

**Application Ref:** 15/00229/MMFUL

**Proposal:** Restoration of part of quarry to original ground levels using inert materials and consequential amendments to the restoration scheme

**Site:** Cook's Hole, Leicester Road, Thornhaugh, Peterborough  
**Applicant:** Augean PLC

**Agent:** Aecom

**Referred by:** Director Growth and Regeneration  
**Reason:** EIA Development  
**Site visit:** 08.04.2015

**Case officer:** Mr A O Jones  
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**Recommendation:** **GRANT** subject to relevant conditions

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

**Site Description**

The application site lies at the northern extent of the existing Cook's Hole quarry, extending to some 11.4 hectares predominantly within Phase A, though also extending into Phases B and G (the entire Cook's Hole site extends to some 54.4 hectares). The application site lies entirely to the north of the Thornhaugh Beck, which rises to the west of Bedford Purlieus, flowing eastwards before joining the White Water Brook, a tributary of the River Nene.

The site is located about 1.7km west of the A1 at Wansford. Thornhaugh village lies about 1km to the northeast and Wittering 1.7km to the north. The cluster of residential properties at Home Farm (about 10 residences) lies about 400m to the north and several other isolated farm houses and residences lie within a few hundred metres of the site, notably Oaks Wood Cottage, 300m to the north beyond the A47, Nightingale Farm about 325m to the south, and Sibberton Lodge, about 500m to the east of the site beyond the A47. The northwest boundary adjoins Thornhaugh I quarry (which is being restored by landfilling) with which the site shares an access to the A47. A diverted Public Right of Way runs between the two sites. The northeast boundary adjoins the A47. The remainder of the Cook's Hole quarry site extends to the south, where it adjoins the Thornhaugh II quarry site, and to the west where the boundary is defined by a restrictive byway running alongside Bedford Purlieus National Nature Reserve (which is a Site of Special Scientific Interest).

The wider Cook's Hole site comprises an area historically worked for Ironstone from the 1950s which benefited from a Renewal of Minerals Permission (i.e. a RoMP - an historic planning permission which has been reviewed and updated with appropriate conditions) and a new permission for an area of previously un-worked mineral. These two permissions (03/01171/RMP and 10/01441/MMFUL) were to all intents and purposes identical and were granted in April 2011. The two permissions have subsequently been superseded by the current operator and being worked according to a different phasing pattern and hours of operation under planning permissions 13/01372/CMM and 13/01374/WCMM.

**Summary of the Proposal**

The application seeks permission for the importation of approximately 300,000 cubic metres of inert mineral wastes from the adjoining Thornhaugh I site, with a maximum of 150,000 tonnes per calendar year. The mineral wastes will be arising as a result of the engineering requirements to provide a modern containment system for landfilled wastes at Thornhaugh I subject of application 15/00230/MMFUL. The operations are proposed to be completed within the currently approved timescale for Cook's Hole, i.e. 21 February 2042. The mineral wastes will be placed on the approved restoration profiles at Cook's Hole. The proposals also incorporate a diversion to the access track running from Thornhaugh I, which will require a new crossing point to the footpath. There are no proposed amendments to the landscaping of the Cook's Hole restoration scheme, other than the restored profiles on which it will sit.

## 2 Planning History

Reference	Proposal	Decision	Date
10/01442/MMFUL	Construction of alternative means of access and wheelwash facility	Permitted	27/04/2011
10/01440/MMFUL	Installation of a weighbridge, weighbridge and site offices, mess room, fuel store, equipment store, processing plant, sub-station and other ancillary facilities	Permitted	27/04/2011
13/01374/WCMM	Application to vary condition 11 of 13/00432/WCMM	Permitted	09/12/2013
13/00432/WCMM	Variation of condition C11 of planning permission 12/01544/WCMM dated 25/01/2013 - to amend operating hours	Permitted	12/07/2013
13/01372/WCMM	Application to vary condition 11 of 13/00434/WCMM	Permitted	06/12/2013
13/00434/WCMM	Variation of condition C11 of planning permission 12/01545/WCMM dated 25/01/2013 - to amend operating hours	Permitted	12/07/2013
12/01545/WCMM	Variation of condition C2 of Planning Permission 10/01441/MMFUL - Extension of quarry area for the winning and working of minerals (limestone, sand and ironstone)	Permitted	25/01/2013
12/01544/WCMM	Variation of condition C1 of Planning Permission 03/01171/RMP - Application for the determination of updated planning conditions	Permitted	25/01/2013
10/01441/MMFUL	Extension of quarry area for the winning and working of minerals (limestone, sand and ironstone)	Permitted	27/04/2011
03/01171/RMP	Application for the determination of updated planning conditions	Permitted	27/04/2011
T3018	Prospecting for and winning of minerals by opencast mining including restoration of site on completion	Permitted	29/03/1957
T2330	Prospecting for and winning of minerals by opencast mining including restoration of the site on completion	Permitted	05/08/1954
T202	The winning, working and getting of sand urgently required for moulding purposes	Permitted	05/01/1949
12/01266/MMFUL	Proposed relocation of site offices and weighbridge	Permitted	25/01/2013

### **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).

##### **MW20 - Inert Landfill**

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

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

##### **MW22 - Climate Change**

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

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

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

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

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

### **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.

### **MW37 - Public Rights of Way**

Minerals and waste development will only be permitted where permanent or temporary diversions of public rights of way are adversely affected if appropriate alternatives are provided. Proposals should, where practicable, provide for the enhancement of public rights of way.

### **MW38 - Sustainable Use of Soils**

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

## **4 Consultations/Representations**

### **PCC Pollution Team (27.04.15)**

No objections subject to appropriate conditions in respect of noise, lighting and air quality / dust.

### **PCC Transport & Engineering Services (05.03.15)**

Clarification required as to whether the proposed vehicle trips are in addition to, or instead of, those associated with existing operations (the proposal will result in a reduction in trips in comparison with what has been previously approved).

### **Landscape Architect (Amey) (07.03.15)**

The proposed contours are considered to be an overall improvement. The planting mix and density has not been submitted, and it is recommended that Blackthorn Prunus Spinosa be included in the mix.

### **PCC Tree Officer (12.03.15)**

No objections subject to condition requiring replacement planting in the event of failures.

### **PCC Wildlife Officer (02.03.15)**

No objections. A detailed landscape plan (based on previously approved restoration drawing CHQ3) is required. The overview restoration plan (TCH7) for Thornhaugh I and Cook's Hole is acceptable in principle subject to appropriate detail being provided, such as a key and various habitat types as on the previously approved drawing.

### **Archaeological Officer (09.03.15)**

No objections. The Cook's Hole site (subject to permissions 13/01372/MMFUL and 13/01374/MMFUL) will remain subject to the archaeological conditions imposed through the quarrying permission.

**English Heritage (05.03.15)**

No comments. The application should be determined in accordance with national and local policy guidance.

**Natural England - Consultation Service (11.03.15)**

No objections. No adverse impact on Bedford Purlieu SSSI, or protected species within Thornhaugh I (Great Crested Newts have been successfully translocated under licence). The proposed nature conservation end use has the potential for significant biodiversity gains in the long term.

**Ramblers (Central Office) (26.02.15)**

No comments or objections.

**Environment Agency (27.05.15)**

No objection following submission of appropriate Flood Risk Assessment.

**Local Residents/Interested Parties**

Initial consultations: 20

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

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The noise from hydraulic breakers at Cook's Hole is within agreed criteria levels.

**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 issues to consider are;

*Suitability / principle*

The Cook's Hole site (W2A) is allocated for inert landfill in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals DPD policy SSP W2 to aid the delivery of the Waste Spatial Strategy, as set out in Core Strategy policies CS2, CS14, CS15 and CS20. The provision of inert landfill space to be used specifically in relation to the mineral wastes proposed to be extracted from the neighbouring Thornhaugh I site will also ensure continued landfill provision for Non Hazardous and Stable Non Reactive Hazardous Waste in accordance with Core Strategy policies CS19 and CS21.

*Transport, Access and Public Rights of Way*

The proposal is for the importation of mineral wastes directly from the neighbouring Thornhaugh I site, reducing the need for unnecessary transportation of waste materials, and will also have no impact on the surrounding highway. The proposed temporary diversion of the internal Cook's Hole access road is covered by the application at Thornhaugh I (15/00230/MMFUL), and will necessitate a new crossing point on the diverted public right of way. The importation of material from the adjoining site and the safety of users of the Public Rights of Way can be secured by condition and the proposals are therefore in accordance with policies CS22, CS32 and 37 of the Core Strategy.

*Amenity; noise, dust and lighting*

It is noted that the proposed working hours are shorter than those currently approved at Cook's Hole, and other than two noise related complaints (one associated with the use of multiple generators and one associated with quarry working at the perimeter of the site close to ground level), site operations have not had an unacceptable amenity impact. The proposals for the

importation of fill materials are therefore assessed in light of the amenity impacts associated with the approved quarry workings.

The existing quarry operations at Cook's Hole have been rigorously assessed and the nature of the operations considered to present more potential disturbance to surrounding uses than the current proposals. The existing noise limits for Cook's Hole are acceptable and the proposals do not indicate that there would be exceedance of these limits. Effective operation and maintenance of plant and machinery, in conjunction with the use of silencers and appropriate reversing alarms in addition to noise limits can therefore be controlled by condition to protect surrounding uses.

The proposals have the potential to generate fugitive dust (i.e. dust that can be visible and deposited off site). The currently approved mitigation measures for the Thornhaugh I site have been presented, and are considered acceptable, to be applicable to the proposed operations at Cook's Hole, and can be controlled by condition. Odour is not an issue associated with the proposals for the deposition of mineral wastes.

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 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.

#### *Restoration / landscaping / aftercare*

The proposals for completion of restoration and landscaping were to align with the duration of the quarry works at Cook's Hole (i.e. 21 February 2042). The works at Thornhaugh I are proposed to be completed by 31 December 2035; it is not considered appropriate to extend the infill works at Cook's Hole beyond the date of proposed operations at Thornhaugh I in light of the fact that the materials for infilling will only come from Thornhaugh I, and the requirement for phased restoration (and therefore landscaping) of Cook's Hole.

The visual impact of the proposals have been considered to be of a low magnitude for the duration of the works in light of the advance planting required along the A47 frontage to Cook's Hole. The longer term impact of creating a greater area of Cook's Hole to original contours is deemed beneficial, and will see the previously approved concept landscape scheme implemented, albeit at original contours rather than within the currently approved low level scheme (a low level scheme is one whereby there is no infilling, resulting in a reduction in ground contours from the original levels).

A detailed landscape and aftercare scheme relevant to the proposal site is required, and can be controlled by condition. The proposals are therefore in accordance with Core Strategy policies CS25, CS33, CS34 and CS 35.

#### *Ecology*

The currently approved mineral operations at Cook's Hole are subject of an Ecological Management Plan (EMP). The EMP has been assessed and is considered to be fit for purpose in respect of this proposal, and can therefore be controlled by condition. The proposed landscaping and after use represents an appropriate balance between agriculture and biodiversity enhancement, and the proposals are therefore in accordance with policy CS25.

#### *Ground and Surface water*

The impacts on ground and surface water have been previously assessed in respect of the quarrying operations at Cook's Hole. There are no flood risk concerns and the Environment Agency have previously advised that the submitted surface water scheme is appropriate and can be controlled by condition.

### *Heritage*

The proposals are not considered to have a detrimental impact on the setting of the Cook's Hole grade II listed farmhouse located centrally within the wider Cook's Hole site and to the southwest of the proposal area. The proposals are therefore in accordance with policy CS36.

### *Environmental Assessment*

The Environment Agency advise that an Environmental Permit may be required dependent on the quantities and types of material to be used for infilling. The site is allocated for inert landfill, and from a planning perspective the deposition of inert materials and mineral wastes is acceptable in this location. In assessing this application, regard has been had to the submitted environmental assessment/information. The environmental information is adequate as it stands to make a positive recommendation taking into account the proposed mitigation measures.

## **6 Conclusions**

The NPPF states that there is a presumption in favour of sustainable development - in terms of decision making this means approving development proposals that accord with the development plan without delay. The principle of development is clearly in accordance with policy SSP W2 of the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals DPD which allocates the site for inert landfill, and contributes to the provision of inert landfill capacity as required by Core Strategy policy CS20.

The proposals also enables the provision of Stable Non-Reactive Hazardous Waste (SNRHW) and non-hazardous wastes at the neighbouring Thornhaugh I landfill, contributing to the aims of Core Strategy policies CS19 and CS21. The proposals also comply with Core Strategy policies CS14 and CS15 in respect of the need and location of waste management facilities.

An Environmental Statement accompanies the application which is comprehensive and meets the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Detailed topic areas have been assessed/considered:-

With regards transport, access and Public Rights of Way the proposal is in compliance with policies CS32 and CS37 of the Core Strategy.

Noise, dust and lighting have been assessed and the proposal is in compliance with policy CS34 of the Core Strategy.

Landscape, visual impacts and ecology have been assessed and the proposal is in compliance with policies CS25, CS33, CS34 and CS35 of the Core Strategy.

Flood risk, ground and surface water issues have been considered and are in compliance with policies CS22 and CS39 of the Core Strategy.

Other matters have been assessed including cultural heritage and climate change, and are considered acceptable and in compliance with policies CS32 and CS36 of the Core Strategy.

The cumulative impact of this development with that of the neighbouring site at Thornhaugh I has also been taken into account.

The comments of consultees have been taken into account and suitable conditions will be attached to mitigate any of the 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 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 approved (excluding the aftercare required by Condition 13) shall be completed no later than 31st December 2034.

Reason: To ensure a timely restoration in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

- C 3 The development hereby permitted shall be carried out in complete accordance with the submitted and approved documents and plans:

Environmental Statement dated February 2015  
Site Locations ref. TCH1 dated 12/14  
Application Boundary ref. CHQ1 dated 12/14  
Phasing ref. CHQ2 rev. D dated 12/14  
Sections ref. CHQ4 dated 12/14  
Cook's Hole Access Road Diversion ref. TCH6 dated 12/14

Reason: To clarify what is hereby approved.

- C 4 No development/operations (including the servicing maintenance or testing of plant), authorised or required by this permission shall be carried out on the site except between the following times:

0700 - 1700 hours Mondays to Fridays  
0700 - 1300 hours Saturdays

There shall be no development/operations on Sundays, Bank Holidays or national holidays. Between 0700 and 0800 on Saturday, operations shall be limited to loading vehicles from stockpiles, and associated environmental control and administrative activities.

Reason: In order to safeguard the amenity of nearby residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

- C 5 Except for temporary operations, the rating level of noise emitted from the site shall not exceed the limit specified below when measured at each location listed. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for such effects.

Location	(Mondays to Fridays)	(Saturdays)
Home Farm House	55 dB LAeq,1h	55 dB LAeq,1h
Leedsgate Farm	50 dB LAeq,1h	50 dB LAeq,1h
Nightingale Farm	50 dB LAeq,1h	46 dB LAeq,1h

Sibberton Lodge	51 dB LAeq,1h	51 dB LAeq,1h
Oaks Wood Cottage	55 dB LAeq,1h	55 dB LAeq,1h
Toll Cottage	55 dB LAeq,1h	55 dB LAeq,1h

For temporary operations such as site preparation, soil replacement, and screen bund removal, the free field noise level due to operations at the nearest point to each dwelling shall not exceed 70 dB LAeq,1hour(free field). Temporary operations shall not take place for more than eight weeks in any calendar year. In the event of a reasonable complaint as determined by the Local Planning Authority, the developer shall appoint a suitably qualified noise consultant to undertake noise monitoring in accordance with a scheme that shall be agreed beforehand with the Local Planning Authority. The scheme shall set out the timetable and methodology for undertaking the monitoring and producing a noise report. This report shall be provided to the Local Planning Authority.

Reason: In order to safeguard the amenity of nearby residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C 6 All plant, machinery and vehicles operated within the site shall be maintained in accordance with the manufacturer's specification and shall be fitted with and use effective silencers in accordance with the manufacturer's recommendations and shall be operated so as to minimise noise emissions. The manufacturer's specifications shall be provided to the Minerals Planning Authority within 5 days of being so requested.

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 7 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 8 Any lighting erected on site shall be in accordance with a lighting scheme that shall have been submitted to and approved 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 minimise light spillage from the site in the interests of the natural environment and to reduce light pollution to the night sky in accordance with policies CS21 of the adopted Peterborough Core Strategy and policies CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C 9 Dust generated by the development hereby approved shall be controlled in accordance with the scheme at Annexe 3 of the Environmental Statement dated February 2015.

Reason: In order to safeguard the amenity of nearby residents and users of the public footpath network in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C10 No vehicular access to the Public Highway shall be used in connection with the development hereby approved other than:  
the existing track linking Cook's Hole Farm to the A47, and  
the link to the entrance serving Thornhaugh I Quarry.

The existing track linking Cook's Hole Farm to the A47 shall be used in connection with agricultural, after-care and/or after-use purposes only.

Reason: In the interests of highway safety in accordance with policy 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C11 The development hereby approved shall be carried out in complete accordance with the;

Scheme for the management of surface water and groundwater dated July 2011,  
Extract NCB report,  
Appendix F: Hydrogeology and Hydrology dated September 2010,  
Figure F3.2

Reason: In order to maintain the present hydrological conditions in order to preserve the quality of water, flow of water and the natural environment that depends on such hydrology in accordance with policy CS 21 of the adopted Peterborough Core Strategy (Feb 2011) and policies 35 and 39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C12 The development hereby approved shall be carried out in complete accordance with the Ecological Management Plan Revision 3 (Dated 13 November 2012), and the additional mitigation measures as set out in Appendix E of the Environmental statement dated February 2015

Reason: In order to assure appropriate protection and conservation of protected species and provide appropriate landscape restoration and biodiversity enhancement in accordance with policies CS 10 and CS 21 of the adopted Peterborough Core Strategy (Feb 2011), policies 25, 33, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C13 Prior to commencement of development a detailed landscape and aftercare scheme based on the Proposed Restoration Masterplan, Figure TCH7 dated 12/14 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.

The period of aftercare for the site or any part of it shall begin and thereafter be carried out in complete in accordance with the Landscaping and Aftercare Scheme on the date of written certification by the Mineral Planning Authority that the site or, as the case may be, the specified part of it, has been satisfactorily restored.

Reason: In the interests of enhancement to biodiversity and satisfactory restoration of the site in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policies 25, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C14 The development hereby approved shall be carried out in complete accordance with the scheme for the crossing of the Public Right of Way as depicted on Figure TCH6 dated 12/14.

Reason: In the interests of the safety of the users of the Public Rights of Way that cross and border the site in accordance with policy CS 37 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

- C15 The only materials to be accepted on site are mineral wastes and inert wastes imported directly from Thornhaugh I.

Reason: To ensure there is no associated increase in traffic which has not been assessed, and in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS32.

- C16 Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of appropriate site restoration and visual amenity in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS25.

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