

**Application Ref:** 14/01307/MMFUL

**Proposal:** Provision of an in-vessel composting facility and retention and extension of the existing recycling facility

**Site:** Eyebury Quarry, Eyebury Road, Eye, Peterborough  
**Applicant:** Biffa Waste Services Ltd

**Agent:**  
**Referred by:** Director of Growth and Regeneration  
**Reason:** EIA development  
**Site visit:** 27.11.2015

**Case officer:** Mr A O Jones  
**Telephone No.** 01733 454440  
**E-Mail:** alan.jones@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

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

**Site and Surroundings**

The application site sits within the existing Eyebury landfill and quarry complex, situated some 0.5km southeast of the Eye village, accessed via the Eyebury Road. The proposal site generally correlates with the existing recycling shed and open recycling area, with a proposed maturation pad to the south of the site, and covers an area of some 3.3 hectares. Eye 3 footpath/bridleway, which also forms part of the Green Wheel runs east - west to the north of the proposed site, and the nearest residential properties are those at Tanholt Farm to the northwest. The proposal site incorporates the existing quarry and landfill access road located off Eyebury Road, and is currently used as the recycling area ancillary to the landfill southern extension to the south and east. The quarry plant and processing area lies immediately to the west and north, and beyond the Greenwheel to the north lie the quarry extraction area and restored areas of former landfill.

**Proposal**

The proposal is for an “In Vessel Composting” facility (hereafter an IVC) to receive up to 24,000 tonnes per annum of food and other organic wastes for processing and composting to meet quality standards (PAS 100). The proposals include a waste reception building measuring 40m by 35m by 13.75m to ridge height, with a smaller 'Biofilter' building adjacent with dimensions of 6m x16m, up to 5m in height and with an 11.75m stack.

The process for the IVC involves receiving the food / organic waste within the reception building where it is inspected prior to stockpiling, shredding, blending and subsequent loading into individual sealed containers. The sealed containers are then connected to the 'Biofilter' and stored for approximately 1 week in Stage 1 of the process. The containers are then brought back into the reception building, unloaded and reloaded into a Stage 2 container to complete the sanitisation process. The material is then transferred to the maturation pad and stored in long triangular shaped heaps known as open windrows for a period of 6-8 weeks, prior to screening and removal as a saleable compost product.

The proposals include the retention and extension of the existing recycling shed (the use of the recycling shed is currently tied to the life of the landfill site). It is proposed that upon completion of landfill operations the recycling shed be used exclusively for the processing, sorting and baling of dry mixed recyclables (whilst the landfill is in operation construction and demolition materials will continue to be recycled). The proposed extension adds an additional 10m width and a further 6.1m of length at a height of just under 11m to the existing building. The extension will be clad in olive green to match the existing shed.

The IVC and recycling facilities are proposed to make use of the existing weighbridge and offices, and access from Eyebury Road.

The applicant has voluntarily submitted an Environmental Statement. The proposal is regarded as a change to a Schedule 1 development (i.e. waste disposal, landfill of hazardous waste), accordingly the proposal should be considered as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
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 & 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 standalone 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).

#### **MW18 - Waste Management Proposals Outside Allocated Areas**

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

#### **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.

#### **MW23 - Sustainable Transport of Minerals and Waste**

Sustainable transport of minerals and waste will be encouraged and new and enhanced facilities to enable this will be encouraged. Transport Zones and Transport Safeguarding Areas will be defined and designated in the Site Specific Proposals Plan. There will be a presumption against development which could prejudice a protected area for transport of minerals and/or waste.

#### **MW24 - Design of Sustainable Minerals and Waste Management Facilities**

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

#### **MW25 - Restoration and Aftercare of Mineral and Waste Management Sites**

Minerals workings and waste management sites will be restored to a beneficial after use 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.

### **MW30 - Waste Consultation Areas**

Waste Consultation Areas will be identified through the Core Strategy and Site Specific Proposals Plan and development will only be permitted in these areas where it is demonstrated it will not prejudice future or existing planned waste management operations.

### **MW32 - Traffic and Highways**

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

### **MW33 - Protection of Landscape Character**

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

### **MW34 - Protecting Surrounding Uses**

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

### **MW35 - Biodiversity and Geodiversity**

Mineral and waste management development will only be permitted where there will likely be no significant adverse 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.

### **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.

## **4 Consultations/Representations**

### **Archaeological Officer (01.03.15)**

No objections - no archaeological implications.

### **PCC Pollution Team (06.10.14)**

The planning system should focus on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than the control of processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

Odour - an Environmental Permit from the Environment Agency will be required which will cover

the process design and effectiveness of operational controls.

Noise - the submitted noise limits that have been proposed are based on Minerals policy and are inappropriate for this type of development. Noise limits (which have been recommended by the pollution team) should be based on background noise levels. Appropriate reversing alarms are required.

Lighting - should be controlled by condition.

Land contamination - the submitted information demonstrates the suitability of the site for the proposed use.

**PCC Transport & Engineering Services (24.02.15)**

Clarification required that the cumulative HGV trips to and from all existing and proposed uses would not exceed the maximum (currently) permitted. (**Officer clarification:** 450 vehicle movements per weekday are currently permitted for the quarry and landfill facilities at Eyebury. Historically an average of 238 trips per weekday have been associated with the quarry, landfill and recycling facilities. A maximum of 36 vehicle trips are anticipated in association with the proposed recycling and IVC facilities.)

**Landscape Architect (Enterprise) (11.03.15)**

The overall impact is minor to negligible in landscape and visual terms. The proposed hedging will offer some additional screening to the recycling building and should be established as soon as possible, and include some trees. It advised that Elm is not the only species within the tree mix and at least one other species should be included.

**PCC Wildlife Officer (24.02.15)**

No objections, subject to the imposition of appropriate conditions in relation to Great Crested Newts, reptiles and landscaping.

**Section 106 Major Group (13.02.15)**

No S106 contribution is sought.

**Environment Agency (04.03.15)**

No objections. The applicant is advised that an Environmental Permit will be required.

**Eye Parish Council (19.10.14)**

No objections.

**Local Residents/Interested Parties**

Initial consultations: 16

Total number of responses: 1

Total number of objections: 0

Total number in support: 0

Eye Parish Council have responded, and have no objections (see above).

**5 Assessment of the planning issues**

Policies quoted below are from the Cambridgeshire and Peterborough Minerals and Waste core Strategy DPD unless otherwise stated.

The main considerations are:

*The principle of development*

The proposed works fall within both the Minerals (M9X) and Waste (W8U) Consultation Areas

associated with the Eyebury quarry and landfill complex. It is not considered that the proposals will either prevent or inhibit the operation of either of these facilities and the proposals are therefore in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy (the Core Strategy) policies CS27 and CS30.

The proposals constitute a waste management facility outside an allocated area. Such applications will be considered favourably where they are consistent with the spatial strategy for waste management and it can be demonstrated that they contribute towards sustainable waste management by moving waste up the waste hierarchy. The spatial strategy seeks provision of a minimum IVC recycling capacity of 10,500 tonnes per annum and 627,000 tonnes per annum of new recycling capacity, and as such, the proposals are considered to provide waste management capacity in accordance with policy CS14. The location of such facilities is principally guided by a number of factors as set out in policy CS15, with which the proposals accord. The applicant has subsequently supplied further information in response to the need to minimise the movement of waste and agreed catchment restrictions which help ensure not only that the movement of waste is minimised but that the facilities will ensure provision of waste management operations that fulfil a locally recognised need.

In relation to the retention and extension of the recycling facilities, it is accepted that these have historically been linked to the landfill operations at Eyebury through the recycling of construction and demolition wastes. The applicant is seeking the retention and extension of these facilities in order to shift to the processing and bulking of Dry Mixed Recyclates upon completion of the landfilling activities. The co-locational synergies of the recycling and IVC facilities are limited to the site infrastructure such as the weighbridge and offices, and a potential reduction in vehicle movements, and as such there is limited justification for the siting of what is effectively a waste transfer station of this nature in this location. In the event that the IVC is not implemented, or is implemented and then ceases to be operational, the recycling facilities would be considered to be inappropriate in this location and should be removed upon completion of landfilling as currently required. This can be controlled by condition and the proposals are therefore considered to be in accordance with policy CS18.

The provision of an IVC and recycling facility also clearly contribute to moving waste up the hierarchy and contributing to sustainable waste management and it is therefore considered that the proposals are in accordance with policies CS2 and CS18.

#### *Visual and landscape impact*

The overall impact of the proposals is considered to be minor to negligible in terms of visual impact and landscape. Whilst the recycling building and proposed extension are publicly visible, they are of a style not unsuited to an agricultural landscape. Similarly, the open countryside is considered an appropriate location for an IVC facility, and the planted bund will act as a screen towards Eyebury Road to the west. The materials for the recycling shed and bund planting details can be controlled by condition and the proposals are therefore considered to be in accordance with policies CS33 and CS34.

#### *Highways*

The extant permissions for quarry and landfill activities permit up to 430 HGV movements Monday to Friday and 230 HGV movements on Saturdays. In recent years the combined quarry and landfill vehicle movements have been an average of 216 on weekdays. The proposed maximum number of vehicle trips associated with the Recycling and IVC facilities is 74 per day, indicating that there is sufficient capacity within the permitted maximum for the continued safe use of the Highways in the vicinity of the site. The existing site access is proposed to continue to be used and is of an appropriate standard. The extant conditions relating to maximum vehicle numbers for the quarry and landfill sites are unaffected. There is an expectation that HGV usage in the vicinity of the site would reduce following completion of the quarry and landfill activities, and, whilst the roads in the immediate vicinity of the site may have capacity there is the amenity of road users to consider and as such it is necessary to control by condition the maximum number of vehicle trips that may be associated with the proposals. The proposals are therefore considered to be in accordance with

policies CS32 and CS34.

#### *Amenity impacts, air quality, noise, lighting*

Although composting is a 24 hour activity, the site is proposed to be operational between the hours of 0700 and 1800 Mondays to Saturdays, the same as the existing landfill activities.

#### *Odour and air quality*

The proposal site lies more than 250m from the nearest sensitive receptor, Tanholt Farm, and the proposals have been amended to ensure that the maturation pad is located at least 300m from Tanholt Farm. The Pollution Control 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 emission themselves, as planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. The Environmental Statement includes an air quality assessment, which satisfactorily assesses odour, bio aerosols and dust issues. The applicant has already secured an Environmental Permit for the proposed operations, so it is considered that the Environment Agency, as the regulatory body, are satisfied that the control of the processes and emissions can be effectively controlled. The Odour Management Plan required by the Permit has also been submitted in support of this application.

The proposed use of the recycling facility for DRM has the potential to cause windblown litter. Whilst the likelihood of litter escape off site can be reduced by good site management it is important to ensure the effective enforcement of this potential nuisance and this can be controlled by condition.

#### *Noise*

Tanholt Farm is the closest sensitive receptor at a distance of just over 250m of the proposal site. The quarry and landfill complex is subject to noise limits imposed through consideration of minerals related activity and guidance. Although the proposals will, for a period, run concurrently with quarry and landfill operations, consideration is given to the rating level of noise emitted from the proposals in isolation, which it will be upon completion of quarrying and landfilling operations. Accordingly noise limits can be controlled by condition on the basis of the facilities impact within the open countryside, and the proposals accord with policy CS34.

#### *Lighting*

The proposals do not include any lighting. However it is recognised that there is the potential for lighting to be required on site. Inappropriate lighting can negatively impact on ecology, local amenity and highway safety and it is therefore proposed to control lighting by condition to ensure the suitability of any required lighting.

The proposals are considered to be in accordance with policy CS34 with respect to protecting surrounding uses.

#### *Water environment*

The proposals incorporate an onsite drainage system to ensure all potentially contaminated surface water run-off can be collected and treated. The proposed surface water drainage system will not compromise the effectiveness of the approved drainage systems associated with the landfill. The drainage system is dependent on a suitable surface being provided and appropriate lining of drainage lagoons being provided, which can be controlled by condition. The proposals are considered to be in accordance with policy CS39.

#### *Ecology*

The site has been subject of a habitat survey which has confirmed that there are no statutorily protected sites or features affected by the development. There are no protected species present on the site, although potentially suitable habitat is present. Effective maintenance measures, which can be controlled by condition, will ensure that Great Crested Newts and reptiles do not colonise the site preventing its safe operation.

Details of the planting and maintenance scheme for the proposed bunding around the maturation pad present biodiversity enhancements which can be controlled by condition. Additionally, the impact of the proposals on the wider restoration of the quarry and landfill complex has been assessed and the proposals can be satisfactorily assimilated within the approved restoration schemes. In the event that the proposed operation ceases to be operational, a restoration, landscaping and aftercare scheme will be required to ensure the satisfactory restoration of the site. This can be controlled by condition. The proposals are in accordance with policies CS25 and CS35.

#### *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).

The ES has identified no cumulative impacts that would result in unacceptable impacts on the surrounding area. Of note, there are extant permissions for both mineral and landfill operations at Eyebury which have been considered both during operational and post restoration stages.

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

#### *Other issues*

Archaeology and the historic environment

The quarry and landfill complex at Eyebury has been subject to extensive archaeological investigation and reporting which will be unaffected by the proposals. Heritage assets within the vicinity have been assessed previously in relation to landfill operations, and an updated assessment presented in respect of the impacts of the current proposals. There are no issues in relation to archaeology and the historic environment.

Contaminated land

The proposal site is on made ground associated with previous mineral workings. The proximity of the landfill site presents a residual risk, however the landfill is subject to gas and leachate control and monitoring measures and there is no unacceptable risk with the proposals being sited in this location.

## **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 appropriate waste management development outside an allocated area, which will contribute to moving waste up the waste hierarchy and is therefore supported by both the NPPF and local planning policy. The principle of development is in accordance with the waste spatial strategy, as set out in policies CS2, CS14, CS15 and CS18 of the Cambridgeshire and Peterborough Minerals and Waste Core strategy in relation to the provision of in-vessel composting, and recycling, capacity.

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:-

## **7 Recommendation**

The Director of Growth and Regeneration 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 following documents and plans:

Environmental Statement, Non Technical Summary dated February 2015  
Environmental Statement Parts I, II and III dated March 2015  
Environmental Statement Part IV, drawings as set out below  
Site Location Plan ref. E503AF01 Rev 1 dated 28.01.15  
Application Area and Land under Applicants Control ref. E5039901 Rev 1 dated 28.01.2015  
Environmental Setting ref. E5039801 Rev 1 dated 28.01.2015  
Proposed Layout ref. E5039702 Rev 2 dated 22.01.15  
Facilities Layout and Weighbridge Elevations ref. E503AG01 Rev 1 dated 28.01.2015  
Proposed Elevations ref. E503AA01 dated 06.11.2014  
Planning Drainage Layout ref. E503AB00 Rev B dated 13.04.2015  
Recycling shed Elevations ref. E503AH00 dated 30.06.2014  
Proposed IVC Reception Building Layout ref. E503AE01 Rev 1 dated 28.01.2015  
Eye Landfill Site Master Restoration Plan - Option 1 ref. E503AJ01 dated 09.04.2015  
Environmental Statement Part V Appendices as set out below  
Appendix A Visual and Landscape Impact dated 05.06.2014  
Appendix B Odour Impact Assessment of IVC, Bio filters and Open Windrows dated January 2015  
Appendix B Odour Management Plan dated October 2014  
Appendix B Bio aerosol Assessment dated May 2014  
Appendix B Dust Assessment dated 19 June 2014  
Appendix C Noise Statement dated May 2014  
Appendix D Flood Risk Assessment dated April 2015  
Appendix E Ecology dated July 2014  
Appendix F Contaminated Land

Reason: To clarify what is hereby approved.

- C 3 The recycling facilities and extension thereto, and all associated buildings, plant, waste, skips, hard standings and recycled materials hereby approved shall be removed in their entirety by 31.12.2021 unless the In Vessel Composting facility hereby approved is fully operational.

The recycling facilities and extension thereto, and all associated buildings, plant, waste, skips, hardstanding and recycled materials hereby approved shall be removed in their entirety within six months of the In Vessel Composting facility hereby approved ceasing to be operational.

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 6 months of the In Vessel Composting facility ceasing to be operational. The restoration, landscaping and aftercare shall be carried out in complete accordance with the approved scheme.

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

- 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 assessments should be according to BS:4142:1997.

Location	Noise Limit (Mon-Sat 07:00 - 18:00) 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 Core Strategy policy CS34.

- C 5 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 Core Strategy policy CS34.

- C 6 The operations authorised, required or associated with the development hereby permitted shall only be carried out between the following times:  
7.00 - 18.00 : Monday to Friday  
7.00-13.00 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 Core Strategy policy CS34.

- C 7 Any lighting erected on site shall be in accordance with a lighting scheme that shall have been submitted to and approved in writing by the Local Planning Authority. Any lighting (external to the buildings) erected within the site shall not exceed the obtrusive light limitations for sky glow, light into windows, source intensity and building luminance specified for environmental zone 2 in the Institution of Lighting Engineers document "Guidance Notes for the Reduction of Light Pollution (Revised) (2005). In the event of reasonable complaint as determined by the Mineral Planning Authority, the quarry operator shall instruct a suitably competent professional to monitor and report in writing to the Local Planning Authority on the matters raised in the complaint in accordance with a schedule to be agreed by the Mineral Planning Authority. Should the report demonstrate that the lighting does not comply with the above mentioned Guidance Notes; the offending light source shall be rectified by the applicant/developer within 7 days of receipt of notice from the Local Planning Authority to do so.

Reason: In order to protect surrounding uses and wildlife from light pollution in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C 8 The facility hereby approved shall be constructed on impermeable pavements with sealed drainage for any process areas and the lagoons shall be lined with an appropriate liner to prevent dispersal into the surrounding groundwater.

Reason: In the interests of protecting the natural environment and in accordance with Cambridgeshire and Peterborough Core Strategy policy CS39.

- C 9 Areas of potentially suitable reptile habitat, as identified in the Environmental Statement Appendix E, shall be managed in complete accordance with the details therein, which include;
- any grassland to be cut to a height of 5-10cm and kept short from early spring every year to reduce cover for reptiles.
  - areas of scrub habitat to be cut, as required, and all cuttings / arising to be removed off site.

Reason: In the interests of habitat and species protection in accordance with Cambridgeshire and Peterborough minerals and Waste Core Strategy policy CS35.

- C10 Prior to the commencement of development a scheme for the landscaping and maintenance of the bunds surrounding the maturation pad, as shown on approved drawing Proposed Layout, ref. E5039702 rev 2 dated 22-01-2015 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme.

Reason: in the interests of visual amenity and biodiversity enhancement in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS33, CS34 and CS35.

- C11 The recycling shed and extension shall be clad in the materials as described in approved drawing Recycling Shed Elevations ref. E503AH00 dated 30.06.2014.

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

- C12 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 policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C13 At least 60% by weight of the waste materials brought into the site for recycling or composting in the area the subject of this permission shall be sourced from the following areas:

1. the administrative area of Peterborough City Council
2. the administrative area of Cambridgeshire County Council
3. within a radius of 45 kilometres from the site

Weighbridge records shall be submitted to the Mineral Planning Authority annually on a date to be agreed with the operator, and shall set out the originating location and the type of waste imported to the site or shall be made available to the Mineral Planning Authority within one week of such request.

Reason: To limit the area from which waste can be imported to seek to ensure that waste is treated at the nearest appropriate facility and that transportation is limited as far as practicable in accordance with CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C14 The total number of HCV movements for the purposes of all operations and development undertaken pursuant to the recycling and In Vessel Composting facilities shall not exceed 100 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 policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.