

Application Ref: 21/02004/MMFUL

Proposal: Development and operation of a green waste Open Windrow Composting (OWC) Facility

Site: Eye Landfill Site, Eyebury Road, Eye, Peterborough

Applicant: James Stewart-Irvine
Biffa Waste Services

Agent:

Site visit: 24.03.2022

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 comprises an area to the west and centre within the Eye landfill complex which lies to the southeast of Eye village. Restored former quarry working lies to the north, beyond which lies the Green Wheel adjacent to a dwelling at Tanholt Farm. The eastern boundary of the wider landfill site is formed by Cat's Water Drain. The "southern extension" lies to the south of the proposal site and open fields lie to the west beyond the site reception area.

The wider site is an operational landfill site, (with a former quarry adjacent to the northwest that has been restored and is in aftercare) and has an appearance typical of such workings; in the central area there is an 'environmental compound' (including gas management systems), lagoons and a 'recycling shed' and operational storage area. To the south of the southern extension sits an area of leachate management through a series of Miscanthus beds.

The landfill operation is subject to a planning permission and a permit from the Environment Agency for 8 cells for non-hazardous landfill, and a separate area for inert waste (previously subject of planning application 15/00763/NONMAT to amend the contours to accommodate the previously approved, but not implemented, 'IVC' (In Vessel Composting) facility, subject of permission 14/01307/MMFUL). The proposal site broadly correlates with the area of the unimplemented IVC facility. The eastern strip of the southern extension has been restored as a wildlife corridor as required by previous permissions.

Access is provided via an internal haul road of some 700m on to Eyebury Road.

The area around Eyebury landfill is characterised by a fen edge appearance - large open fields and sporadic farmhouses and other dwellings. Willow Hall Farm quarry is located to the east of the site, separated from the landfill by the Cat's Water Drain.

Proposal

Permission is being sought to compost approximately 50,000 tonnes per annum (tpa) at an Open Windrow Composting facility (OWC). Biodegradable wastes, but not catering waste or waste containing any other animal by-products, will be imported to site, and placed on a concrete pad of some 200m x 128.5m with shallow gradients and kerbs to contain and control surface water which will drain to two new lagoons, to the northeast and southwest of the pad. Such water may be used

to irrigate windrows or be sent off site for disposal. It is expected that the storage tank for off-site disposal of compost liquor would also be capable of storing excess leachate from the wider landfill site if required.

The existing site reception area will be retained to service the operation, and the 'recycling shed' at the site will also be retained for the storage of plant and equipment.

Incoming waste will be placed on the pad prior to shredding and screening and being placed in elongated piles (windrows). Over a minimum of 5 weeks, each batch, or windrow, will be mechanically turned, with the waste decomposing naturally under aerobic (i.e. with oxygen) conditions, during which compost temperatures will reach 65-80 degrees Celsius during the first two weeks as part of a sanitisation process to destroy weed seeds and reduce any human and animal pathogens. Further to the initial two-week sanitisation period, temperatures will be maintained to at least 45 degrees Celsius by managing moisture levels (using water from the lagoons) during a stabilisation phase. It is anticipated that the site would support approximately 30 windrows, each of which would be approximately 7m wide at the base reaching to a height of some 3.5m.

A final phase of maturation can be utilised if required to enable temperatures to decrease further, prior to screening to provide a finished compost product. Temperature and moisture content is monitored throughout the process. Producing compost to PAS 100:2018 (Specification for Composted Materials) requires careful control of the incoming green waste streams, details of which will be recorded upon delivery to the site; any unsuitable, or oversized materials will be removed and placed into skips for onward transportation to a suitably licensed recovery or disposal facility.

Finished compost product (produced to quality standard PAS 100:2018), comprising approximately 25,000tpa (which reflects a reduction of approximately 50% of original feedstock material)) will be exported in bulk by Heavy Commercial Vehicles, with smaller bagged compost despatched on pallets. Compost will not be available for sale to members of the public.

Operations at the site, including green waste delivery, composting operations, maintenance and despatch of compost product, are proposed to be carried out between 0700 - 1800 Monday to Saturday, and at no other times or on Sundays, Public, or Bank Holidays.

No fixed or mobile lighting is proposed.

2 Planning History

| Reference | Proposal | Decision | Date |
|------------------|--|-----------------------|-------------|
| 22/00600/MMFUL | Eastern extension for Non-Hazardous Landfill to Eye landfill, and ancillary facilities | Pending Consideration | |
| 22/01694/WCMM | Variation of conditions C2 (cessation of operations), C3 (cessation of use of the recycling area), C4 (extend time limit), C21 (approved plans and particulars), C23 (soil movements scheme), C27 (phased landscaping scheme) and C29 (soil placement scheme) of planning permission reference 10/00650/WCMM | Permitted | 11/10/2023 |
| 22/01713/NONMAT | Non material amendment to alter the wording within the description of development of planning permission reference 10/00650/WCMM | Determined | 09/06/2023 |
| 21/01938/WCMM | Variation of conditions C1, C2, C21 and C26 of planning permission 15/01059/WCMM for extension of time for southern extension landfill and revision to restoration levels | Permitted | 22/09/2023 |
| 18/01508/NONMAT | Non-material amendment (land areas) of planning permission 13/01222/MMFUL | Determined | 27/09/2018 |
| 21/00002/SCOP | Proposal for a non-hazardous landfill extension into Willow Hall Farm quarry to the west of Willow Hall Lane, and siting of a leachate tank (retrospective) at Eye landfill | Comments | 31/01/2022 |
| 17/00837/MMFUL | Provision of Miscanthus Beds for the treatment of landfill leachate and relocation of Mess Room (Retrospective) | Permitted | 06/09/2017 |
| 15/00763/NONMAT | Non-material amendment to condition 1 of planning permission 11/02052/WCMM to amend the restoration profile of inert materials in Area 1 | Determined | 10/06/2015 |
| 14/01307/MMFUL | Provision of an in-vessel composting facility and retention and extension of the existing recycling facility | Permitted | 31/07/2015 |
| 14/00477/MMFUL | Provision of leachate treatment lagoons and a discharge pipeline | Permitted | 29/05/2014 |
| 13/01225/MMFUL | Proposed extraction of sand and gravel from Tanholt Farm as an extension to the existing quarry on adjacent land, with restoration to agriculture, nature conservation and recreational uses | Permitted | 09/01/2015 |

| | | | |
|----------------|--|-----------|------------|
| 13/01222/MMFUL | Retention of aggregate processing plant, stocking area, lagoons and internal haul roads | Permitted | 09/01/2015 |
| 11/02052/WCMM | Variation of conditions 1, 19, 21 and 31 of planning permission 08/01562/WCMM to allow the acceptance of asbestos in dedicated cells and to increase the catchment area for asbestos | Permitted | 27/04/2012 |
| 11/01921/WCMM | Section 73 application for non-compliance of conditions C2, C3, C9, C19 and C41 of planning permission 05/00353/MMFUL to extend the period for extraction for 5.5 years, and to amend the method of working, restoration and planting details, and noise and dust schemes at Tanholt Farm, Eye | Permitted | 09/01/2015 |
| 10/00650/WCMM | Variation of conditions 3 and 4 of planning permission 00/00625/MMFUL to extend time limit for completion by a further 12 months and to retain recycling facility until 31.12.2021 | Permitted | 04/02/2011 |

3 Planning Policy

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

Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

MWLP01 - Policy 1: Sustainable Development and Climate Change

MWLP03 - Policy 3: Waste Management Needs

MWLP04 - Policy 4: Providing for Waste Management

MWLP10 - Policy 10: Waste Management Areas (WMAs)

MWLP17 - Policy 17: Design

MWLP18 - Policy LP18: Amenity Considerations

MWLP19 - Policy 19: Restoration and Aftercare

MWLP20 - Policy 20: Biodiversity and Geodiversity

MWLP22 - Policy 22: Flood and Water Management

MWLP23 - Policy 23: Traffic, Highways and Rights of Way

4 Consultations/Representations

PCC Peterborough Highways Services (15.08.22)

No objections further to clarifications having been provided with regard to the use of Eyebury Road and the sale of compost products being controlled by condition such that no public access (and associated vehicle movements) shall be allowed.

PCC Wildlife Officer (25.02.22)

No objections subject to appropriate control of the proposed mitigation measures for the protection of reptiles and Great Crested Newts as set out in the Preliminary Ecological Appraisal and the use of locally native species for any landscaping.

PCC Pollution Team (08.03.22)

The Pollution Control Officer emphasise the distinction between the planning and permitting systems, with the planning system controlling the development and use of land, and the permit system controls the processes or emissions.

With regard to odour, it is noted that a standard rules permit can be sought if activities are not carried out within 250m of the nearest sensitive receptor, and that the Environment Agency have not raised objections. With regard to bio-aerosols. It is noted that the although the nearest dwelling is greater than 250m from the composting boundary, the submission concludes that the potential impact is at acceptable levels.

Noise levels should be based on background noise level rather than consideration of minerals planning guidance, and the Pollution Control Officer has recommended levels accordingly to be controlled by condition. Reversing alarms, hours of operation and lighting should also be controlled by condition.

Archaeological Officer (21.02.22)

No objection.

Lead Local Drainage Authority (29.09.22)

No objections further to clarifications regarding the ability of the proposed lagoons to account for climate change allowance, confirmation that the compost pad will comprise a 'closed system' to

prevent run-off, and additional technical clarifications, and subject to appropriate control by condition of a detailed surface water drainage strategy.

Environment Agency (17.02.22)

No objections. The applicant is advised that the extant permit does not allow for the proposed tonnage, and that odour unit sampling and an updated odour management plan would be required.

Health & Safety Executive (16.02.22)

No objections.

Eye Parish Council (22.02.22)

Object. Odour concerns particularly with regard to proximity to the Primary School. Eyebury. Concerns that Eyebury Road can not cope with the current volume of traffic, including that associated with recently permitted housing developments. Concerns with proximity to the Green Wheel.

The Wildlife Trusts (Cambridgeshire) (25.02.22)

No objection subject to the recommended mitigation and compensation measures set out in the PEA (ecological appraisal).

Local Residents/Interested Parties

Initial consultations: 40

Total number of responses: 20

Total number of objections: 20

Total number in support: 0

20 representations have been received, including 6 which have come from two addresses

Objections to landfill related applications / activities have been made on 1 rep. Concerns about the use of heavy traffic, alongside new developments including Allison homes and Redbrick Farm, on, and the suitability of, Eyebury Road were raised in nearly all representations. Concern was also raised about the use of passing places as waiting areas prior to the site being opened (i.e. before 6am).

Odour, with particular concern for the school and nearby housing, was also raised as a concern in nearly all representations.

Noise and dust concerns were also raised.

Proximity to nearby housing as a result of the amended internal haul route to accommodate the proposal was also raised as a concern (the haul route layout was subsequently amended to overcome this concern).

5 Assessment of the planning issues

Principal of the Development.

The proposal site falls within the Waste Management Area, associated with Eye landfill. It is not considered that the proposal will either prevent or inhibit the operation of this facility, and the proposal is therefore in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan, (hereafter the MWLP) Policy 16.

The Local Plan makes clear that indicative capacity needs do not form a ceiling, and, given MWLP Policy 3 indicates a relatively small composting capacity surplus of between 142,000 and 100,000 tonnes over the plan period (to 2036), the proposal is considered to provide additional opportunities for driving waste up the waste management hierarchy. With regard to MWLP Policy 4, it is acknowledged that composting is a waste management facility suitable for rural areas, and, given that there are no allocations for such facilities, proposals must be determined in accordance with wider policies of the Development Plan, as set out in the remainder of this report.

Traffic and Transport

Traffic, and particularly the use of Eyebury Road, was raised as an area of concern by Ward Councillors, the Parish Council and the majority of representations. MWLP Policy 23 sets out that waste management development will only be permitted if certain criteria are met, including provision of a safe and suitable access, and whether any associated increase in traffic would not cause unacceptable harm to the environment, road safety or residential amenity, and would not cause severe residual impacts on the road network.

The proposal is for the treatment of 50,000tpa of green waste is expected to entail the delivery of approximately 1,800 x 25 tonne HCV deliveries per year, and 625 x 8 tonne HCV deliveries per year; a total of 4,850 (in and out) trips per year. Correspondingly, 800 x 25 tonne HCVs and 416 x 12 tonne HCVs of despatch of compost movements are expected out of the site; a total of 2,432 (in and out) trips per year. The total annual HCV traffic movements associated with the operation are therefore anticipated to be 7,282 per year, or 24 trips (in and out) per working day; as such, the level of traffic is not considered to cause unacceptable harm to the environment, road safety or residential amenity, or cause severe residual cumulative impacts on the road network. The proposed access is that already in use with the existing landfill operation and which is considered to be safe and suitable.

The Local Highway Authority has not raised any objection to the proposal, subject to restrictions on the sale of compost to members of the public to minimise traffic movements to and from the site, and the proposals are therefore considered to accord with MWLP Policy 23.

Noise

The nearest sensitive receptor to the proposal site is Tanholt Farm at a distance of just over 250m; although quarry and landfill activities at the wider site have been undertaken in close proximity to Tanholt Farm, restoration of parts of the site have resulted in the removal of some of the bunds that previously afforded mitigation and which can therefore no longer be relied upon; additionally, the noise limits for such activities were imposed through consideration of Minerals Planning Guidance / Minerals Policy Statements which are considered inappropriate in relation to noise for this proposal.

Notwithstanding this, the application clearly sets out the equipment to be utilised as part of the proposal, which includes shredders, screeners, loading shovels, excavators and pumps, although timings of the use of equipment is likely to be 'campaign led' to maximise site efficiency, and the nature of composting is such that not all activities are likely to be undertaken at the same time. The noise profile of the proposal is not dissimilar to that of the previously approved IVC facility, and the Environmental Health Officer has recommended noise limits based on background noise level data that were previously acceptable for the IVC facility. Further noise survey, monitoring and assessment can also be controlled by condition to establish any further mitigation should it be required. As such, the proposal will not result in unacceptable adverse impacts on the amenity of existing occupiers of any land or property resulting in noise disturbance and the proposals accords with MWLP Policy 18.

Air Quality

The Environmental Health Officer advises that a site specific Bioaerosol Risk Assessment is only required for permitting purposes where there is a workplace or a dwelling within 250m from a site, additionally, it is noted that a standard rules permit includes a requirement that activities shall not be carried out within 250m of the nearest sensitive receptor. The 250m distance, which is also the buffer distance set out in MWLP Policy 16 for Waste Management Areas, is indicative of when standard rules are applicable for acceptable environmental impact, considering proximity and the adequacy of controls for mitigation.

Notwithstanding that the nearest sensitive receptor to the proposal site is Tanholt Farm at a distance of just over 250m, the application is accompanied by a Bioaerosol Risk Assessment which includes management measures to limit diffuse dust, odour and bioaerosol emissions. The assessment concludes the potential impacts of the proposal to be at acceptable levels, and it is noted that the Environment Agency do not raise any objections.

The Environment Agency have advised the applicant that the extant permit for the unimplemented IVC facility would require variation, and the submission of an up-to-date Management Plan. Additionally, the permit also required production of odour unit sampling, and an odour management plan within 3 and 6 months respectively, of commissioning. It is therefore reasonable to conclude that any new permit, should it be issued, would be subject to a similar level of control. The applicant has subsequently advised that the IVC permit will be surrendered once the new Open Windrow Composting Permit is issued; a draft permit has been issued by the EA on 3rd November 2023, on which the applicant has provided comments to the Agency on 17th November.

Although odour concerns, in particular with regard to air quality, have been raised by Ward Councillors, the Parish Council and in representations, the Environmental Health Officer highlights that the planning system should focus on whether the development is an acceptable use of land, and the impacts of those uses, rather than the control of the processes or emissions themselves, as planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

The proposed location of the OWC facility is acceptable in principle, being just over 250m from the nearest sensitive receptor, and, subject to suitable environmental controls as will be required by permit, will not result in unacceptable adverse amenity impacts with regards to risk of harm to human health and safety, air quality from odour, fumes, dust, smoke or other sources, and is therefore considered to accord with MWLP Policy 18.

Ecology, Landscape and Visual Impact

The application is accompanied by a Preliminary Ecological Appraisal (PEA) and a Landscape and Visual Impact Assessment (LVIA).

The PEA identifies ecological constraints and constraints to the development of the site. Despite the proximity of Eyebury Road Pits and the Cats Water Drain County Wildlife Sites (CWS), and the Wildlife Corridor (associated with the Eye southern extension landfill to link the habitats), the proposal site is largely a sterile area, forming as it does part of the operational landfill site at present, and benefitting from protective Great Crested Newt fencing to prevent re-colonisation of the site. The Wildlife Officer confirms that the ongoing use of GCN fencing is required and should be controlled by condition until or unless demonstrated otherwise by virtue of a Natural England European Protected Species licence.

The proposal entails the construction of a concrete pad, on which windrows up to 4m in height would be stored, and lagoons at approximate existing ground levels, and to the west of the southern extension, which has post settlement restoration levels of some 10m. The current waste reception building, which measures some 40m x 35m x 13.75m to ridge height, and which is not dissimilar in appearance to a modern agricultural building, will be retained along with weighbridge and ancillary facilities that also sit to the west of the southern extension.

The proposal is primarily viewed from the northwest and west, by users of the Green Wheel and Eyebury, against the backdrop of previous quarry and landfill operations, with woodland providing a directly to the north where the Green Wheel runs closest to the site. There is no reason to disagree with the conclusions of the LVIA that the OWC would not change the character, quality or openness of the landscape. Should the OWC not be implemented, the restoration requirements of the central (10/00650/WCMM / 22/01694/WCMM) and southern (15/01059/WCMM / 21/01938/WCMM) areas would come into effect at the appropriate time.

It is acknowledged that the site has insufficient space for any biodiversity enhancements or landscape mitigation; however, given the proposal site location within the wider complex of the former quarry and landfill complex it is acknowledged that significant enhancements and mitigation have been delivered in the surrounding area.

Although no lighting has been proposed, the proposed operational hours will include hours of darkness during the winter; as such, and with regard to the potential for species within the immediate area being affected, any future use of lighting requires control by condition to protect such species as may potentially be affected. The proposal is therefore considered to accord with MWLP Policy 20.

The Water Environment

The application is accompanied by a Water and Flood Risk Assessment. The proposal entails the construction of a concrete pad of some 200m x 128.5m with shallow gradients and kerbs to contain and control surface water which will drain to two new lagoons, to the northeast and southwest of the pad. Such water may be used to irrigate windrows or be sent off site for disposal. It is expected that the storage tank for off-site disposal of compost liquor would also be capable of storing excess leachate from the wider landfill site if required.

Surface water management is therefore essentially a controlled activity such that any water accumulated on site must be managed appropriately on site; as such although there is no requirement for SUDS or other infiltration type systems, the details of the surface water management system are still required, and can be controlled by condition, such that the concrete pad and lagoons are capable of effectively managing surface water run-off. The proposal is therefore considered to accord with MWLP Policy 22.

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 proposal represents an opportunity for additional waste to be driven up the waste management hierarchy and is therefore supported in principle by the NPPF and local planning policy. The material considerations centre on issues of traffic and transport, air quality and odour, noise, ecology and the water environment. The conditions outlined below offer appropriate mitigation in line with Policies 1, 3, 4, 10, 17, 18, 19, 20, 22, and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan. There is therefore 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 The Open Windrow Composting facility hereby approved shall be carried out in complete accordance with the following plans:

Site Location and Land under Applicant's Control, Drawing No. 1 dated 16.12.21
Planning Application Boundary and Site Layout, Drawing No. 2 dated 16.2.21
OWC Facility Layout, Drawing No. 4 dated 16.12.21

Reason: To clarify what is hereby approved.

C 3 No green waste or other compostable materials shall be deposited, processed or stored other than on the area labelled 'Compost Pad' on the 'Planning Application Boundary and Site Layout' Drawing No. 2 dated 16.12.21

Reason: In the interests of protecting the natural environment and in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policies 20 and 22.

C 4 The rating level of noise emitted from the site shall not exceed the values set out below.

The noise levels should be determined at the nearest noise sensitive premises. The measurements and assessment should be according to BS:4142:2014

Location Noise Limit (operational hours, LAeq (1 hour))

| | |
|------------------|------|
| Willow Hall Farm | 40dB |
| Tanholt Farm | 45dB |
| America Farm | 45dB |

Reason: In the interests of local amenity in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 18.

C 5 Noise monitoring, measurements and assessment shall be carried out to BS:4142:2014 within four months of commencement of composting operations and be made available to the Local Planning Authority, alongside any requisite proposals for mitigation should it be required.

Reason: In the interests of local amenity in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 18.

C 6 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 the development.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area and minimise disturbance to adjacent land users in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 18.

C 7 The operations authorised, required or associated with the development hereby permitted shall only be carried out between the following times:

07:00 - 1800 Monday to Saturdays
and at no other times or on Sundays or Public Holidays.

Reason: To minimise the risk of disturbance to the nearest residential property in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 18.

C 8 No lighting shall be erected or used until and unless a scheme of lighting has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme must demonstrate that use of lighting the development shall not exceed the obtrusive light limits specified for environmental zone E2 in the Institution of Lighting Professionals document "Guidance Notes for the Reduction of Obtrusive Light: Guidance Note 01:21".

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

Reason: In order to protect ecology, the amenity of local residents, and highway safety in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policies 18 and 20.

C 9 There shall be no selling of composted materials to the public from the site or the public delivery of green waste to the site. Weighbridge records shall be kept for no less than a calendar year and presented to the Local Planning Authority upon request.

Reason: To minimise traffic movements to and from the site in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 23.

C10 The total number of HCV movements for the purposes of all operations and development undertaken pursuant to Open Windrow Composting facility shall not exceed 30 per day between Monday and Saturdays inclusive, and none on Sundays, Public Holidays and Bank Holidays.

Reason: To minimise disturbance to residential or rural amenity from the development in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 23.

C11 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Water and Flood Risk Assessment prepared by WSP Golder (ref: 21451275.605/A.1) dated July 2022 and shall also include:

- a. Full calculations detailing the existing surface water runoff rates for the Q BAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c. Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e. Temporary storage facilities if the development is to be phased;
- f. A timetable for implementation if the development is to be phased;
- g. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- h. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- i. Full details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason: This is a pre-commencement condition to ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 22.

- C12 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: This is a pre-commencement condition to ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 22.

- C13 The Great Crested Newt fence will be maintained around the southern edge of the Composting Pad as described within the Preliminary Ecological Appraisal dated 16 December 2021 unless varied by a European Protected Species licence subsequently issued by Natural England.

Reason: To ensure that the recommended mitigation is delivered with the scheme to protect biodiversity and in accordance with Cambridgeshire and Peterborough Minerals and Waste local Plan Policy 20.

C14 All reasonable precautions to prevent the spread of litter from the working area shall be taken. Any litter from the site which is deposited on nearby land shall be removed and returned to the infill site.

Reason: In order to protect the amenity of nearby residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 18.

C15 A scheme for the restoration, landscaping and aftercare of the site shall be submitted to, and approved in writing by, the Local Planning Authority within 12 months of the Open Windrow Composting Facility ceasing to be operational.

The restoration, landscaping and aftercare shall thereafter be carried out in complete accordance with the approved scheme.

Reason: To secure a beneficial afteruse for the site in the event of cessation of the approved use, in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan Policy 19.

Copies to Councillors- Councillor Steve Allen
Councillor Rylan Ray
Councillor Nigel Simons

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