the development hereby permitted in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C37 Notwithstanding the provisions of the Town and Country Planning (General permitted Development) Order 1995 (or any other statutory instrument revoking and re-enacting that order) no fixed or mobile plant, machinery or buildings connected with the development shall be erected or placed on site without the express permission of the Mineral Planning Authority.

Reason: For the avoidance of doubt of the extent of the development and operations hereby permitted, and to safeguard the amenity of the area and minimise disturbance to

adjacent land users in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C38 In the event of cessation of operations prior to the completion of development hereby permitted, which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of the restoration, landscaping and aftercare, shall be submitted within 12 months of the cessation to the Minerals Planning Authority for approval. The approved scheme shall be implemented in full within 12 months of the written approval.

Reason: To secure a beneficial afteruse for the site in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS25.

Copies to Councillors:

Steve Allen

Richard Brown

David Sanders