

**Application Ref:** 16/02447/MMFUL

**Proposal:** Extension to Pode Hole sand and gravel quarry, including retention of concrete batching plant and aggregate plant, with restoration using inert materials

**Site:** Pode Hole Quarry, The Causeway, Thorney, Peterborough

**Applicant:** Aggregate Industries UK Ltd

**Agent:** Kirsten Hannaford-Hill

Aggregate Industries UK Ltd

**Site visit:** 01.02.2017

**Case officer:** Mr A O Jones

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**Recommendation:** **GRANT** subject to the signing of a **LEGAL AGREEMENT** and relevant conditions

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

### **Site Description**

The proposal site includes a 33ha extension to the west of the existing Pode Hole sand and gravel quarry and concrete batching plant, and the retention of approximately 16ha of the existing site relating to the stocking and processing area. The site is located approximately halfway between the villages of Eye and Thorney and is accessed directly from the A47 through the existing site. The proposed extension area lies to the west of Willow Hall Lane and the Bar Pastures Scheduled Monument. Pasture House Farm quarry lies immediately to the north, beyond which lies the A47. Willow Hall quarry lies immediately to the south, with the restored former landfill at Eyebury lying beyond the Cats Water Drain to the south west and open fields to the west. The site falls within the both the Pode Hole and Eye / Thorney allocated sand and gravel area M1F (Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals DPD), and the Eye / Thorney Regionally Important Geological Site (RIGS). The proposal site lies within the generally flat topography of the Fens landscape.

### **Proposal**

The proposal seeks to extract 1.98 million tonnes of saleable sand and gravel, at approximately 300,000 tonnes per year, over three phases moving from the south to the north, totalling a 6-7 year extraction period, with the site to be progressively restored to original ground levels through the importation of approximately 190,000 tonnes of inert materials per year over a 13 year period.

The proposal also seeks to create a new crossing point over Willow Hall Lane to connect to the existing processing plant and administration facilities. The proposal seeks to operate between 0630 and 1900 on Mondays - Fridays and 0700 to 1300 on Saturdays, in line with the existing operations at Pode Hole quarry. The restoration will primarily be to re-establish 30.4ha of agricultural land, with 2.68ha of wildlife corridor and native planting, and 380 linear metres of species rich hedgerow within the extension site, with the existing area to be restored as a combination of agricultural land and wetland habitat.

The proposal will result in a maximum of 246 Heavy Commercial Vehicle movements on the A47, but will not be implemented until extraction has been completed at the existing site, as such, this represents an increase in 96 HCV movements per day over the existing situation. The proposed crossing point at Willow Hall Lane will involve approximately 25 dumper truck movements associated with mineral extraction per day, and 22 HCV loads per day during infilling operations. The four way traffic lights would give for priority for vehicles travelling along Willow Hall Lane.

The proposal also seeks to retain the existing concrete batching plant and ancillary facilities to enable the sustainable use of the facilities alongside the proposed quarry extension.

The proposal is EIA development, under Schedule 1(19) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and is accompanied by an Environmental Statement.

The proposal has been submitted alongside application 17/01707/WCMM for amendments to the sequence of phasing and restoration of the existing site.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
17/01707/WCMM	Variation to Condition 1 of Planning Permission 12/01899/WCMM, regarding changes to phasing and restoration	Pending Consideration	
12/01899/WCMM	Variation of conditions C1, C3 and C4 of Planning Permission 03/00515/MMFUL - Extension to quarry, new processing plant and ancillary facilities, retention of existing access and plant, and restoration to low level agriculture/nature conservation	Permitted	05/12/2013
15/00576/WCMM	Variation of condition 1 of planning permission 04/01419/WCMM for the retention of a concrete batching plant and ancillary facilities until 31 December 2022	Permitted	20/07/2015
17/01830/NONMAT	Nonmaterial amendment to conditions C3 and C31 of Planning Permission 06/00404/WCMM regarding restoration of soil bund storage areas	Pending Consideration	
06/00404/WCMM	Continuation of development without compliance with C1 of planning permission 98/00801/MMFUL	Permitted	17/10/2011

## **3 Planning Policy**

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

### **National Planning Policy Framework (2012)**

#### **Section 1 - Economic Growth**

Planning should encourage sustainable growth and significant weight should be given to supporting economic development.

#### **Section 3 - Rural Economic Growth**

Should be encouraged through sustainable growth and the expansion of business/ enterprise including sustainable rural tourism/leisure developments which respect the character of the countryside, via the conversion of existing buildings and well designed new buildings. The retention and development of local services and community facilities should be promoted.

## **Section 6 - Presumption in Favour of Sustainable Development**

Housing applications should be considered in this context. Policies for the supply of housing should not be considered up-to-date if a 5 year supply of sites cannot be demonstrated.

## **Section 11 - Natural and Local Environment**

Should be enhanced through the protection and enhancement of valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity. New and existing development should not contribute to or be put at unacceptable risk by unacceptable levels of soil, air, water or noise pollution and land instability.

## **Section 11 - Development on Agricultural Land**

Where deemed necessary, areas of poorer quality land should be used in preference to that of a higher quality.

## **Section 11 - Biodiversity**

Development resulting in significant harm to biodiversity or in the loss of/deterioration of irreplaceable habitats should be refused if the impact cannot be adequately mitigated, or compensated. Proposals to conserve or enhance biodiversity should be permitted and opportunities to incorporate biodiversity into new development encouraged.

Development within or outside a Site of Special Scientific Interest or other specified sites should not normally be permitted where an adverse effect on the site's notified special interest features is likely. An exception should only be made where the benefits clearly outweigh the impacts.

The presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered or determined.

## **Section 11 - Noise**

New development giving rise to unacceptable adverse noise impacts should be resisted; development should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising. Development often creates some noise and existing businesses wanting to expand should not be unreasonably restricted because of changes in nearby land uses.

## **Section 11 - Light Pollution**

Lighting should be designed to limit pollution on local amenity, intrinsically dark landscapes and areas of nature conservation.

## **Section 12 - Conservation of Heritage Assets**

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

## **Section 12 - Development Affecting Non-Designated Heritage Assets**

A balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset. Where the assets is demonstrably of equivalent significance to a Scheduled Monuments it should be subject to the policies for designated heritage assets.

### **Section 13 - Economic Benefit**

Great weight to the benefits of the mineral extraction, including to the economy. Non energy minerals should be provided for outside of Scheduled Monuments and Conservation Areas where practicable.

### **Section 13 - Unacceptable Adverse Impacts**

Should be avoided on the natural and historic environment, human health and aviation safety. The cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality must be taken into account.

### **Section 13 - Noise, Dust and Particle Emissions**

Including any blasting vibrations must be controlled, mitigated or removed at source. Noise limits for extraction in proximity to noise sensitive properties should be established.

### **Section 13 - Restoration and Aftercare**

Should be provided for at the earliest opportunity and carried out to high environmental standards through the use of appropriate conditions.

### **Section 13 - Mineral Safeguarding**

Non mineral development proposals should not normally be permitted in Mineral Safeguarding Areas (MSAs) where they may constrain potential future use of the minerals.

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

### **MW01 - Strategic Vision and Objectives for Sustainable Minerals Development**

In delivering the growth agenda there will be an increase in the use of recycled secondary aggregates and a preference in these over land won minerals, however, where this is not practicable a steady supply of mineral from the Plan area will be maintained. Limestone only exists in the Peterborough area and extraction will continue thought the Plan period. In order to avoid reserves becoming exhausted, new sites will need to be identified and brought forward if they meet environmental criteria. Major infrastructure projects will be facilitated by the supply of mineral and in the case of the A14 improvements, by borrowpits close to the scheme. Mineral safeguarding and consultation areas will be identified to avoid needless sterilisation and prejudice to future mineral extraction. As extraction progresses across the area it will help deliver other objectives through restoration including increased biodiversity, amenity and recreational use. The natural and historic environment will continue to be protected with increased emphasis on operation practices which contribute towards addressing climate change and minimise the impact of such development upon communities. (Policy CS1 sets out a list of strategic objectives to support this vision; those of relevance will be discussed in the body of the report).

### **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).

#### **MW04 - The Scale and Location of Future Sand and Gravel Extraction**

The Mineral Planning Authorities will maintain a sand and gravel landbank of at least 7 years and will meet the requirement to supply 2.82 million tonnes of sand and gravel per annum, including a margin for flexibility, thus provision is made to supply 3.0 million tonnes of sand and gravel per annum over the plan period.

With regard to Peterborough;

New allocations plus permitted reserves will enable the supply of an annual average of 0.75mtpa from the Northern Zone i.e. Peterborough and north Fenland District

The principal broad locations for sand and gravel extraction will be:

For the Northern Zone;

- Kings Delph
- Maxey
- Eye/Thorney

Allocations will be outside the Ouse and Nene river valleys.

#### **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.

#### **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.

### **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.

### **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.

### **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.

### **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.

### **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.

## **Peterborough Planning Policies DPD (2012)**

### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

### **Peterborough Local Plan 2016 to 2036 (Submission)**

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this Proposed Submission version of the Local Plan took place in January and February 2018. The Local Plan was submitted to the Secretary of State on 26 March 2018 who will appoint a Planning Inspector to examine the Local Plan to establish whether it is 'sound', taking all the representations into consideration.

Paragraph 216 of the National Planning states that decision makers may give weight to relevant policies in an emerging plan according to:-

- the stage of the Plan (the more advanced the plan, the more weight which can be given)
- the extent to which there are unresolved objections to the policies
- the degree of consistency between emerging policies and the framework.

The policies can be used alongside adopted policies in the decision making process, especially where the plan contains new policies. The amount of weight to be given to the emerging plan policies is a matter for the decision maker. At this final stage the weight to be given to the emerging plan is more substantial than at the earlier stages although the 'starting point' for decision making remains the adopted Local Plan.

## **4 Consultations/Representations**

### **PCC Peterborough Highways Services**

The clarifications provided in respect of the types of vehicle proposed, and the number of movements, to be using the Willow Hall Lane crossing, and the internal site details relating to the haul roads and internal speed limits are acceptable. The additional details, including the safety audit and detailed crossing proposals establish that the crossing point can be safely implemented if controlled by appropriate conditions. Conditions will also be required to control measures to prevent detritus from being tracked onto the carriageway at Willow Hall Lane.

Advice has also been provided regarding procedures for the implementation of the proposed crossing.

### **Archaeological Officer**

Further to the submission of additional information the proposals are acceptable. The proposal site sits within an area of known archaeological significance which should be subjected to the same programme of work as has been carried out in the previous area of extraction, i.e. magnetometer survey, evaluation by trial trenching and strip map record. The Peterborough HER and other relevant sources need to be consulted in advance of archaeological fieldwork, and an 'Event Number' obtained from the HER. The WSI submitted 16.03.2018 is acceptable and should be controlled by condition.

### **Lead Local Drainage Authority**

No concerns regarding this proposal.

**PCC Pollution Team**

Further to the submission of additional information the proposals are acceptable. It is noted that the noise predictions include the movement of vehicles on the haul road. Proposed conditions have been suggested to control noise. Dust management and monitoring can be controlled by condition. Although no details have been submitted of pumps which may be used outside of normal working hours this may be controlled by condition. The particular white noise alarms to be used should be clarified.

**Landscape Architect**

The landscape character impacts will be 'substantial adverse' on the Bar Pastures SM and a 'moderate adverse' on the Cats Water corridor during the operational stage of development. The Landscape Character sub-area requires an 'improve and conserve' landscape strategy. Although it is not clear that the amended restoration proposals offer these enhancements, the landscape is considered robust enough to absorb the temporary effect of the proposals.

The restoration proposals for the southern part of the site appear to support the landscape strategy for sub area 5b) Eye Fen Fringe, and the majority of negative impacts will be localised and temporary in nature.

Although further information in a number of areas would be helpful to assist understanding of the proposals and their impact on landscape character, there is no in principle objection on landscape and visual impact grounds. Should permission be granted, a Landscape Management Plan and Maintenance Schedule (for five years) should be required. Measures to control the retention of high grade top soil and existing trees and hedgerows would also be required.

**PCC Wildlife Officer**

The amended restoration plan clearly includes a minimum 20m ecological buffer to the western boundary and a 10m ecological buffer to the northern and eastern boundaries, which is acceptable. Impacts on protected species have been considered, and mitigation measures can be secured by condition, including appropriate buffers and ecological supervision for works affecting habitats supporting protected species. Additional biodiversity enhancements should be secured, and clarity provided as to the proposed enhancements.

**PCC Tree Officer**

No objections. There is limited impact in terms of vegetation / tree loss, other than hedgerow loss adjacent to Willow Hall Lane to accommodate the crossing point.

**Environment Agency**

No objections. The Agency advise that Environmental Permitting may be required for dewatering and infilling aspects of the proposal.

**Highways England**

No objections, and noted that the additional vehicular traffic will not cause an issue for the A47

**Natural England**

No objections. The proposal will not have significant adverse impacts on designated sites, including Nene Washes, Dogsthorpe Star Pit and Eye Gravel Pit SSSIs. The proposed mitigation measures for the impact on best and most versatile agricultural land are appropriate and can be controlled by condition.

**Historic England**

Further to the revised scheme making provision for a 20m stand off to Bar Pasture Scheduled Monument although Historic England still have concerns, the initial objection is withdrawn. The authority are advised to determine the application in line with paragraph 134 of the NPPF (i.e. where the proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal). Measures to minimise the impact of the quarry on the SM (e.g. the construction of a buried clay bund seal



and a ground water monitoring scheme) and to ensure the full restoration of the pre-quarry landscape should be secured by condition.

#### **North Level District Internal Drainage Board**

No objections. The Board advise that a discharge consent may be required.

#### **GeoPeterborough**

The site is part of the Eye / Thorney Area of Search Local Geological Site. As such, the existence of the Local Geological Site should be recognised and consideration given to retention of representative sections as part of the final restoration scheme. Access should be provided to record and sample temporary geological sections.

#### **The Wildlife Trusts (Cambridgeshire)**

The Trust requests that the proposal provide a net gain in biodiversity, which could be delivered particularly adjacent to the Cat's Water Drain.

No further comment was received on the amended restoration scheme which made provision for additional biodiversity enhancements alongside Cat's Water Drain.

#### **Eye Parish Council**

No comments.

#### **Local Residents/Interested Parties**

Initial consultations: 37

Total number of responses: 2

Total number of objections: 1

Total number in support: 0

One local resident has not objected but wishes to be informed of the outcome of the application.

One objection has been received citing the significantly detrimental blight to the local area, including the emotional, visual and environmental detriment to local families and neighbours, and the poor consideration of a previous application in the vicinity.

## **5 Assessment of the planning issues**

### **The Principle of Development**

The main considerations are:

- a) Suitability of the proposal
- b) Landscape and Visual Impact
- c) Nature Conservation and Ecology
- d) Noise
- e) Dust
- f) Soils, Land Quality and Agriculture
- g) Archaeology and Cultural Heritage
- h) The Impact on Water Resources
- i) Transportation and Traffic
- j) Cumulative Impact Assessment

#### **a) Suitability of the proposal**

The proposed works include the extraction of mineral and the deposition of waste, utilising the existing access and stocking and processing facilities associated with the existing Pode Hole Quarry. As such, the proposal must accord with policies CS1 and CS2 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (the Core Strategy / CS) to support the strategic vision and objectives for sustainable minerals and waste management development. In

particular the proposal must help to ensure that local requirements for sand and gravel can be met at a rate sufficient to enable the delivery of planned growth of Cambridgeshire and Peterborough, and maintain a sand and gravel landbank in the 'Northern Zone' of the plan area (CS policy CS4), and contribute to a network of waste management facilities capitalising on the synergies between different types of waste management technique.

The proposal must be considered in the light of the National Planning Policy Framework, particularly the requirement to 'give great weight to the benefits of mineral extraction, including to the economy' (paragraph 144), and the National Planning Policy for Waste, which requires landfill sites to be restored to beneficial after uses at the earliest opportunity and to high environmental standards.

#### - Mineral Extraction

The site lies within allocated site M1F - Pode Hole and Eye / Thorney - in the Cambridgeshire and Peterborough Site Specific Proposals DPD (the SSP). The Core Strategy broadly outlines an implementation strategy (Ch. 12) which describes the dependence of maintaining production in the northern part of the plan area on extension to existing quarries, including Pode Hole. The proposed site enables the accessing of approximately 1.98 million tonnes of saleable mineral reserves in this area.

The proposal in terms of mineral extraction meets with all other relevant policy and material considerations. The principle of extraction is considered acceptable subject to the adequate mitigation of identified harm to the environment in relation to detailed issues. The remainder of this report sets out how this can be achieved, indicating how the proposal complies with the relevant policies.

The processing area and associated facilities, including access to the A47 were originally permitted under permission reference 96/P0385, then subsequently under 02/0004/MMFUL (as amended by 04/01419/WCMM and 15/00576/WCMM). The ongoing use of these facilities represents a sustainable solution to the processing of the mineral and the proposed restoration, clarified since the original submission, for a combination of agricultural after use and biodiversity enhancements, is acceptable.

#### - Infilling with inert material

The National Planning Policy for Waste sets out a number of requirements for waste planning authorities to consider when determining waste planning applications, including the requirement to "concern themselves with implementing the planning strategy in the Local Plan". It also highlights the need for Waste Planning Authorities to work on the assumption that the relevant pollution control regime will be properly applied and enforced. What has been proposed is for the use of inert fill to restore the land to achieve a beneficial after use which can re-provide high grade agricultural land, enhance the landscape and provide environmental benefits through the creation of Biodiversity Action Plan habitats. The proposals are therefore considered primarily against the minerals and waste spatial strategies as set out in the Core Strategy, and operations will also be subject to Environment Agency permitting.

Although the proposal site is not allocated for inert fill, it does sit on high grade agricultural land, primarily grade 3a. Core Strategy policy CS25 states that infilling by means of waste disposal may be appropriate to bring land levels back to those suitable for reinstatement to agriculture (or habitat creation). The scale of waste management provision (policy CS14) sets out the requirement for inert landfill void space over the Plan period to which the proposals will contribute. The location of such facilities is guided principally (policy CS15) by the Minerals and Waste Management Key Diagram and additional factors, including, for example, site availability. Of the sites within Peterborough identified for inert fill in policy W2 of the SSP, nominal capacity is currently available, and all face uncertainty in providing significant capacity in the short term, although the adjacent unallocated Willow Hall Farm and Bar Pasture Farm quarries do benefit from permission for restoration with approximately 1.26 and 2 million cubic metres of inert fill respectively. The applicant has also highlighted the limited availability of inert fill capacity coming forward at the

strategic Block Fen / Langwood Fen allocated site (policy CS20) and it is accepted that there may be a requirement to divert inert fill in the plan area to other available sites.

The proposal adequately demonstrates the need for inert fill to enable appropriate restoration (for the sustainable use of soils for agricultural purposes) and is therefore considered favourably against Core Strategy policy CS20, which allows for sites to deliver inert landfill capacity where such sites are mineral sites requiring restoration. The inert processing element of the proposal is considered favourably against Core Strategy policy CS18 as a waste management proposal outside an allocated area, as it is consistent with the spatial strategy for waste management.

#### b) Landscape and Visual Impact

The proposed extension area falls within the Eye Fen Fringe Character Area, with the existing processing area falling within the Bedford North Levels Character Area. Both areas are characterised as a large scale, flat, open landscape with extensive vista across level horizons typical of the broader Fens National Character Area, and are considered to be robust enough to absorb the temporary disruption associated with quarrying activities. Notwithstanding that the significance of impact is mildly disputed between the applicants and Councils Landscape Architects, particularly in relation to the impacts on residential properties at Bar Pastures and 38/39 Willow Hall Lane, the public benefits of the proposal must be taken into consideration in the planning balance as well as the temporary, albeit long term, nature of the proposal.

Since the original submission of the application further details have been provided which clarify the extent of the site (i.e. including the 'northern area' associated with processing and stocking), the cumulative impacts with neighbouring sites, the existing landscape features on the site, and the restoration proposals for the entirety of the site. The overall degree of harm to the landscape character and visual impacts is considered to be suitably mitigated, both during the operational phases of development, and by the post restoration landscape. Suitable control can be exercised over the retention, placement and maintenance of soils, to provide adequate bunding, and the longer term planting and maintenance can also be controlled by condition. As such, the proposal is considered to be in accordance with policies CS24, CS33 and CS34.

#### c) Nature Conservation and Ecology

The NPPF aims to ensure the conservation and enhancement of the natural environment (Ch.11) and the safeguarding of best and most versatile agricultural land through the restoration and aftercare of mineral sites (Ch. 12) (see also section f) soils. etc. below). The Ecological Impact Assessment (EclA) demonstrates that the impacts on protected species and habitats, including the Nene Washes SSSI, SPA, SAC and Ramsar site, and the nearby Cat's Water Drain County Wildlife Site, has been adequately assessed, as acknowledged by both Natural England and the Wildlife Officer.

The Wildlife Officer acknowledges that there may be impacts on protected species, including water voles, badgers, bats, nesting birds and reptiles, however, he is satisfied that the mitigation measures outlined in the EclA are appropriate and can be controlled by condition.

The final restoration proposal must strike a balance between retention of the site for agricultural purposes and biodiversity enhancements. The two are not mutually exclusive, and effective husbandry of agricultural land can enhance biodiversity on a site. The original proposals focused only on the new extension area; and included 30.4ha being restored to agricultural land, species rich wildlife corridors of 6-10m width and 380 linear metres of hedgerows.

The restoration proposals were required to cover the entirety of the site, including the stocking and processing area (the 'northern area'), and the Wildlife Officer sought additional biodiversity enhancements alongside Cat's Water drain. A revised restoration plan was submitted, providing a 20m buffer along the western edge of the proposal site alongside Cat's Water Drain and demonstrating a mixture of agricultural use and wetland habitat. The northern area will be restored to agriculture, with areas of conservation grassland, wetland habitat, waterbodies and additional woodland and hedgerows. The northern area proposals have been amended to ensure better

connectivity of habitats and revised field boundaries allowing for more efficient use of the farmland.

The proposal site sits within the 'Eye / Thorney Area of Search - Regionally Important Geological Site'. As such, the proposal presents an opportunity to provide access to the otherwise poorly exposed underlying geology. Temporary section recording during the working life of the quarry can be facilitated by condition in accordance with policy CS35. It is not considered appropriate to retain a representative gravel section within the restoration proposals.

There are no significant adverse impacts on sites of bio or geo diversity importance, and it is considered that the benefits of the development have been demonstrated. Appropriate mitigation measures have been proposed and can be secured by condition and the development is considered to be in accordance with Core Strategy policy CS35.

#### d) Noise

The National Planning Policy Framework clearly establishes (para. 144) that some noisy short term activities are unavoidable to facilitate minerals extraction, and there is a corresponding need to ensure that unavoidable noise emissions are controlled, mitigated or removed at source. The Planning Practice Guidance that accompanies the NPPF provides guidance and advice upon acceptable levels of background noise from mineral operations.

'Typical' background levels are advised as the most appropriate means of establishing the permissible noise levels for the site and will minimise the impact on noise sensitive properties without imposing unreasonable burdens on the operator, ensuring noise levels are appropriately controlled, mitigated or removed at source. Cumulative impacts of existing quarries in the surrounding area have been taken into account, and clarification has been provided that the noise predictions take account of the movement of vehicles on the haul road, and that the existing bunds along the east of Willow Hall Lane will be retained for the duration of the development. These were both issues that could have exacerbated the noise levels at both 38/39 Willow Hall Lane and Bar Pasture Farm. The Environment and Pollution Control Officer has not raised any objections on amenity grounds. Additionally, 38/39 Willow Hall Lane and Bar Pasture Farm, the properties most likely to be adversely affected by noise, are under the control of the applicant, who has proposed additional mitigation measures if required.

Reversing alarms used by quarry machinery and plant increasingly tends to be 'white noise' alarms rather than tonal beepers, and indeed the use of such reversing alarms is controlled by condition at the neighbouring quarries, and can also be controlled by condition for this proposal. Although the proposed operating hours, are commensurate with the existing operations at Pode Hole quarry (i.e. 0630 – 1900 Mondays to Fridays and 0700 – 1300 Saturdays), it is not appropriate to subject the two noise sensitive receptors most affected by the proposal to working noise outside of the normal working day. As such, any works to the west of Willow Hall Lane can be controlled by condition, such that the haul road crossing and extension are not brought into use until 0700 hours on any working day.

Additionally, operating hours and the use and maintenance of machinery and plant to manufacturers specifications can be controlled by condition to ensure minimal noise impacts.

The background noise environment has been established at the nearest sensitive receptors (i.e. residential dwellings), and proposed noise limits suggested, both for daytime operations, and at all other times when it is likely that pumping may be required. The properties most likely to be adversely affected are under the control of the applicant, and can be subjected to additional mitigation measures if required. The proposed noise limits, and measures to minimise and mitigate noise impacts including reversing alarms are therefore considered to be acceptable and can be controlled by condition to protect surrounding uses in accordance with Core Strategy policy CS34.

#### e) Dust

The NPPF requires that any dust and particle emissions are controlled, mitigated or removed at source. The Dust and Air Quality Assessment provided with the application provided with the application establishes baseline conditions, identifies activities that could lead to dust emission and sets out an appropriate range of mitigation measures which can be controlled by condition to minimise the environmental impacts.

The proposed mitigation measures include control over the phasing of the site to reduce the operational area at any given time, the use of water spraying equipment to minimise dust emissions, and the use of surfaced access roads and provision of wheel washing facilities. Restricting plant and vehicle movements to clearly defined haul routes will serve to both preserve the condition of soils, in accordance with policy CS38, and minimise the potential for dust to arise on site in accordance with policy CS34.

The Pollution Control Officer has confirmed that the measures outlined in the application are acceptable, and alongside dust monitoring should be controlled by condition. It is therefore considered that there is adequate protection of surrounding uses and the proposals are in accordance with Core Strategy policy CS34.

#### f) Soils, Land Quality and Agriculture

The proposed extension area sits entirely on 'best and most versatile land' of grades 2 and 3a (agricultural land known as BMV – best and most versatile), and the application is accompanied by a 'Soil Resources and Agricultural Use' report. The majority of the extension site will be restored to agricultural use, and, subject to the imposition of appropriate conditions regarding the treatment, storage and replacement of soils, including the provision of under-drainage and appropriate aftercare, represent the sustainable use of soils. Natural England have confirmed that the proposed mitigation measures are appropriate and can be controlled by condition and do not object.

The proposals for the existing part of the site, represent a greater percentage of the land being returned to non-agricultural use (in this case biodiversity enhancements) than previously permitted. However this is borne out of the necessity to amend the restoration profiles to achieve appropriate depths for long term agricultural use.

The proposals demonstrate the sustainable use of soils, and the restoration proposals will positively contribute to the long term conservation of soils. Measures to protect the integrity of the soils can be controlled by condition and the proposals are considered to be in accordance with Core Strategy policies CS25 and CS38.

#### g) Archaeology and Cultural Heritage

Cultural Heritage; Non-designated heritage assets

The application is accompanied by an Archaeology and Cultural Heritage Assessment, including a Desk Based Assessment and Geophysical Survey. Any buried remains at the site are considered to be a 'non-designated' heritage asset, and it is acknowledged that the nature of mineral extraction will result in the total loss of the archaeological resource. The Archaeological Officer initially sought additional information, including an evaluation by trenching / test pitting to assess the significance / degree of buried remains, however further to receiving a 'Specification for Archaeological Works' has confirmed the suitability of this to be controlled by condition. As this can be secured by condition, the proposal is considered to be in compliance with Core Strategy policy CS36.

## Cultural Heritage; Historic Environment

The closest Scheduled Monument (designated asset) is that at Bar Pastures, immediately adjacent to the east of the proposed extraction area. Whilst this falls within the radius of influence of draw down / dewatering impacts (i.e. the change in groundwater levels in the vicinity of the site as a result of extraction activities), Historic England (HE) does not consider that it will result in serious harm to the significance of the Scheduled Monument with appropriate mitigation (in the form of the construction of an underground clay sealing bund and groundwater monitoring to establish remedial measures if required). Therefore HE advises that the provisions of paragraph 134 of the NPPF apply. This states that where development will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

The main adverse impact to the Bar Pastures Scheduled Monument is identified by HE as being to the setting. Further to HE's initial objection to the impact on the setting, an amended scheme, providing for a 20m stand off from the Scheduled Monument to the toe of the screening bund has been proposed. HE have subsequently withdrawn their objection. The visual impact, whilst significant upon the setting of the SM during the operational phase of development is however considered to be temporary, and the restoration of the site to pre-existing levels and removal of bunds, can be controlled by condition, and the features of the SM at Bar Pastures are considered to be preserved.

Under the provisions of section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a statutory duty to have special regard to the desirability of preserving features of special architectural or historical interest, and in particular listed buildings. This is further re-enforced through both local and national planning policies which place significant weight on this need. Such heritage assets, including listed buildings found at Willow Hall and the Conservation Area at Thorney village are of a distance from the site such that it is considered that there will be an insignificant impact upon the setting of these assets. As such the proposals preserve the features for which the Thorney Conservation Area and surrounding Listed Buildings have been designated.

The significance of the proposals impacts on both designated and non-designated heritage assets has been considered and balanced against the public benefits of the proposal, primarily the contribution it makes to the Minerals and Waste Spatial Strategies. As the impacts upon designated assets are less than substantial and can be suitably mitigated, the planning balance favours the public benefits that the proposal will bring and it is considered to be in compliance with Core Strategy policy CS36, and the NPPF paragraphs 128- 135.

### h) The Impact on Water Resources

Proposed extraction at the site will necessitate de-watering operations. A Hydrogeological Assessment has been provided, and identifies a number of mitigation measures, including the creation of temporary lagoons to either act as a soakaway or enable pumping directly to Cat's Water drain subject to the terms of a Discharge Consent. Groundwater ingress and surface water accumulation calculations have been undertaken, and neither the Lead Local Flood Authority nor the Environment Agency have raised any objections. The Environment Agency have advised that dewatering of excavations (and restoration with inert waste) will require the relevant Environmental Permits, and invited the applicant to contact the Agency for further advice. Also, the North Level IDB have no objections and have in fact already been contacted by the applicant regarding the requirements for a discharge consent.

The Hydrogeological Assessment identifies the existing water management system for the processing area will continue to be in operation for the processing associated with the extension area. No issues have been identified with the continuation of these processes.

The application has been considered against Core Strategy policy CS39 and demonstrates that there would be no significant adverse impact or risk to the water environment.

## i) Transportation and Traffic

The application proposals are accompanied by a Transport statement, and, further clarifications have been provided in respect of overall worst case scenario vehicle movements and details relating to the proposed Willow Hall Crossing.

The 'Implementation Issues' associated with site M1F in the SSP require that the following needs to be addressed within a planning application; that access should be via the A47 using the existing (i.e. Pode Hole Quarry) entrance, and that no access to or from Willow Hall will be permitted. The existing quarry entrance is of an acceptable standard and Highways England have raised no objections to its continued use.

The number of Heavy Commercial Vehicles in the 'worst case scenario' (i.e. when all aspects of the proposal are fully operational and there is no 'backloading' (i.e. HCVs are loaded both inbound and outbound – with minerals out and inert fill in)) would result in an additional 96 HCV movements per day above those currently permitted at Pode Hole Quarry (150). In combination with the recently approved Pasture House Farm Quarry immediately to the east, which will also access the A47, this will result in a worst case scenario total of 362 additional HCV movements in the immediate vicinity of the site. The applicant asserts that the proposed HCV movements would equate to less than 1% of daily traffic movements on the A47 in this area, and Highways England, as the authority responsible for the A47, have confirmed that they have no objection to these additional HCV movements on this part of the Highways network.

The applicant has proposed to 'carry over' the existing legal agreement which requires HCVs exiting the site to turn left and restricts HCV movements along Willow Hall Lane to those necessary for deliveries only.

The proposed crossing of Willow Hall Lane has been refined since the original submission, with additional detail provided at the request of the Local Highway Authority, who are the responsible authority for Willow Hall Lane. The crossing details include measures to prevent the build up, and cleansing of detritus on the carriageway.

The traffic routeing agreement in place for the existing site, which ensures HCVs only turn left onto the A47, and restricts HCV movements along Willow Hall Lane, will be carried forward to ensure the same level of highway safety and amenity protection as currently exists.

The proposals are considered to have addressed the access issues for site M1F as set out in the SSP, and the access to the highway network is suitable without unacceptable harm to road safety or residential amenity, and is therefore considered to be in accordance with Core Strategy policy CS32. The use of Willow Hall Lane by non-vehicular traffic has been considered and there is no significant detriment to the amenity of users of the Lane. The rural location of the proposed crossing point is such that there is not considered to be any requirement for additional street lighting in the vicinity of the proposed crossing point, which also reduces the visual impact of the proposal.

## j) Cumulative Impact Assessment

The NPPF requires the cumulative effect of multiple impacts from individual sites and / or from a number of sites in a locality to be taken into account. With the proposal site falling within allocation M1F of the SSP, as well as the existing site at Pode Hole, there are recent permissions for quarrying activity to the north and south of the proposal site (at Pasture House Farm to the north and Willow Hall Farm to the south). The proposals have been assessed for their cumulative impact, and additional details have been provided in respect of the neighbouring quarries to the north and south. Consideration has been given, in particular, to impacts on the Scheduled Monument and neighbour amenity as outlined in the previous sections, with appropriate mitigation measures included which can be controlled by condition.

## 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 application has been considered in light of the Cambridgeshire and Peterborough Minerals and Waste Development Plan, the NPPF and accompanying Planning Practice Guidance.

The principle of development is in accordance with policy SSP M2 of the SSP which allocates the site for sand and gravel extraction. The proposal also includes the restoration of the site through the importation of inert waste. The site is not allocated for inert fill but the proposal complies with policies CS18 and CS25 of the Core Strategy with regards to managing waste outside allocated areas due to the requirements to restore high grade agricultural land, and, as the applicant has also highlighted the limited availability of inert fill capacity coming forward at the strategic Block Fen / Langwood Fen allocated site (policy CS20), it is accepted that there may be a requirement to divert inert fill in the plan area to other available sites. The retention of the stocking and processing area, and the concrete batching plant represent a sustainable method of maximising the use of the existing site and the facilities are considered to be co-located complimentary to the quarrying and landfill activities and accord with policies CS18 and CS41 of the Core Strategy.

An Environmental Statement, including the additional information requested and provided, accompanies the application which is considered comprehensive and meets the requirements set out in the Town and Country Planning Environmental Impact Assessment Regulations 2017.

Detailed topic areas have been assessed and considered;- With regard to landscape and visual impact, the proposal is in compliance with policies CS24, CS33 and CS34. Nature conservation, ecology, geodiversity, including the impacts on protected species and habitats, have been carefully considered and are in accordance with policies CS25, CS34 and CS35. Issues of noise and dust have been considered and are in accordance with policy CS34. Soils and agriculture, including the retention and re-use of high grade agricultural soils, and the balance of the proposed restoration between agricultural and ecological aims, have been carefully considered and are in compliance with policies CS25 and CS38. Cultural heritage, including archaeology, the historic environment and notably the adjacent Bar Pasture Scheduled Monument, have been assessed and are in accordance with policy CS36. The impact on water resources and the water environment have been assessed and the proposal is in compliance with policy CS39. Transport, including the proposed Willow Hall Lane crossing point, has been carefully considered and is in compliance with policy CS32.

Cumulative impacts with the neighbouring quarries at Pasture House Farm, Willow Hall Farm and Podge Hole have also been taken into account.

Comments of consultees have been taken into account and suitable conditions attached to address any issues raised. The comments of the neighbours and other respondents, both for and against the proposals, have also been taken into account, and the positive and negative aspects of the proposal weighed in the balance. Further, given that the majority of the site is allocated for sand and gravel extraction 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 Compulsory Purchase Act.

Consideration has been given to the interaction of the proposals with those set out in application 17/01707/WCMM for amendments to the sequence of phasing and restoration of the existing site, and it is considered that appropriate control can be exercised over both applications for them to be considered for approval.



## 7 Recommendation

The Director of Growth and Regeneration recommends that Amendment to an existing Planning Permission is **GRANTED** subject to the following conditions and entering into a legal agreement (S106):

If the required Section 106 legal agreement is not completed within a reasonable period, then the Committee delegates the issuing of a notice of refusal to the Director of Growth and Regeneration on the grounds that the development has failed to adequately mitigate its impacts.

- 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 shall be carried out in complete accordance with the following documents and plans, except as may be required elsewhere in this scheme of conditions;

Planning and Environmental Statement, dated December 2016  
Plant Site Layout, ref. M15.137(a).D.019 dated January 2017  
Block Phasing (Northerly Extraction), ref. M15.137(a).D.003 Rev B dated Dec 2017  
Phase 1, ref. M15.137(a).D.005 Rev C dated Dec 2017  
Phase 2, ref. M15.137(a).D.006 Rev C dated Dec 2017  
Phase 3, ref. M15.137(a).D.007 Rev C dated Dec 2017  
Phase 4, ref. M15.137(a).D.008 Rev B dated Dec 2017  
Overall Restoration Plan, ref. 1660 – 135 dated Feb 2017  
Specification for Archaeological Works dated 20 January 2017  
Ready Mixed Concrete Plant Site Layout, ref 1660/36B dated 02/05/03  
Proposed Ready Mixed Concrete Plant Elevations, ref. 1660/37A dated 09/04/03  
Lighting Plan (concrete plant), ref. 1660/57 06/01/03  
Colour range chart; Colour Coat HP200 (Albatross Grey)

as amended by;

Letter from Kirsten Hannaford-Hill dated 21/07/2017  
Pode Hole – Restoration via importation of material (method statement), dated 2017  
Letter from Kirsten Hannaford-Hill dated 25/01/2018  
Letter from Kirsten Hannaford-Hill dated 05/02/2018

Reason: To clarify what is hereby approved.

- C 3 The site shall be restored on a phased basis in accordance with the numerical phasing as depicted on the 'Block Phasing (Northerly Extraction)' plan ref. M15.137(a).D.003 Rev B dated Dec 2017. Notwithstanding any additional landscaping, biodiversity enhancement or aftercare works, the restoration of the site shall be complete no later than 8 years after the development is commenced, or within 4 years of extraction being completed, whichever is the sooner.

Reason: To ensure that the site is restored in a timely manner in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS25.

- C 4 Prior to the commencement of development, excluding initial soil stripping and archaeological works, a detailed landscaping and aftercare scheme, including provision for the removal of site infrastructure, the timing of planting, species numbers, size, spacing and density, seedmix, and aftercare management, including management responsibilities and schedules, for a period not less than 10 years, based on the Overall Restoration Plan, ref. 1660 – 135 dated Feb 2017, shall be submitted to and approved in writing by the local planning authority.

Should any trees, shrubs or other planting die, become diseased or be removed within 5 years from its planting, they shall be replaced in the first available planting season with a plant / plants of a similar size and species to that removed.

The development shall not take place except in complete accordance with the approved scheme.

Reason: To secure appropriate mitigation for the unavoidable short term visual impact and provide long term enhancement in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS25, CS33 and CS34.

- C 5 Prior to the removal of suitable habitat for reptiles, the mitigation measures included in the Ecological Impact Assessment, dated December 2016 (Environmental Statement Technical Appendix B) shall be carried out in full under the supervision of a suitably experienced and qualified ecologist.

Reason: To protect species of nature conservation importance, in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS35.

- C 6 No removal of hedgerows or soil stripping shall be carried out between the 1 March and 31 August inclusive in any year, unless it is demonstrated that nesting birds are not present, or that the works will not disturb nesting birds.

Reason: To protect features of nature conservation importance, in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS35.

- C7 No development shall take place within the 20m buffer adjacent to the Cat's Water Drain running to the west of the site, or within 30m any badger sett.

Reason: To protect features of nature conservation importance, in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

- C8 The operations hereby authorised, required or associated with the development hereby permitted shall only be carried out between the following times;

0630 – 1900 Mondays to Fridays within the stocking and processing area, including the concrete batching plant (i.e. all parts of the site to the north and east of Willow Hall Lane)

0700 – 1900 Mondays to Fridays within the Bar Pastures southern extension (i.e. all parts of the site to the west of Willow Hall Lane).

0700 – 1300 Saturdays at any part of the site

and at no other times including Sundays and Bank Holidays.

No vehicles shall be permitted to use the Willow Hall Lane haul road crossing point at any time other than between;

0700 – 1900 Mondays to Fridays within the Bar Pastures southern extension (i.e. all parts of the site to the west of Willow Hall Lane)  
0700 – 1300 Saturdays at any part of the site

and at no other times including Sundays and Bank Holidays.

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

- C9 Prior to the commencement of development, but not including soil stripping or archaeological investigation, a scheme for the monitoring of noise from the development should be submitted to, and approved in writing by, the Mineral Planning Authority. The scheme should include, but is not limited to, the relevant aspects of the 'Environmental Scheme' dated 05 April 2003 in relation to the concrete batching plant.

The approved noise monitoring scheme should be implemented throughout the period of development.

Reason: To secure an appropriate noise monitoring scheme in the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C10 Except for temporary operations, the level of noise emitted from the site when measured (as dBLAeq 1 hour (free field)) at the noise sensitive properties listed, shall not exceed the permitted daytime working hours as set out in Table 1 below;

Table 1

Location	Level of noise
Pode Hole Farm	55
Bar Pasture Farm	48
38, 39 Willow Hall Cottages	48
Willow Hall Farm	55

At the locations listed above the noise emitted from the site shall not exceed 30dB LAeq 15 minutes at any other time.

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

- C11 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 Mineral Planning Authority within 5 days of being so requested.

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

- C12 Reversing alarms to be fitted to all mobile plant shall only be of the 'white sound' variety in accordance with those identified in 'Brigade Vehicle Safety Solutions'. The approved reversing alarms shall be utilised on all mobile plant throughout the period of development.

Reason: To secure appropriate reversing alarms in the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

- C13 For temporary operations essential for site preparation work and restoration such as soil stripping and replacement, bund formation and removal, the free field noise level due to operations at the nearest point to the locations identified in Table 1, condition 12, shall not exceed 70 dB LAeq, 1 hour (free field). The Mineral Planning Authority shall be notified between 7 and 21 days in advance of essential temporary operations. Temporary operations shall not take place for more than eight weeks in any calendar year.

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

- C14 The development shall be carried out in accordance with the mitigation measures outlined in the 'Report on the Potential Dust and Air Quality Impact' dated 15 December 2016 (Environmental Statement Technical Appendix D).

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

- C15 Prior to the commencement of development a scheme for the monitoring and reporting of dust emission to enable an effective response to complaints shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme should have regard to the 'Environmental Scheme' dated 05 April 2003 in relation to the concrete batching plant. The development thereafter shall only be carried out in accordance with the approved scheme.

Reason: To secure an appropriate dust monitoring scheme in the interests of the amenity of the nearest residential occupiers in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34. This is a pre-commencement condition because appropriate control needs to be exercised on the initial activities which may give rise to dust nuisance.

- C16 No operational development may take place within 20m of Bar Pasture Scheduled Monument.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment, in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD and the National Planning Policy Framework, particularly paragraph 126.

- C17 Prior to the commencement of development a detailed scheme, including cross sections, for the underground clay seal bund adjacent to Bar Pasture scheduled Monument shall be submitted to and approved in writing by the Minerals Planning Authority. The development shall thereafter be carried out in complete accordance with the approved scheme and the bund retained thereafter.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment, in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD and the National Planning Policy Framework, particularly paragraph 126. This is a pre-commencement condition because the entire scheme is dependent on appropriate protection being afforded to the Scheduled Monument.

C18 Prior to the commencement of development, excluding the initial stripping of top soils and archaeological works, a water monitoring strategy for the protection of the Bar Pastures Scheduled Monument shall be submitted to and approved in writing by the Mineral Planning Authority. The Strategy shall include, but is not necessarily limited to; a groundwater monitoring and evaluation programme, and provision for any requisite remedial works. The development shall thereafter be carried out in complete accordance with the approved ground water monitoring strategy.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment, in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD and the National Planning Policy Framework, particularly paragraph 126.

C19 The development shall be carried out in complete accordance with the 'Specification for Archaeological Works' dated 20 January 2017. The approved 'Specification' shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the applicant or developer to mitigate the impact of the scheme on the historic environment when preservation in situ is not possible, in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS36.

C20 The developer shall make allowance for Temporary Section Recording of the sand and gravel sequences on an annual basis and / or at the request of the Minerals Planning Authority.

Reason: To secure the benefits of exposing the geological interest within a RIGS in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS35.

C21 Any fuel, oil or 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 Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS39.

C22 Prior to the installation and use of any additional permanent lighting, a scheme of lighting shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include details of the types of lights, mountings and positions, lux values and measures to prevent light spillage occurring outside the site. No lighting shall be erected except in accordance with approved scheme.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

C23 Wheel cleaning facilities shall be provided on site and retained in a location adjacent to the hard surfaced access to the site, and used as necessary to prevent detritus being tracked onto the public highway. In the event of breakdown, temporary wheel cleaning measures should be deployed until the permanent wheel cleaning facility is operable. The wheel cleaning facility shall remain in use on site until the final works of restoration have been completed.

Reason: In the interests of the amenity of neighbouring uses and highway safety in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS32 and CS34.

C24 No waste shall be received at the site until a bunded facility, for the receipt of waste found to be unacceptable after delivery, has been provided within the stockyard area, in accordance with details which shall be submitted to and approved in writing by the Mineral Planning Authority. The approved facility shall be retained until the last waste delivery has been received, at which point the bunded facility shall be removed and the area restored in accordance with the approved plans.

Reason: In the interests of water pollution prevention in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS39.

C25 The operator shall give the Mineral Planning Authority between 7 and 21 days written notice prior to the commencement of top or sub soil stripping, or replacement, from any part of the site. Prior to soil stripping any standing crop or vegetation shall be removed.

Reason: In the interests of the amenity of surrounding uses and to ensure the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS34 and CS38.

C26 Plant and vehicle movements shall be restricted to clearly defined haul routes or to the overburden surface and shall not cross areas of topsoil or subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To minimise dust and to ensure the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policies CS34 and CS38.

C27 Prior to the commencement of any top or sub soil stripping in each phase (or part phase) a scheme of soil handling and movement shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include, but is not limited to;

- i) soil handling techniques (e.g. Defra's Good Practice guide for Handling Soil, moving soils when in a dry and friable condition, avoiding soil handling during and shortly after significant rainfall, not handling and moving soils between November and March);
- ii) identifying the origin, intermediate and final locations of all soils (top and sub) for use in agricultural restoration, as defined by soil units, together with details balancing the quantities, depths and areas involved;
- iii) bund formation and management

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

Reason: In the interest of securing the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS38.

C28 Prior to the final placement of soils a scheme of soil placement and agricultural aftercare shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include, but is not limited to;

- i) measures for soil replacement, stone removal and under-drainage
- ii) the depth of sub and top soils to be placed
- iii) remediation measures for any areas of differential settlement
- iv) provision for a minimum of 5 years agricultural aftercare with an outline aftercare strategy

Soil replacement and agricultural aftercare shall thereafter be carried out in complete accordance with the approved scheme other than such minor variations as may be required in the annual detailed programmes for the forthcoming year which have been approved by the Mineral Planning Authority.

Reason: In the interest of securing the sustainable use of soils in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS38.

C29 Only inert material to which the developer has fulfilled their duty to apply the waste hierarchy shall be used for the restoration of the site.

Reason: For the avoidance of doubt of the extent of the proposed development and operations hereby permitted, and to ensure that the principles of the waste hierarchy have been applied in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS2

C30 No topsoil or basal clay shall be removed from the site.

Reason: For the avoidance of doubt of the extent of the proposed development and operations hereby permitted in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34 and 39.

C31 No stockpile of processed, unprocessed or mineral material shall exceed a height at any point of 5 metres above the ground at the time of working.

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

C32 Notwithstanding the provisions of the Town and Country Planning (General permitted Development) Order 1995 (or any other statutory instrument revoking and re-enacting that order) no fixed or mobile plant, machinery or buildings connected with the development shall be erected or placed on site without the express permission of the Mineral Planning Authority.

Reason: For the avoidance of doubt of the extent of the development and operations hereby permitted, and to 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.

C33 In the event of cessation of operations prior to the completion of development hereby permitted, which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of the restoration, landscaping and aftercare, shall be submitted within 12 months of the cessation to the Minerals Planning Authority for approval. The approved scheme shall be implemented in full within 12 months of the written approval.

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

C34 The area of the concrete batching plant site as depicted on the 'Ready Mixed Concrete Plant Site Layout', drawing ref. 1660/36B dated 02/05/03, to be used for materials storage and handling shall be hard surfaced throughout the period of this development. All surface water shall be directed so as to pass through the water recycling unit, as shown on drawing ref. 1660/36B, prior to being discharged to any watercourse.

Reason: In order to protect the water environment in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS39.

C35 All building and structures as depicted on the 'Ready Mixed Concrete Plant Site Layout', drawing ref. 1660/36B dated 02/05/03, shall be painted and maintained 'Albatross Grey' as depicted on the 'Colour range chart; Colour Coat HP200'.

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

C36 All vehicles entering and leaving the site shall use the existing access to the A47 as shown on the 'Current Situation' drawing number M15.137(a).D.002 dated April 2016.

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

C37 Prior to the construction of the Willow Hall Lane crossing point, a Construction Management Plan, including, but not necessarily limited to, details of a suitable wheel and chassis cleansing system that shall be used during the construction phase, shall be submitted to, and approved in writing by the Mineral Planning Authority. The development shall thereafter be carried out in accordance with the approved plan.

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

C38 Prior to the commencement of development, excluding the initial stripping of top soils and archaeological works, the Willow Hall Lane crossing point shall be implemented in accordance with the 'Proposed Willow Hall Crossing General Arrangement' drawing number PODE-ACM-XX-XX-DR-CE-02001, rev P2 dated 20/02/18.

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



C39 Prior to the commencement of development, excluding the initial stripping of top soils and archaeological works, details of the wheel cleansing equipment required on either side of Willow Hall Lane which shall clean the wheels of vehicles using the crossing point prior to mounting the tarmac approaches to the highway shall be submitted to and approved in writing by the Mineral Planning Authority. Such equipment shall thereafter be retained and maintained in good working order for the duration of the development.

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

C40 The visibility splays on either side of the Willow Hall Lane crossing point within the public highway shall be provided in accordance with drawing no. PODE.ACM.XX-XX-DR-CE-02001, rev P2 dated 20/02/18, prior to any winning and working of minerals. For the avoidance of doubt these splay lines shall measure 4.5m along the centre line of each access from its junction with the channel line of the public highway and 70m measured along the channel line of the public highway from the centre line of each proposed access road. The visibility splays shall thereafter be retained and kept permanently clear of all obstacles above 600mm in height.

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

Copies to: Cllrs. Steve Allen and Richard Brown

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