

Application Ref: 12/00463/MMFUL

Proposal: Continued operation and restoration (by landfill) of Thornhaugh 1 Landfill Site until 31 December 2029, including restoration by landfill of Phase 4B and 4C, temporary storage of materials on part of Cook's Hole Quarry, revised restoration (nature conservation) and landscaping schemes, and recycling of soils for site restoration and for export off site

Site: Thornhaugh Landfill Site (including the "Bradshaw Land"), Leicester Road, Thornhaugh, Peterborough

Applicant: Augean PLC

Agent: Mr J Hollister
URS Infrastructure and Env UK Ltd

Referred by: Simon Machen

Reason: Large scale application of public interest

Site visit: 02.05.2012

Case officer: Mrs T J Nicholl

Telephone No. 01733 454442

E-Mail: theresa.nicholl@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

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

The Site and Surroundings

Thornhaugh 1 Landfill Site is located about 2 kilometres west of the A1 at Wansford immediately to the south of the A47 Leicester Road. The village of Thornhaugh lies approximately 1km to the north east beyond the A47. The site has an area of 30.8 hectares. The site (except the area known as the Bradshaw land) has current permission for use as a landfill site accepting stable non reactive hazardous waste (SNRHW), asbestos, gypsum and other high sulphate bearing wastes and non hazardous commercial and industrial wastes. The current operative permission expires on 31 December 2013 but the remaining consented void will take approximately 8.7 years to fill at current rates. The area of land known as the Bradshaw land has permission for extraction and there are some remaining reserves in this area. The site contains a county wildlife site to the west where is adjoins Bedford Purlieus Site of Special Scientific Interest. The site contains a population of Great Crested Newts which have been translocated to the County Wildlife Site CWS and are managed by Augean, the applicant. The site is accessed by a single point of access off the A47.

Proposal

The proposed development involves the following:-

- The deferment of the end date of the landfilling of the site to 31 December 2028 with final restoration completed one year later
- Extension to the landfill area by inclusion of the Bradshaw Land (phases 4B and 4C)
- Temporary use of part of the adjacent Cook's Hole site for storage of material excavated from phase 7 (for return and use in the restoration of the Thornhaugh 1 site)
- Revisions to the pre and post settlement landforms except phases 3 and 6 which are already capped/restored and no change in the maximum permitted height of the landform
- Revised restoration and landscaping

- Restoration of the whole site to a nature conservation use
- On site recycling of inert waste including imported material for use on site in the restoration or for sale and use off site

2 Planning History

Reference	Proposal	Decision	Date
97/00006/MMFUL	Application for determination of new conditions for extraction of limestone and restoration to agricultural use by landfill	Application Permitted	25/04/1997
05/00685/WCMM	Variation of condition 7 of planning permission P070/97 to enable mineral extraction over a larger area within the currently approved boundaries of the Quarry	Application Permitted	21/04/2006
11/01993/WCMM	Variation of condition C1 of planning permission 10/01659/WCMM to allow continued siting and operation of temporary gas flare until 30/12/2016	Application Permitted	26/01/2012

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)

Establishes a presumption in favour of sustainable development. Development that accords with an up to date development plan should be approved without delay.

PPS10 "Planning for Sustainable Waste Management" – Sets out the government's national waste strategy.

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

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).

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).

MW19 - The Location of Hazardous Waste Facilities - Resource Recovery and Landfill

Where there is a demonstrated need for additional stable non reactive hazardous waste landfill capacity (to that allocated at Addenbrookes Hospital) provision will be made within existing landfill sites. Where there is a demonstrated need for additional hazardous waste sites proposals will be considered in the context of the development plan.

MW21 - Non-hazardous Landfill

Planning permission for additional non-hazardous landfill will not be granted unless one or more of the listed criteria is demonstrated.

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.

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.

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 e.g that the highway network has capacity, that any increase in traffic will not cause unacceptable harm to the environment, road safety or amenity

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 Supplementary Planning Documents ("SPD").

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 effect 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 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.

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.

MW40 - Airport Safeguarding

Mineral and waste development in the safeguarding areas of airports/aerodromes will only be permitted where the development will not cause a significant hazard to air traffic.

CS20 - Landscape Character

New development should be sensitive to the open countryside. Within the Landscape Character Areas development will only be permitted where specified criteria are met.

Cambridgeshire and Peterborough Minerals and Waste Site Specific DPD

SSP W4 – allocations for stable non reactive hazardous waste

Allocates Thornaugh 1

4 Consultations/Representations

Rights of Way Officer (18.04.12)

No objections. Footpath creation orders will be needed to create the proposed footpath between the A47 and Bedford Purlieus. (to be created after the site had been restored and landscaped)

FAO Emma Doran Pollution Team (01.10.12)

No objections subject to noise limit conditions and dust and odour monitoring conditions

Landscape Architect (Enterprise)

No objections

Landscape Officer (06.09.12)

No objection. Expect to see detailed landscape plans to be provided through appropriate planning

conditions.

Wildlife Officer (29.08.12)

No objection particularly given the revised restoration proposal to nature conservation. Will expect to see additional details regarding ecological mitigation measures, surveying and monitoring as well as an aftercare scheme provided through suitable planning conditions.

Transport and Engineering Services (03.09.12)

No objection subject to a condition about parking and turning within the site and informatives.

The Wildlife Trusts (Cambridgeshire) (24.05.12)

Support the principle of revising the restoration scheme at this site to nature conservation. Restoration of the Thornhaugh sites together with Cook's Hole represent one of the best opportunities in Peterborough to achieve significant ecological gains. A nature conservation partner should ideally be identified to take on the long term management of the restored site; and the proposed nature conservation restoration, management and mitigation measures should be secured through a S106 agreement.

DEFRA

No comments received

East Northamptonshire Council (10.09.12)

No objections

Environment Agency (12.09.12)

No objections but raise comments relating to importation of clay (needed to achieve restoration), nature of waste in phase 7, storage arrangements for phase 7 waste in Cook's Hole, screening of such waste, overtipping of phases 1 and 2 and possible need for inert waste to achieve satisfactory engineering, a further groundwater risk assessment will be required as part of the detailed engineering design, the restoration profile is acceptable but may need to be modified once the detailed design has been agreed with the EA, noise limits for off site locations will need to be covered by any planning permission. Furthermore, the LPA should consider stipulating via condition that only inert wastes can be processed through the recycling operation to distinguish from non-hazardous CDE wastes which are currently accepted into the landfill. The LPA should consider stipulating the maximum height of stockpiles and that they should be stored above the water table.

Fisher German Chartered Surveyors (16.08.12)

The government pipeline may be affected by the works. The applicant is advised to contact the pipeline agents prior to starting work.

Natural England (24.08.12)

Natural England strongly supports the restoration of the site to nature conservation. NE raised questions regarding the apparent mis-match between the proposed newt mitigation measures and those measures that NE has discussed with the applicant with regard to a licence to translocate the newts. The applicant has since clarified these issues and NE accepts the response made by the applicant. NE requires that conditions be imposed to cover environmental/ecological management of the site during landfill operations and during the aftercare period.

Parish Council

No comments received

Ramblers (Peterborough)

No comments received

Highways Agency - Zone 7 (16.09.12)

No objections.

Local Residents/Interested Parties

Initial consultations: 27

Total number of responses: 5

Total number of objections: 3

Total number in support: 1

Four letters have been received from nearby residents, three raising objections and one raising comments:

Objections:-

- Augean should complete the requirements of their existing landfill permissions before further ones are granted
- Augean state that two alternative access arrangements were considered, whilst one is the existing access to Thornhaugh 1, this is not considered to be an alternative. A new access point should be developed off the Cook's Hole access allowing completion of phases 3, 5, 6A and 6B before the remainder of the site is landfilled
- Although the total of 132 HGVs entering and leaving the site per day is lower than the peak traffic in 2004, it still represents a significant increase in the current traffic levels which will have an impact on Home Farm residents and road safety.
- The proposal will harm residential amenity in terms of noise, dust and other environmental effects in terms of the facility and traffic
- There should have been greater public consultation from Augean in line with the Localism Act.
- The application has failed to demonstrate how the proportion of waste currently going to landfill has been reduced in line with policy
- If permission is granted, the site should be restored after each phase is completed and then an holistic restoration scheme put in place once the whole site is completed
- The economics of the business are taking precedent over the restoration of the site to its status as an Outstanding Area of Natural Beauty - the site should have been completed and restored years ago.

Comments:-

- Agree with the restoration proposal for the whole site to nature conservation and the addition of a further footpath is welcome
- Would it be possible to plant phases 3, 6A and 6B now as they are closed to new waste and allow public access to these areas_
- Can the Thornhaugh 2 quarry being excavated by Mick George in conjunction with Cook's Hole be included in a unified restoration scheme_
- Windblown litter continues to be a problem both across the A47 and to the west where it blows into Bedford Purlieus. The current fencing has proved to be useless.

In addition comment has been received from the Peterborough Local Access Forum requesting that the proposed footpath running parallel to the A47 between FP3 and the Old Oundle Road, Bedford Purlieus and the reinstated FP2 should be created to a standard suitable for use during the duration of the work.

5 Assessment of the planning issues

The main issues to consider are:

1. The principle of the development (including waste types proposed and recycling of inert waste)
2. Transport and public rights of way
3. Noise and vibration – residential amenity
4. Air Quality
5. Landscape and visual effects
6. Impact on the natural environment

7. Groundwater, surface water and drainage
8. Cumulative impact with other developments (including proposed soil storage in Cook's Hole)
9. Other issues
10. Conclusions

1. The Principle of the Development

The principle of the development, i.e. increasing the landfill void at Thornhaugh 1 (through landfilling the "Bradshaw land" – phases 4B and 4C as shown on the submitted phasing plan figure ES.4.6) has been established by policy SSP W 4 contained within the adopted Peterborough and Cambridgeshire Minerals and Waste Site Specific Proposals DPD (the Site Specific DPD). This policy and accompanying map allocates the site for use as a stable non reactive hazardous waste landfill (SNRHW) with complimentary non-hazardous waste. The principle of expanding the capacity of the site and therefore the timescale within which to complete the landfill has already been accepted having gone through public consultation and examination in public by a Planning Inspector and been adopted by the City Council as planning policy (the Site Specific DPD). The allocation of Thornhaugh 1 flows from policies CS2, CS14, CS19, CS21 and CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (the MW Core Strategy) which are concerned with the principles of waste management, the scale of waste management provision, the location of hazardous waste facilities and delivery of SNRHW sites (through allocation in the Site Specific DPD), the need for complementary landfill and proper landfill engineering and the movement and importation of waste. In principle the development accords with all these policies. Some of these policies together with policy SSP W4 of the Site Specific DPD require that certain detailed issues are taken into account when determining a planning application. These issues are considered below.

With regard to waste types, the Environment Agency has pointed out that an amount of inert waste may need to be imported to deal with the complex engineering solution that will be required to resume waste tipping (overtip) in phases 1 and 2. It is considered that importation of inert material, if proved necessary to achieve a satisfactory engineering solution is acceptable and this can be dealt with by condition. In simple terms, SNRHW and non hazardous waste require contained engineered cells (to deal with the potential pollution risks) whereas inert waste does not need to be contained in the same way; due to its "inert" nature it does not have the potential to pollute through the ground, water or atmosphere. In other words inert waste does not decompose.

The application also proposes recycling of both on site non quarry waste materials (excavated from phase 7) and also imported construction and demolition wastes (CDE). A supplementary planning statement and supplement to the Environmental Statement (August 2012) have been received in this regard. It is estimated that phase 7 contains approximately 114,000 tonnes of CDE waste that is to be removed and after checks, treated as inert waste. It can be crushed and/or screened and graded for use either on site in making up roads, landfill engineering, daily cover or restoration elsewhere on the site or for sale and use off site. In addition it is proposed to use the mobile screening and crushing plant to process inert CDE waste brought into the site. The amount of waste brought onto the site is likely to average 25,000 tonnes per annum and is unlikely to exceed 50,000 tonnes per annum.

Thornhaugh 1 is not allocated in the Site Specific DPD as an inert waste recycling site. Policy CS14 of the MW Core Strategy sets out that by 2026 the Waste Planning Authorities will make provision for a minimum of 1.86 million tonnes per annum of inert waste recycling. There is an identified shortfall in inert waste processing capacity within the plan period which will require the need for landfill. If additional capacity for inert waste recycling can be found (above those sites allocated for the same) the prospect of moving waste up the hierarchy in accordance with PPS10 and policy CS2 of the MW Core Strategy could be realised. Policy CS15 of the MW Core Strategy refers to the location of waste management facilities and sets out several criteria which need to be considered such as highway capacity, environmental constraints and sensitive receptors (these could be neighbouring residences). As long as the relevant criteria can be satisfied it is considered that in principle the proposed inert recycling on site would comply with policy CS15 and would be acceptable. The detailed issues are discussed below.

2. Transport and Public Rights of Way

Policies CS15, CS32 and CS37 of the MW Core Strategy are relevant together with some of the implementation issues attached to policy SSP WS4 of the Site Specific DPD. The applicant has submitted a Transport Assessment (TA) as part of the ES. The application proposes to use the existing Thornhaugh 1 vehicular access which has also been permitted as the vehicular access to the adjacent Cook's Hole site. In terms of HGV movements the assessment sets out the following worst case scenario (when clay imports from East Northants Resource Management Facility at King's Cliffe) will be at their peak in 2014:

Waste imports = 20 in and 20 out per day = 40 movements
Clay imports = 62 in and 62 out per day =124 movements
Cook's Hole traffic = 50 in and 50 out per day =100 movements
Inert CDE waste = 9 in and 9 out per day =18 movements

TOTAL = 141 HGVs visiting the site = 282 lorry movements

The above represents the worst case daily lorry movements for all HGV movements required for all waste movement associated with Thornhaugh 1 (the proposed site) and Cook's Hole extraction. The submitted TA concludes that the current vehicular access to Thornhaugh 1 is suitable to take this amount of traffic (plus the nominal car movements associated with staff) and that the A47 has and will have capacity in the future years to accommodate this traffic. As can be seen the amount of HGV traffic generated by the inert recycling operation is a relatively small part of the overall proposed HGV movement to and from the site. The TA has been assessed by the Highway Authority (PCC) who raise no objections. Similarly, the Highways Agency raises no objections.

The question of whether a second vehicular access to Cook's Hole should be opened onto the A47 was considered when the recent application to review conditions attached to the minerals permission at Cook's Hole was determined. It was considered that there were no significant highway or amenity reasons to open up a second access and this remains the case. It is considered that the application complies with the above policies and that in particular those criteria attached to policy SSP WS4 relating to access and traffic increase have been demonstrated to be acceptable. The issue of noise generated by traffic is considered to be low.

Public Rights of Way

The proposal will not affect the current situation on the ground regarding footpaths within the site with the exception of Thornhaugh footpath 2 which crosses Cook's Hole and runs through the proposed temporary stockpile area. A temporary footpath diversion order has already been approved to take account of the need to divert this footpath. Otherwise suitable diversions are already in place to enable public access from the A47 across to the Old Oundle Road which runs along the edge of Bedford Purlieus and the western edge of Thornhaugh 1 and Cook's Hole. The restoration scheme proposes that the original routes of public footpaths will be reinstated together with new footpaths to link around the perimeter of Thornhaugh 1. The proposal is in accordance with policy CS37 of the MW Core Strategy.

3. Noise and Vibration – residential amenity

The relevant policies are CS32 and CS34 of the MW Core Strategy. In addition the Technical Guidance to the NPPF gives advice about acceptable noise limits and the approach to dealing with noise at mineral sites. This guidance could also be applied in this instance.

The applicant has submitted a noise assessment based on noise monitoring undertaken at the nearest noise sensitive locations (residential properties). These comprise Home Farm House, Leedsgate Farm, Nightingale Farm, Sibberton Lodge, Owl Corner Cottage and Oaks Wood Cottage. The noise assessment was revised to take account of the recycling of inert material. Taking the measured background levels into account the applicant has suggested that maximum noise level standards be set for each of these properties. The operational activities remain below noise level limits already agreed at the nearest noise sensitive properties under the extant planning

permission for Thornhaugh 1. The proposed working hours at the site are the same as at present i.e. 0700 – 1800 Mondays to Fridays and 0700 to 1300 on Saturdays, no working on Sundays or Bank Holidays. It is also noted that phases 3 and 6 are restored and phase 5 is completed and these areas are located between the nearest residential properties and those areas of the site to be worked.

The Pollution Control Officer (Lynden Leadbeater) has raised no objection to the proposal (including the revised noise assessment taking account of the recycling of inert waste) on grounds of noise but has advised that noise conditions be attached to any permission granted.

4. Air Quality

The relevant policies are CS22 and CS34 of the MW Core Strategy. The main impacts associated with landfill sites are odour and dust. Receptors include nearby residential properties and the natural environment, in this case particularly Bedford Purlieus SSSI and the County Wildlife Site within the site boundary. The area for extension is at the southern part of the site, further away from the nearest residential properties.

The applicant proposes to continue with the current on site dust and odour mitigation. Dust measures include but are not limited to sheeting lorries, keeping soil handling to a minimum, limiting heights of CDE material awaiting processing or of finished products to 3 metres or less and sealing soil storage mounds (planting them) and using water sprays where necessary. Odour reduction measures include minimising the active tipping area as far as possible, covering waste as soon as possible, capping completed areas as soon as possible and banning very odorous waste from the site. With regard to the control of dust/air quality issues there is overlap between the enforcement and monitoring functions of the Local Planning Authority and the Environment Agency. The EA advises that it will cover these issues within the main site area to be covered by the permit that would need to be issued by them for the majority of works within the site. The possible exclusion would be the area containing the stockpile to the south of the site within Cook's Hole. As there is a potential gap in the monitoring that will be undertaken by the EA, it is proposed to apply a condition which ensures the dust measures mentioned within the submission are implemented.

The Pollution Control Officer raises no objections subject to the implementation of the dust measures and odour monitoring being implemented. It is considered that the proposal will not cause any significant issues in respect of dust and odour and that the proposal is in compliance with policy CS34.

With regard to climate change, the proposal does not quantify how much carbon dioxide will be produced or saved through efficient measures adopted at the site. Given the nature of the development this is difficult to quantify and there are limitations for creating reductions as most of the carbon created will come from the HGV movements at the site and the operation of plant and machinery. The applicant has considered the use of landfill gas to generate renewable power but largely due to the nature of the waste being tipped a gas engine scheme is not presently viable. The location of the site for disposing of SNRHW was considered through the Core Strategy and Site Specific DPD processes and was considered acceptable.

The restoration of the site to a mainly nature conservation use will help to enhance biodiversity and tree planting, although several years away will help to offset carbon emissions. In terms of policy CS22 the proposal is considered to be acceptable.

5. Landscape and Visual Effects

A Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the application. This assessment has been undertaken in accordance with industry guidelines and best practice, assessing the landscape characteristics of the area and the potential visual impact of the proposal from various viewpoints located around the site. Impacts are assessed during the site operations, (including the screening and crushing machinery in connection with the inert waste recycling proposal and inert waste stockpiles) and post operations when the site is restored to nature

conservation.

The relevant policies are policy CS20 of the Core Strategy and CS25, CS33 and CS34 of the MW Core Strategy. These policies require that the landscape character of the area be taken into account, that development is assimilated into its surroundings and where there is an impact provide suitable mitigation. There will be some impact during the operational phases of the development – this is inevitable with a landfill site. This is mainly limited to views from public vantage points, including public footpaths. It is not considered that there will be any significant visual impact with regards to residential amenity as the site is buffered by the restored areas of the site from the nearest residential properties.

The previously approved restoration scheme included a “domed” restoration to the phases of the site closest to the A47 and conversely a depression to the Bradshaw Land to the rear of the site closest to Bedford Purlieu (because no permission has been previously granted to fill this area). This profile was quite “unnatural” and not ideal. There would be a margin of woodland to the eastern boundary of the site, otherwise the remainder of the site would be set to grass. The proposed restoration scheme would create an overall domed profile to the site and would provide for wider planting across the site to create a restoration scheme to a biodiversity after-use. The proposed scheme also allows for greater public access via new footpaths.

It is considered that the final restoration scheme will enhance the visual impact of the area. The final restoration contours are not of greater height than previously approved. The Council’s Tree Officer has raised no objections subject to detailed planting plans being obtained by condition. The proposal is in accordance with the above policies subject to the imposition of conditions requiring restoration to be completed in accordance with the submitted scheme and the requirement for a detailed landscape scheme to be submitted and implemented once restoration is complete.

6. Impact on the Natural Environment

With regard to designated sites, Thornhaugh 1 is adjacent to Bedford Purlieu Site of Special Scientific Interest (SSSI) and there are other SSSIs within the locality. The site contains a County Wildlife Site (CWS) located to the southwest corner which serves as a habitat for Great Crested Newt (GCN). Policies CS25 and CS35 of the MW Core Strategy are relevant. The Council has a statutory duty which flows from the EU Habitats and Birds Directives to take protection of certain mammals, birds and flora into account together with their habitats. The statutory consultee on such matters is Natural England (NE). The CWS will be retained as part of the application and managed by the applicant.

The ES contains chapters on ecological assessment which must be read in conjunction with other relevant issues such as hydrology. The submission concludes that the site is not important for badgers, reptiles, water voles or birds with the exception of the Little Ringed Plover which is a Schedule 1 (highest protection) breeding bird on the site. There is also potential for red kite activity. Great Crested Newts (and other newts) are present on site within the CWS and also within ponds located within the Bradshaw Land – the area which it is proposed to fill. A licence from NE would be required to translocate the protected newts before any development could commence in this area. All three current ponds located within the Bradshaw land would be lost as part of the proposal to infill. To mitigate this, a new pond is proposed as part of the restoration scheme and in general the site is to be restored to nature conservation.

There is one species of flora of note – Sea Club Rush which will be lost when infilling one of the ponds. It is proposed to re-plant in the new pond or perhaps off site.

Natural England, the Wildlife Trust and the Council’s ecologist have all supported the restoration of the site back to nature conservation. Both NE and the Council’s ecologist have raised some concerns relating to the proposed mitigation measures for GCNs and the Little Ringed Plover. In particular the proposals do not tie in with the current licence arrangements with NE which have been agreed to deal with the newts present on site in relation to the current planning permissions and on-going operations at the site.

The applicant provided a response to the issues raised by NE who were reconsulted. NE have sent a further consultation response stating (in summary) that they accept the points made by the applicant and that they expect matters relating to detailed mitigation and management of ecological species and habitats to be covered by appropriate conditions. The suggested conditions will cover these matters. The applicant intends to apply to NE for a new licence to deal with the newts, submitting a scheme that will tie in with this planning permission if granted. NE has accepted this as a reasonable way forward.

The Wildlife Trust supports the restoration proposals and has stated that ideally an extended aftercare period should be sought. The WLT also expressed interest in taking over/being involved in the management of the County Wildlife Site. This proposal has been put to the applicant who has stated that Augean intend to maintain a long term interest in the site and would commit to a 10 year aftercare period of the site. NE has accepted this as being reasonable.

The proposal represents an ideal opportunity to improve the biodiversity of the area, especially as it is adjacent to Bedford Purlieus and will make a contribution towards achieving the Biodiversity Action Plan (BAP) targets as required by MW Core Strategy policy CS35. The mitigation and management of GCNs, little ringed plover and habitats as identified in principle is acceptable and will be secured by conditions requiring an Environmental Management Plan.

7. Groundwater, surface water and drainage

The relevant policies are CS21, CS22 and CS 39 of the MW Core Strategy. As part of the ES, the applicant has submitted an assessment of the regional significance of groundwater, a flood risk assessment and a Surface Water Management Plan. The Bradshaw Land (proposed phases 4b and 4c) overlies Lincolnshire limestone, designated by the EA as a major aquifer. The applicant recognises that the site requires a complex groundwater risk assessment and that the benchmark must be that there will be no unacceptable discharge of either hazardous substances or non hazardous pollutants from the site. The applicant proposes to revise the Hydrological Risk Assessment (HRA) if permission is granted in support of an application to revise the site's environmental permits (with the EA) to resume waste disposal in phases 1 and 2 – where over-tipping of previous waste material will need to occur and before commencing land filling in phases 4b and 4c. The applicant intends to agree the scope of the HRA with the agency prior to its preparation.

Discussions held with the applicant and the EA suggest that a solution is possible but the exact nature of that engineering solution will depend on extensive survey work and detailed engineering. Given that an engineering solution to the issue and a scheme to prevent pollution to groundwater is likely feasible, it is considered reasonable to deal with this by a pre-commencement condition. This will not prejudice the ability of the Local Planning Authority or indeed the EA to re-evaluate the proposal in terms of its environmental impact. The scheme submitted with the application suggests that it will be possible to comply with policy CS39 which requires no significant impact or adverse risk to the quantity or quality of surface and ground water resources, water abstraction (by abstractors) unless alternative provision is made for the flow of groundwater. It is considered that the proposal is acceptable with regards to impact on groundwater subject to a condition requiring details of the engineering and a further HRA to be submitted prior to the commencement of the development. Pollution control will be dealt with through the detailed engineering and HRA that will be required to be submitted and approved before work can commence and these issues will need to be satisfied before the EA will issue a permit for the works.

The site lies within Flood Zone 1 which has a low risk of flooding from fluvial sources or from groundwater. The existing perimeter drainage ditches at the site will be revised but surface water run off will still be directed to the existing attenuation lagoon located in the north east corner of the site. Rainfall during the fill operations will not run off because the waste is permeable – it will be collected and dealt with in the leachate treatment systems located at the bottom of the cells which are monitored by the EA. No surface water will run into the GCN ponds except for a 1 in 50 year flood event. Contaminated water will not be able to enter the CWS or the new newt ponds as

proposed. Rainfall will not enter capped cells (as the clay and cover will be impermeable) but will run off and be directed to the drainage ditches. The EA has not raised objections regarding flood risk or surface water drainage management. It is considered that the application is in compliance with the above policies subject to adherence to the submitted schemes being conditioned as part of any permission granted.

8. Cumulative impact

The Town and Country Planning (Environmental Impact Assessment Regulations) 2011 require that applicants consider the cumulative impact of the various aspects of their proposal in combination with one another and in combination with other existing or known projects within the vicinity. The applicant has considered such impacts within each chapter of the Environmental Statement (ES).

As mentioned above, the cumulative impact of traffic travelling to the site in combination with that approved for resumption of mineral workings at Cook's Hole has been undertaken and found to be satisfactory.

The ES has identified no cumulative impacts in terms of other topic areas that would result in unacceptable impacts on the surrounding area. Of note, it is proposed to use part of the Cook's Hole site to temporarily store soils removed from phase 7 of Thornhaugh 1 until the material can be re-used to infill or restore the site. If there are any overlaps between operations on either site, the developer will need to ensure that this either complies with the conditions imposed or will need to make an application for variations in conditions as needs be.

The EA has raised some issues with regard to the quality of soils removed from phase 7 and the need for possible screening (checking) of these soils together with the need to ensure that an amount of inert material can be used in the engineering of cells within Thornhaugh 1. Surveys were undertaken in 2004 and submitted with the application made in 2005 (05/00685/WCMM) which show that the likely nature of most of the deposit in phase 7 is quarry waste (sands, fines, some limestone and clays) but there is potential for other waste such as brick and plastic and possibly some putrescible waste. A methodology for screening (checking) the phase 7 soils was contained within the documents permitted under the 2005 permission and the applicant proposes to continue with this – visual screening by on site trained operatives and laboratory testing before any wastes/materials of unknown type are placed elsewhere. These matters can be covered by condition. There may be some overlap here with planning controls and environmental controls exercised by the EA. This should be avoided but where there is an element of "unknown" in a proposal, it is best to possibly "over control" rather than risk no control.

It is considered that there are no cumulative impacts which warrant the refusal of the application.

9. Other Issues

Cultural Heritage (historic environment)

The ES identifies that there are listed buildings within the vicinity of the site, namely Home Farm House and outbuildings (Grade II listed) – 75 metres to the north of the A47; Cook's Hole Farm (Grade II listed) located to the centre of Cook's Hole; and Sibberton Lodge and outbuildings (Grade II listed) located approximately 1km to the east of the site. There are four Scheduled Monuments – two at Wansford and two at Sutton Heath, the nearest of which is Wansford Bridge located 1.8km to the south east of the site.

The proposed development is well screened from Home Farm House and Sibberton Lodge, both lying on the other side of the A47. Cook's Hole Farm is set to the centre of Cook's Hole site which has planning permission for mineral extraction. It is considered that the impact upon the historic environment is therefore very limited/negligible and that the proposal complies with policy CS36 of the MW Core Strategy.

Contaminated Land

Land filling inevitably has the potential to cause contamination of land. Modern land fill sites are

heavily regulated and matters relating to pollution control are required to be dealt with under the permitting scheme for which the responsible authority is the Environment Agency. Issues relating to the potential for pollutants to escape from the site either through the ground, water or the air will be controlled and monitored under the permit that will be required if planning permission is granted. (The possible exception relates to the soil storage area located to the south in the Cook's Hole area, as discussed above). There is no need and indeed Government advice contained within the NPPF advises Local Planning Authorities not to duplicate separate regulations and that the ability of other agencies to control such issues must be taken as read. Having said this, the suggested conditions requiring details of further engineering and groundwater assessment should ensure that all reasonable steps are being taken to prevent a contamination incident from occurring. In this regard the proposal is compliant with policies CS21, CS34 and CS39 of the MW Core Strategy which relate to minimising the risk of pollution.

Socio Economic Impacts

The impacts on residential amenity, noise and vibration and recreational amenity have been assessed under separate chapters of the ES. With regard to the impact on human health, the ES points to a report published by the Health Protection Agency in July 2011 on the Impact on Health of Emissions from Landfill Sites. The report concludes that "there is no new evidence to change the previous advice that living close to a well managed landfill site does not pose a significant risk to human health." The on going site monitoring work undertaken by the Senior Minerals and Waste Officer for PCC together with our regular liaison with the EA suggests there is no reason to conclude that this is not a well managed site.

Risk of Accidents in Hazardous Development

As part of the application to the EA for a permit for the proposed development, the developer is required to submit an Accident Management Plan which includes an assessment of risk and actions to be taken in respect of potential flooding, fires and explosions and a major breach of the liner. These issues can be dealt with under the permitting regime and do not need to be conditioned as part of any planning permission granted.

Safeguarding of Airports

Policy CS40 of the MW Core Strategy requires that waste management development within safeguarding areas of airports will only be permitted where it is demonstrated that the development will not pose a significant hazard to air traffic. The site lies within the vicinity of Wittering air base. The proposals will essentially continue what is already occurring on site and the LPA has received no complaints with regard to bird nuisance from the MoD. Site monitoring has not revealed any issues in this regard over the past year. It is considered that the proposal is acceptable with regard to policy CS40.

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 principle of development is clearly in accordance with policy SSP W4 of the Cambridgeshire and Peterborough Minerals and Waste Site Specific DPD (Site Specific DPD) which allocates the site for SNRHW and complementary non hazardous land fill. The proposal also includes recycling of inert waste (from within the site and imported) for use on the site or for sale off site. The site is not allocated for inert waste recycling but the proposal complies with policies CS14 and CS15 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (the Core Strategy) with regards to the need and location of waste management facilities. An Environmental Statement 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/considered:-

With regard to transport and public rights of way the proposal is in compliance with policies CS15, CS32 and CS37 of the Core Strategy and the implementation issues attached to policy WS4 of the Site Specific DPD.

Noise and vibration has been assessed and the proposal is in compliance with policies CS32 and CS 34 of the Core Strategy.

Air Quality and climate change issues are in compliance with policies CS22 and CS34 of the Core Strategy.

The landscape and visual impacts of the proposal are in compliance with policies CS20, CS25, CS33 and CS 34 of the Core Strategy,

The site contains a population of Great Crested Newts protected under European law, habitat for Little Ringed Plovers and a County Wildlife site. These matters have been carefully considered (no objections raised by Natural England subject to conditions) and are in compliance with policies CS25 and CS35 of the Core Strategy.

Issues related to groundwater, surface water and drainage are considered acceptable (the Environment Agency raises no objections subject to conditions) and are in compliance with policies CS21, CS22 and CS39 of the Core Strategy.

Other matters have been assessed including cultural heritage, contaminated land, socio economic impacts, risk of accidents and airport safeguarding and are considered acceptable and in compliance with development plan policy.

The cumulative impact of this development with that of the neighbouring site Cook's Hole has also been taken into account.

Comments of consultees have been taken into account and suitable conditions will be attached which address any issues raised. The comments of neighbours have been taken into account, but given that the site is allocated for waste development 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 Compensation Act.

7 Recommendation

The Head of Planning, Transport and Engineering Services 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 development hereby permitted shall be carried out in complete accordance with the submitted and approved documents:

* The Environmental Statement dated March 2012 by URS

* The Supporting Statement dated March 2012 by URS

* The Supplementary Environmental Statement dated August 2012

* The Supplementary Supporting Statement dated August 2012

And the submitted and approved plans:

- * Figure ES 3.1 Site location
- * Figure ES 3.2 Application boundary
- * Figure ES 3.3 Site setting
- * Figure ES 3.4 Topographical survey
- * Figure ES 3.5 Statutory designations
- * Figure ES 3.6 Public Rights of Way
- * Figure ES 4.1 Proposed restoration scheme
- * Figure ES 4.2 Proposed pre-settlement contours
- * Figure ES 4.4 Post settlement landform context
- * Figure ES 4.5 Cross sections
- * Drawing SES 2.3 Area for Recycling Operations

Reason: To clarify what is hereby approved.

- C 3 Written notification shall be provided to the Local Planning Authority advising of the date the development has commenced, within one week of the commencement taking place.

Reason: Due to the extant permission and current operations on site, the date of commencement may not be readily apparent. It is in the proper planning interests of the area that the Local Planning Authority can both ensure that development is taking place in accordance with the permission hereby granted and to agree a proper monitoring regime for the site with the developer.

- C 4 Prior to the commencement of development a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved phasing plan. The site shall be filled and restored in a phase by phase manner in accordance with table 4.1 contained within the approved Environmental Statement. Each phase shall be restored within one year of the landfill operations within that phase being completed. The landfill of the site shall be completed by 31st December 2028 and restoration of the site shall be completed no later than 31st December 2029.

Reason: To ensure that the site is restored in a timely manner and to reduce the visual impact of the landfill operations as development progresses in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C 5 Prior to the commencement of the development a detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be undertaken on a phased basis and be based on restoration of the site back to a nature conservation after use as shown on approved drawing Figure ES 4.4. The landscaping scheme shall include (but not necessarily be limited to) the following:-
- * An overall site landscape masterplan
 - * Detailed planting plans for each phase of the development to include species, size, number and methodology for all planting to be undertaken (E.g. trees, hedgerow, shrubs, water body planting and grass)
 - * Details of the phased completion of landscaping which must demonstrate that each phase shall be planted in the next available planting season following soil replacement on each phase
 - * Details of any hard landscaping such as fencing
 - * Details of pond construction
- The landscaping shall thereafter be undertaken in accordance with the approved landscape scheme.

Reason: To ensure that visual appearance of the site and the proposed biodiversity enhancements are created as early as possible in accordance with policies CS25, CS33,

CSW34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD and policy CS20 of the Peterborough Core Strategy DPD.

- C 6 Prior to the commencement of the development an Environmental/Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include at least the following information:
- * How species of fauna highlighted in the Environmental Statement as being dependent on the site will be protected during the operational phases of the development
 - * Details of mitigation measures that will need to be put in place (in particular for the Great Crested Newts and Little Ringed Plover)
 - * Details of species and habitat management and monitoring (including frequency) that will be undertaken across the site during operational phases
 - * Details of how pollution prevention to habitats and species during the operational working of the site will be carried out

No development shall take place except in complete accordance with the approved Environmental/Ecological Management Plan. Should the Local Planning Authority request details of any monitoring results or reports undertaken as part of the approved Environmental/Ecological Management Plan, they shall be provided within 7 days of a written request having been received by the applicant/developer.

Reason: To ensure that the natural environment is protected, managed and any loss mitigated against during the operational phases of the site in accordance with policies CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C 7 Prior to the commencement of the development, a scheme for external illumination and floodlighting of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the "Guidance Notes for the Reduction of Light Pollution" from the Institute of Lighting Engineers and shall provide details of:-
- * The height of lighting masts/posts
 - * The direction of lights
 - * The intensity of the lights to be used (specified in Lux levels)
 - * Spread of light including approximate light spillage to the rear of floodlighting posts (in metres)
 - * Any measures to minimise the impact of the floodlighting or disturbance through glare (such as shrouding)

No external lighting shall be erected unless in complete accordance with the approved scheme.

Reason: In order to protect the amenity of nearby residents and to reduce light pollution in a predominantly rural environment in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C 8 Prior to the commencement of the development a scheme for controlling and mitigating dust and odour emissions from the site and impact upon sensitive locations shall be submitted to and approved in writing by the Local Planning Authority. The scheme need only cover emissions not controlled through a permit issued by the Environment Agency and shall include details of a monitoring regime which shall be undertaken by the developer and the means for making the results of monitoring available to the Local Planning Authority. The development shall not be carried out except in complete accordance with the approved scheme.

Reason: In the interests of protecting nearby residential properties and users of public rights of way from dust and odour in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C 9 Prior to any development taking place in phases 1 or 2 (as shown on drawing ES 4.6 or equivalent areas shown on further approved phasing plans) a detailed scheme or schemes (to include plans and sectional drawings) showing cell engineering and groundwater/hydrological risk assessment shall be submitted to and approved in writing by the Local Planning Authority. The detailed cell engineering will need to demonstrate in particular how over tipping of previously tipped areas will be undertaken without risk of pollution to the environment. The detailed cell engineering information shall include amounts of inert waste necessary to achieve safe cell construction. The development shall not take place except in complete accordance with the approved scheme(s).

Reason: The Environmental Statement submitted with the application sets out that this will be necessary as the landfill engineering drawings and methodology are indicative. As such the further schemes are necessary to be able to demonstrate that the development can take place without harming the environment, particularly through pollution of the ground and groundwater in accordance with policies CS34, CS35 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C10 Prior to any material being deposited in the temporary stockpile (as shown on drawing ES4.6) or any works to the access to serve the temporary stockpile, details of height, gradient and means to prevent erosion of the stockpile together with the proposed means of access to the temporary stockpile (as indicated on drawing ES 4.6) shall be submitted to and approved in writing by the Local Planning Authority. The details must include how the safe passage of pedestrians using footpaths 2 and 3 will be ensured at the point where the vehicular access will cross the footpath. The approved details shall be implemented in full prior to any heavy vehicle accessing the temporary stockpile area.

Reason: In the interest of visual amenity, dust prevention and of the safety of the users of the public footpaths in accordance with policies CS33, CS34 and CS37 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C11 No later than six months prior to any phase of the development hereby approved being landscaped, an aftercare/ecological management plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The aftercare period for each phase shall be 10 years and this shall commence once the landscaping for each phase has been completed in accordance with the approved landscaping scheme. The aftercare/ecological management plan for the site shall include (but not necessarily be limited to) the following:-
- * The management of all planting carried out (including pest control measures, cutting and pruning, inspection regimes, fertilising, replacement planting) and the timing of these measures over the 10 year aftercare period for each phase
 - * The management and monitoring of all protected fauna and their habitat (in particular the ponds and County Wildlife Site) during the aftercare period to include an overall plan for the site once a phase is brought into aftercare and on a phase by phase basis over the 10 year aftercare period for each phase
 - * The management and monitoring of wider habitats being proposed (including woodland and calcareous grassland) and the benefitting species as set out in the Environmental Statement (including grizzled skipper, black hairstreak and dormouse)
 - * Details of additional biodiversity enhancements, including bird and bat boxes
- The approved aftercare/ecological management plan shall be implemented in full up to a period of 10 years following completion of the approved landscaping scheme to the last phase of the development. Should the Local Planning Authority request details of any monitoring or reports undertaken as part of the approved scheme, they shall be provided within 7 days of a written request having been received by the applicant/developer.

Reason: To ensure that the site is brought back in a beneficial use, in this case nature conservation, and to ensure that the proposed landscaping and biodiversity enhancements are properly managed and have the maximum opportunity to become established in

accordance with policies CS25, CS33 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C12 Topsoil and subsoil to be stripped from the site shall be placed in separate non overlapping mounds and shall be placed in locations the details of which shall be submitted to and agreed in writing by the Minerals and Waste Planning Authority prior to the stripping taking place. Topsoil and subsoil mounds shall not exceed 3 metres in height. Soils shall only be handled when in a dry and friable condition and once mounded they shall not be driven across. Soil storage mounds shall be grass seeded with a calcareous wild flower mix at the first seeding opportunity following formation of a mound. No top or subsoil shall be removed from the site or the land edged blue on the approved application site boundary plan, drawing ES 3.2. The material stored in the temporary stockpile in Cook's Hole shall be used to achieve the restoration of the remainder of the site. The temporary stockpile shall have been completely removed upon completion of the final phase of restoration.

Reason: To ensure that soils are moved and stored in a sustainable way ensuring their beneficial re-use in the restoration of the site, minimising the need to import additional soils to achieve restoration and in the interests of the visual appearance of the area in accordance with policies CS22, CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

Reason: In the interest of the visual appearance of the area in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C13 The site shall be accessed by vehicles by the single point of access off the A47 only, as shown on approved drawing ES. 3.2

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

- C14 Wheel cleaning facilities shall be retained on site in a location adjacent to the hard surfaced access into the site. Should the wheel cleaning facility break down, temporary wheel cleaning measures shall be deployed until the permanent wheel cleaning facility is operable. The wheel cleaning facility shall remain in use on site until the final landscaping has been completed.

Reason: In the interest of highway safety and dust minimisation in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C15 Prior to the commencement of each phase of the operation or restoration, adequate space shall be provided within the site for the parking, turning, loading and unloading of all vehicles associated with that phase of the operation, restoration or recycling activities and this space shall be kept available for such purposes for the duration of that phase of the landfill operation, restoration or recycling activity.

Reason: In the interest of highway safety and free flow of traffic on the A47 in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C16 Except for temporary operations the rating level of noise emitted from the site shall not exceed the specified noise criteria levels in Schedule 1. The noise levels shall be determined at the nearest noise sensitive properties as listed in Schedule 1. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for such effects. Within two months of the commencement of development a noise monitoring scheme shall be submitted to and agreed in writing by the

Local Planning Authority. Noise monitoring shall thereafter be undertaken in accordance with the approved scheme.

Schedule 1

Location	Site noise limits/LAeq, 1 hour (free field) during normal working hours	42dB LAeq, 5 mins (free field) at any other time
Home Farm House	55	42
Leedsgate Farm	50	42
Nightingale Farm (Mon-Friday)	50	42
Nightingale Farm (Saturday)	46	42
Sibberton Lodge	51	42
Oaks Wood Cottage	55	42
Toll Cottage	55	42

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

- C17 For temporary operations such as site preparation, soil stripping and replacement and screen bund formation and removal, the free field noise level due to operations determined at the nearest noise sensitive dwellings (as listed in condition 16) shall not exceed 70dB LAeq, 1 hour (free field). 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 policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C18 No reversing alarms shall be used except “quieter option” alarms (such as adjustable or broadband “white noise” systems).

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

- C19 No operations, including the working of any plant or machinery, transport of excavated materials, delivery of infill materials and restoration shall be undertaken outside the hours of 0700 to 1800 on Mondays to Fridays and 0700 to 1300 on Saturdays. No operations other than environmental monitoring shall be undertaken outside these hours.

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

- C20 Only inert construction and demolition waste types shall be processed through the recycling operation.

Reason: Because the scheme for recycling that has been submitted is capable of recycling inert waste only and the Supplementary Environmental Assessment is limited to the consideration of recycling inert waste only.

- C21 The recycling, processing and stockpiling of materials awaiting processing and finished materials for sale will be confined to the area shaded on the approved drawing SES 2.3 but notwithstanding this no stockpiles (both received and processed material) shall be stored

below the water table or in areas susceptible to flooding. The stockpiles shall not exceed the pre-settlement levels shown on Figures ES 4.2 and ES 4.5 by more than 3 metres and each stockpile shall not exceed an overall height of 5 metres.

Reason: In the interests of minimising the visual appearance of the stockpiles and minimising the risk of flooding and pollution in accordance with policies CS34 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C22 The footpaths shall be reinstated and provided in complete accordance with the details shown on drawing ES 4.1 within 6 months of the final phase of the development being landscaped and shall be retained as such thereafter.

Reason: In order to maintain and enhance public rights of way provision on the site in accordance with policy CS37 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

- C23 Unless required for continued environmental monitoring purposes, all buildings, plant and machinery and hard surfacing (“the site infrastructure”) shall be permanently removed from the site within 6 months of the final landscaping taking place. Should any site infrastructure be required to be retained for environmental monitoring purposes beyond this date, a plan/scheme shall first be submitted to and approved in writing by the Local Planning Authority which identifies the retained infrastructure and the length of time it is to remain on site. The site infrastructure shall thereafter be retained and removed from the site in accordance with the approved plan/scheme.

Reason: In the interest of achieving a proper restoration of the site to nature conservation and in the interest of the long term visual appearance of the site in accordance with policies CS25, CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD.

Copy to Councillors Holdich OBE J F W and Lamb D