

Application Ref: 15/01059/WCMM

Proposal: Variation of conditions C1, C10 and C21 of planning permission 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

Site: Eyebury Quarry, Eyebury Road, Eye, Peterborough

Applicant: Mr Mike Harty
Rixton Old Hall

Agent:

Referred by: Director of Growth and Regeneration

Reason: EIA development

Site visit: 27.08.2015

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 site comprises the "southern extension area" within the existing Eye landfill site which lies to the south east of Eye village. The eastern boundary of the site is formed by Cat's Water Drain. The existing "southern extension" scheme covers approximately 15.7 hectares and comprises 8 engineered cells with a total void space of 1,675,000 cubic metres prior to waste settlement and restoration of the site. The site is an operational landfill site, (with an adjacent quarry site to the northwest) and has an appearance typical of such workings; in the central area there are lagoons and processing plant. The landfill operation is subject to a planning permission and a permit from the Environment Agency for 8 cells for non hazardous landfill (those subject of this proposal), and a separate cell for inert waste (recently subject of planning application 15/00763/NONMAT to amend the contours to accommodate the recently approved 'IVC' facility, subject of permission 14/01307/MMFUL). The eastern strip of the southern extension is being restored as a wildlife corridor as required by previous permissions. The area around Eyebury landfill is characterised by a fen edge appearance - large open fields and sporadic farmhouses and other dwellings. Willow Hall Farm quarry is located to the east of the site, separated from the landfill by the Cat's Water Drain.

Proposal

The application seeks to vary conditions 1, 10 and 21 of planning permission 11/02052/WCMM in relation to the approved order of cell infilling, and the relocation of Stable Non-Reactive Hazardous Waste (SNRHW) cells within the approved cells.

Condition 1 - relates to the approved plans and details and would need to be amended to include revised plans showing the amended placement of dedicated SNRHW cells and amended pre-settlement, pre-restoration levels.

Condition 10 - relates to the approved soil movement and phasing scheme.

Condition 21 - relates to the pre-settlement levels. There are no proposed changes to the final

restoration levels. The SNRHW and non-haz cells have varying degrees of anticipated settlement, and the re-location of SNRHW cells requires consideration to enable the approved restoration, post settlement, contours to be achieved.

Permission 11/02052/WCMM (the 2011 permission) is the latest in a line of permissions for this area of the site that go back to 1994. The 2011 permission was accompanied by an Environmental Assessment (EA), and the development is Schedule 1 development under the 2011 Environmental Impact Assessment Regulations. An EA is therefore mandatory for the current proposals and an updated Environmental Statement (addendum) has been submitted to address the overall cumulative impacts of the development.

2 Planning History

Reference	Proposal	Decision	Date
08/01562/WCMM	Variation of Condition C1, C2 and C9 of planning permission 94/00004/MMFUL to accept revised plans, allow an extension of time until 31/12/2021 and delete wording: 'Nothing other than solid inert material shall be tipped into Area 3 to backfill any voids and achieve new contours'	Permitted	08/03/2010
94/00004/MMFUL	Restoration of former quarry area by infilling with wastes	Permitted	07/07/1999
15/00763/NONMAT	Non-material amendment to condition 1 of planning permission 11/02052/WCMM to amend the restoration profile of inert materials in Area 1	Determined	10/06/2015
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
00/00625/MMFUL	Extension to quarry for extraction of sand/gravel and restoration of agriculture using waste materials, new environmental management compound and additional recycling facility	Permitted	29/01/2002
14/01307/MMFUL	Provision of an in-vessel composting facility and retention and extension of the existing recycling facility	Permitted	31/07/2015
14/00477/MMFUL	Provision of leachate treatment lagoons and a discharge pipeline	Permitted	29/05/2014
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
13/01222/MMFUL	Retention of aggregate processing plant, stocking area, lagoons and internal haul roads	Permitted	09/01/2015
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
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

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 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.

MW18 - Waste Management Proposals Outside Allocated Areas

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

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.

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.

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.

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.

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

PCC Wildlife Officer (22.07.15)

No objections. The proposals enable acceptable timings for the translocations of protected species from cells 6, 7 and 8 to the wildlife corridor which provides a suitable receptor area.

Natural England - Consultation Service (13.07.15)

No comments.

Environment Agency (22.07.15)

No objections.

Eye Parish Council (24.07.15)

No comments.

Ramblers (Central Office) (28.07.15)

No comments.

Local Residents/Interested Parties

Initial consultations: 100
Total number of responses: 1
Total number of objections: 1
Total number in support: 0

Concerns regarding the disposal of asbestos and wind born contamination.

5 Assessment of the planning issues

The main considerations are:

- The principle of development
- Contamination risks
- Ecology
- Other matters

The principle of development.

The principle of development of this nature at the site has been previously approved and is not in dispute. The applicant is seeking to amend the location of SNRHW cells and phase ordering for two principal reasons; 1) to ensure optimal ecology benefit in relation to the translocation of species from cells 6-8 to the wildlife corridor, and 2) for optimal site operational purposes; both of which are considered to be justifiable in terms of approving development proposals that accord with the development plan without delay. The asbestos contamination concerns outlined in the representation have previously been addressed both through the planning and Environmental Permitting control systems, the re-alignment of the SNRHW (asbestos) cells does not affect the control systems in place at the site to prevent contamination, and these are considered to be appropriate.

Contamination risks

Waste materials have previously been deposited within Cells 4 and 5. The proposed new cell sequence will delay the excavation of these materials and their deposit within cells (at the site) engineered in accordance with modern engineering waste disposal techniques. Monitoring results demonstrate that the delay in excavation of these materials is having, and will have, a negligible impact on the surface water environment. Furthermore, the Environment Agency have raised no objections to the proposals which will result in a delay in the excavation and re-deposit of waste materials from cells 4 and 5 in modern engineered landfill containment cells.

Ecology

The wildlife corridor has been maturing for 7 years and is in prime condition to receive protected species from cells 6 - 8. Species translocation has been undertaken (during 2015) from cells 6 - 8. The extant sequence of infilling would require the recently cleared area to be filled after cells 4 and 5, and would require ongoing works to ensure the area does not provide suitable habitat for species to return to the area.

Other matters

All conditions, including those applicable to the non-material permission, reference 15/00763/NONMAT, have been reviewed to ensure they are applicable, relevant and up to date, and have been updated accordingly.

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 in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS2.

The proposal is demonstrably sustainable and the Environment Agency have no objections to the relocation of SNRHW cells or the amended phase ordering resulting in waste materials in cells 4 and 5 remaining in situ longer than expected. The proposals ensure the optimal use of the wildlife corridor and minimise the potential for habitat to be recreated in cells 6-8 prior to infilling. The previous conditions have been assessed for their suitability and updated as required. No issues have been raised by statutory consultees, and no representations received. 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 Amendment to an existing Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be carried out in complete accordance with the following details:

1. "Eye Southern Extension Landfill: Planning application - SNRHW (Asbestos) Cells" dated November 2011 (including Environmental Statement Update Report)
2. Environmental Statement and Appendices, Golder November 2008
3. Letter from Golder (inc. annexes 1 - 23) dated 28 March 2011
4. The following plans:
 - PAS1 Site Location Plan ref. E5038200 dated 25/07/2008
 - PAS2 Planning Application Boundary ref. E5038300 dated 25/07/2008
 - PAS3 Site Layout and Waste Deposition E5038402 dated 22/09/2015 Rev 2
 - PAS4 Site Reception and Vehicle Movements ref. E5038500 dated 21/08/2008
 - PAS5 Post-Settlement Post-Restoration Levels ref. E5038602 dated 23/04/2015 Rev 1
 - PAS6 Restoration Landform and Planting Scheme ref. E5038702 dated 23/04/2015 Rev 1
 - PAS7 Design of Stable Non Reactive Hazardous Waste Cells ref. E5039000 dated 20/10/2011
 - PAS8 Cross Section through Cell 3 ref. E5039100 dated 20/10/2011
 - ES3.2 Leachate Management Layout (Revision A) Ref. E5034201 dated 20/10/2011
 - ES3.4 Landfill Gas Management (Revision A) ref. E5034401 dated 20/10/2011
 - ES3.5 Pre-settlement Pre-Restoration Levels E5034502 dated 27/05/2015 Rev 2
as amended by:
 - Supporting Statement, Report No. 1526131.513/A.0 dated June 2015
 - Environmental Statement Addendum Report, No. 1526131.514/A.0 dated June 2015

Reason: In the interests of protecting the amenity of adjacent occupiers and to minimise the duration and disturbance from the development in accordance with policy CS2 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

C 2 This permission shall be for a limited period expiring on 31 December 2021 at which time the waste deposition authorised by this permission shall cease and the land reinstated to a condition suitable for agricultural use in accordance with PAS 6 Restoration Landform and Planting Scheme ref E5038700, amended as appropriate by Ecological and Landscaping

considerations set out in Conditions 3 and 26. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of protecting the amenity of adjacent occupiers and to minimise the duration of disturbance from the development in accordance with policy CS2 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 3 The development shall be carried out in accordance with the Ecological Management Plan for Wildlife Corridor and Lakes Area, as amended by letter from Golder dated 10/09/08 and drawing E5038700 dated 01/04/08.

Reason: In order to protect and enhance the biodiversity value of the site in accordance with policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 4 A vehicle wheel cleaning facility shall be kept operational at all times for the duration of the life of the site and internal traffic arrangements must ensure that any vehicle entering onto the public highway passes through the facility for the duration of the landfill and restoration operations hereby permitted.

Reason: In the interests of highway safety in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 5 Vehicular access shall only be gained from the existing point of access from the public highway.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 6 The surface of the site access road shall be kept clean by regular mechanical sweeping to ensure mud and other detritus is not deposited on the public highway.

Reason: To ensure that mud and dirt is not deposited on Eyebury Road in the interests of highway safety in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 7 The operations hereby permitted shall only be carried out between the following times:-
07.00 - 18.00 hours Monday to Friday
07.00 - 18.00 hours Saturdays
and at no other times or on Sundays, Public Holidays or bank holidays.

Reason: To minimise disturbance to residential or rural amenity from the development in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 8 Soil stripping and soil replacement operations within 250 metres of any residential property shall only be carried out between the hours of 08.00 to 17.00 Mondays to Fridays.

Reason: To minimise disturbance to residential or rural amenity from the development in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C 9 The previously tipped putrescible wastes in Area 3 (i.e. Cells 4 and 5), as identified in the ES Volume 3 Ch 5, shall be excavated and deposited in an engineered containment cell constructed within Area 2 in accordance with the mitigation measures outlined in the ES Volume 2 Ch 5.2.7.

Reason: To ensure the protection of water resources in accordance with policies CS39 and CS46 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C10 The scheme for Soil Movement and Phasing shall be implemented in accordance with the Soil Movement and Phasing Plan Ref. 1526131.516/A.2 dated September 2015.

Reason: To protect the existing soil resource in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C11 The applicant shall give at least seven days notice in writing to the Mineral Planning Authority prior to the commencement of topsoil and subsoil stripping. Soil stripping shall only be carried out when the full depth of the soil to be stripped or otherwise transported is in a suitable dry moisture condition and not at all between the months of October and March. Topsoil shall first be stripped from any subsoil storage areas. Topsoil and subsoil shall first be stripped from any clay or over burden storage area.

Reason: To protect the existing soil resource in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C12 Plant and vehicles shall not cross areas of unstripped topsoil and subsoil except for the purposes of soil stripping.

Reason: To protect the existing soil resource in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C13 Dust control measures including a powered water bowser shall be employed to dampen down internal hard roads and operational areas as required during dry weather to prevent dust or wind blown materials being carried onto adjacent property.

Reason: In order to protect the amenity of adjacent occupiers in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C14 Any chemical storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata.

Reason: To protect the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C15 Except for temporary operations, the free field Noise Level (LAeq, 1hr) at noise sensitive premises adjoining the site, due to operations in the site, shall not exceed 50 dB LAeq, 1hr. Measurements taken shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area and minimise disturbance to the amenity of the nearby residential properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C16 For temporary operations, the free field noise level at noise sensitive properties shall not exceed 65 LAeq, 1hr expressed as in the same manner as for Condition 15. Temporary operations shall not exceed a total of eight weeks in any continuous 12 month period for work affecting any noise sensitive property. Five days written notice shall be given to the Mineral Planning Authority in advance of the commencement of any temporary operation. Temporary operations shall include site preparation, bund formation and removal, site stripping and restoration, and any other temporary activity as may be agreed, in advance of works taking place, with the Mineral Planning Authority.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area and minimise disturbance to the amenity of the nearby residential properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C17 Reversing alarms - model BBS-107 Heavy Duty Backalarm by Brigade Electronics, shall be used on all items of mobile plant and trucks which require reversing alarms and will be functioning in all locations at the quarry where such plant items and dump trucks operate.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area, and minimise disturbance to the amenity of the nearby residential properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C18 All reasonable precautions to prevent the spread of litter from the working area including the provision of catch fencing 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 in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C19 The landfill gas management and landfill leachate management systems shall be implemented in accordance with the approved details as amended by letter from Golder dated 31 July 2008 and drawings ES3.2 (ref. E5034201) and ES3.4 (ref. E5034401) dated 20/10/2011. Implementation of the systems will ensure that:
The gas and leachate well heads are of a design that does not become an unseen obstruction to agricultural machinery.

Reason: To prevent pollution and to ensure the beneficial restoration of the land to agriculture in accordance with policy CS25 in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C20 Any waste skips/containers shall only be stored in the area marked 'Bin Area' on drawing PAS3 Site Layout and Waste Deposition E5038402 Rev 2 dated 22/09/2015.

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.

- C21 Pre-settlement levels will be determined in accordance with the approved scheme 'Pre-Settlement Waste Levels' dated May 2008 as amended by drawing ES3.5 Pre-Settlement Pre-Restoration Levels, ref. E5034502 Rev 2 dated 27/05/2015.

Reason: In order to protect the visual amenity of the area in accordance with policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C22 Following the completion of capping or inert landfill subsoil shall be re-spread across the surface to a minimum depth of 700mm. Following spreading the subsoil shall be ripped with a winged tine subsoiler at a spacing and depth to be approved by the Mineral Planning Authority. All rocks, stones and other deleterious material in excess of 100mm in size which arise during subsoiling shall be removed from the site.

Reason: To ensure the agricultural quality of the restored soils in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C23 Following the spreading of subsoil in accordance with Condition 23 topsoil shall be re-spread evenly over the surface to a depth of 300mm. The surface shall then be subsoiled (ripped) to a depth of 400mm with tines spaced at 600mm. Any stones larger than 75mm in size that arise from the subsoiling (ripping) shall be removed.

Reason: To ensure the agricultural quality of the restored soils in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C24 Following the spreading of topsoil an adequate number of samples of topsoil shall be analysed to determine fertiliser and other ameliorates required to promote normal plant growth. The results of these analyses shall be forwarded to the Mineral Planning Authority and details of treatment, seed mixtures and rate of application shall be approved in writing by the Mineral Planning Authority prior to their application.

Reason: To ensure the agricultural quality of the restored soils in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C25 An Aftercare Scheme requiring that such steps as may be necessary to bring the land to the required standard for the use of agriculture shall be submitted for the approval of the Mineral Planning Authority not later than three months prior to the date on which it is first expected that the replacement of topsoil shall take place.

The submitted Scheme shall:

(a) Provide an outline strategy in accordance with the Technical Guidance to the National Planning Policy Framework March 2012 for the five year Aftercare period. This shall specify steps to be taken and the period during which they are to be taken. The Scheme shall include provision of a field / under drainage system and provide for an annual meeting between the applicants, the Mineral Planning Authority and 'an appropriately qualified person'.

(b) Provide for a detailed annual programme, in accordance with the Technical Guidance to the National Planning Policy Framework March 2012 to be submitted to the Mineral Planning Authority not later than two months prior to the annual aftercare meeting.

Unless the Mineral Planning Authority, after consultation with 'an appropriately qualified person', agree in writing with the person or persons responsible for undertaking the aftercare steps that there shall be lesser steps or a different timing between steps, the aftercare shall be carried out in accordance with the submitted Scheme.

Reason: To ensure the agricultural quality of the restored soils in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C26 The phased landscaping scheme encompassing advance and restoration planting set out in "Eye Landfill Southern Phased Landscape Restoration" dated May 2008, as amended by approved drawing PAS 6 Restoration Landform and Planting Scheme ref E503870 dated 01/04/08, shall be implemented as approved, subject to the planting details on the revised plan being amended to those set out in;
- planting details for Scrub Mix, and provision for additional neutral grassland north of hedge 5, as set out in letter from Golder dated 10th September 2008,
 - "Site Compartment Plan" ref E5033800 dated July 2008 in the Ecological Management Plan.

Reason: In order to protect the visual amenity of the local area in accordance with policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C27 The development shall be implemented in accordance with the details approved under Condition 26. Any seeding or planting which is removed, dies or becomes diseased within a period of five years from initial planting shall be replaced with planting of a similar size and species during the next planting season.

Reason: In order to protect the amenity of adjacent occupiers in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C28 Should for any reason infilling cease for a period in excess of twelve months, the applicant shall upon written request from the Mineral Planning Authority produce a scheme for the written approval of the Mineral Planning Authority for the restoration of the site, including a schedule of timings, provision for seals and soiling and agricultural operations in similar manner to that referred to in the aforementioned conditions.

All restoration work, with the exception of aftercare shall be completed in accordance with the approved scheme within eighteen months of the scheme being approved.

Reason: In order to protect the visual amenity of the site and to ensure its restoration to beneficial afteruse in accordance with policies CS25 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document 2011.

- C29 At least 80% by weight of the non-hazardous waste brought into the site for landfilling in the area the subject of this permission (known as the southern extension) 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 Development Plan Document 2011 and policy WM3 of the East of England Plan 2008.

C30 The total number of HCV movements for the purposes of all operations and development undertaken pursuant to quarrying, mineral processing, waste disposal and waste processing within the quarry shall not exceed:
(a) 450 per day between Monday and Friday inclusive
(b) 230 per day on Saturdays
and at no other times or 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.

Copies to Councillor D A Sanders and R Brown

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