

Planning Committee Minutes

Date: Wednesday 25 January 2023

Time: 10:00a.m. – 10.35a.m.

Venue: New Shire Hall, Alconbury Weald

Present: Councillors, Batchelor, Corney, Gardener, Murphy, Kindersley, Rae (Vice-Chair), Sanderson, and Smith

44. Apologies for Absence

Apologies were received from Councillors Bradnam (Councillor Kindersley substituting) and Connor.

45. Declarations of Interest

Councillor Corney declared a non-pecuniary interest relating to minute 47 as he had worked at Saxon Pit, but not for the applicant.

In relation to minute 47, Councillor Gardener informed the Committee that he was a former employee of London Brick but was not involved with the applicant.

46. Minutes – 16 November 2022

It was resolved to approve the minutes of the meeting held on 16 November 2022 as a correct record.

47. Section 73A planning application to continue the importation of controlled inert wastes for the buttressing, stabilisation and restoration of a former mineral excavation face together with an associated waste reception area.

At: Land at Saxon Pit, Peterborough Road Whittlesey, Cambs PE7 1PD

Applicant: East Midlands Waste Group Limited

Application Number: CCC/22/092/VAR

Members received a Section 73A planning application to continue the importation of controlled inert wastes for the buttressing, stabilisation and restoration of a former mineral excavation face together with an associated waste reception area.

The presenting officer informed the Committee of the site's location to the west of Whittlesey. The Committee noted that it was an existing site and the boundary had not changed since the original permission. The site boundary was highlighted on a map of the area together with a plan of the site in relation to the A605 and nearby dwellings

The purpose of the application was to extend the period of time allowed for the importation of inert waste and restoration. Members were informed that imported waste was brought onto the site and into the screening area. The suitable material was then used to buttress and support the pit wall. The importation and use of the material would facilitate the restoration of the site. Members noted that the conditioned limit on the number of daily HGV movements (50) would remain unchanged together with the existing operating hours. The residential buffer zone was highlighted that further restricted operating hours within its boundary.

The presenting officer drew attention to the planning application history at the site and was optimistic that the application would be the final extension of time that would be required. It was noted that none of the statutory consultees had raised an objection to the application. Of the consultees, only Whittlesey Town Council had raised an objection relating to the pumping of water into Kings' Dyke and noise and dust emissions. The Committee noted that planning conditions restricted the pumping of water from the site without the permission of the Council. A summary of representations received was provided, these included concerns relating to noise pollution, the pumping of water into Kings' Dyke, non-compliance with planning conditions and previous breaches of planning conditions at the site.

The presenting officer drew attention to the relevant planning policies cited within the report. There was a demonstrable need for the completion of the work and although it was inevitable that there would be certain impacts on amenity, the imposition of conditions would mitigate these significantly. In conclusion, the proposal accorded with the Development Plan and therefore it was recommended that planning permission be granted subject to the conditions set out in the report.

The Chair informed the Committee of officers from Fenland District Council, Environmental Health team and the Environment Agency that were able to answer questions of a technical nature.

In response to a member question, It was confirmed that 1 cubic metre of material roughly translated to 1.5 – 2 tonnes of waste material. The average HGV would on average be able to transport between 16 – 20 tonnes per load (depending on the material). It was established that limited to 50 HGV movements per day it would take approximately 50 days to transport sufficient material to the site.

Speaking in support of the application Mr Stephen Rice agent for the applicant addressed the Committee. Mr Rice began by informing Members of the site history and cited the previous extension granted in 2020. Unfortunately, it had not been possible to source enough material to complete the works due to the COVID-19 pandemic that severely impacted supply and operations. Since 2021 the applicant had made significant progress and was confident that the works would be completed within the time frame. Mr Rice sought to reassure the Committee and the public that matters relating to do with enforcement were taken very seriously and the applicant would

continue to work with the Environment Agency and Fenland District Council in that regard. Additional noise monitoring had been undertaken and the results submitted to both the Environment Agency and Fenland District Council. The applicant was confident that the buttressing works were not the cause of air quality issues. However, to provide assurance, air monitoring equipment had been installed. The results of which would be submitted to the Environment Agency, Fenland District Council and Cambridgeshire County Council. Members noted the work of the liaison group at the site. Mr Rice concluded by drawing attention to the agreed restoration scheme and to do so, it was essential that the buttressing work was completed.

Speaking against the application, Mr Alan Bessant, speaking on behalf of Saxongate Residents' Association was invited by the Chair to address the Committee. Mr Bessant began by drawing the attention of the Committee to residents' concerns relating to noise, dust and odour emitting from the site. The restoration works at Saxon Pit should have been completed in 2 – 3 years, 20 years ago and there was still ongoing work. Due to the non-conforming waste issue, there was now a requirement for ongoing monitoring at the site for methane and water pollution. Several objections had been raised by the Residents' Association and individuals, following which a positive meeting had been held with the applicant at which assurance had been provided around dust suppression, monitoring, wheel washing and a new weather station. The group requested the suspension or moving works if conditions on site were likely to cause excessive dust and impact on nearby houses. The agent had also confirmed to the group the wish for the restored land become an area for public access. This had reduced concerns of the Residents' Association, however, Mr Bessant expressed concern and disappointment that the promises had not been made enforceable. The restoration of the site was designed to seal the site, however, water was being pumped into Kings' Dyke on occasion which was a matter for concern, before the completion of the restoration which would provide natural filtration it was requested that temporary filtration be installed. Although the applicant was open to the suggestion, it would require Anglian Water to be part of any solution.

The Chair invited Mr Stephen Hodson to address the Committee, in objection to the application. Mr Hodson speaking on behalf of Saxongate Residents' group, introduced himself and his background. Mr Hodson thanked the agent to the applicant for the work undertaken to address the concerns of residents. Mr Hodson cited various documents he had provided to the Committee. Mr Hodson also highlighted the Minerals and Waste Local Plan, policy 18, amenity consideration that required proposals should ensure the developments integrate effectively. There had been several issues with Saxon Pit over the course of the site's history and Mr Hodson requested that vehicles enter the site from the west and not through the town of Whittlesey.

During debate of the application, individual Members:

- Confirmed that the operators at Saxon pit met regularly with the Saxongate group. Although having one number for residents to contact regarding any issues would be beneficial, it was impractical as there were several different regulatory regimes in force. A no-right-turn condition had been applied to a different planning application

submitted by a different operator at the site. The Highway Authority had advised that such a condition was unnecessary.

- Commented that the application was relatively straight-forward. There had been an economic crash and the COVID-19 pandemic that had severely hampered operations at the site. The highway issue had also been fully addressed within the officer's report.

It was proposed by Councillor Kindersley and seconded by Councillor Gardener that the recommendation be put to the vote.

On being put to the vote it was resolved unanimously that planning permission be granted subject to the conditions set out at Appendix A to these minutes

48. Summary of Decisions Taken Under Delegated Powers

It was resolved to note the report.

Chair

Appendix A

Implementation

1. This permission comes into effect on the date of this consent and only relates to the importation of inert waste to construct a buttress to stabilise and restore the former eastern quarry face together with a waste material reception area.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to set out the implementation of the consent in a given timescale taking account of the retrospective element approved.

General

2. The development hereby permitted shall not be carried out other than in accordance with the details submitted by way of the application and supporting documents, dated 3 November 2022, unless otherwise stated, and the following approved documents, as amended by information approved in accordance with the following conditions:
 - SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006;
 - Hanson Traffic Management Plan ref A3-Sax100 dated Jun 2006;
 - Location Plan ref EMWM 1-5-001, undated;
 - SLR Construction Specification ref: 4D-027-044 dated March 2002;
 - SLR Flood Risk Assessment ref: 405-03708-00004 dated May 2012;
 - SLR Flood Risk Assessment Update dated Sep 2017 – Appendix B;
 - SLR Flood Risk Assessment ref: 403-07764-00001 version 3 dated Dec 2018;
 - SLR Noise Monitoring Locations Plan ref: SP 7/1 4D/017/024, undated;
 - SLR Concept Restoration Plan SP 4/1 4D/017/024, undated;
 - CCC1 Amenity Buffer Zones, undated;
 - Planning Statement by SBRice dated Nov 2018;
 - Planning Statement by SBRice, dated July 2022, Vr2 – September 2022
 - Stabilisation Site Plan ref: EMWM.SP-1-1-001 dated Sep 2017;
 - Stabilisation Site Plan-Screening ref:EMWM.SP-1-1-002 dated Sep 2017;
 - Natural Gas Connection Arrangement Plan ref: PREM343-GEN-2011-0001D dated Jun 2018;
 - Applied Ecology Report ref: 1681 dated Aug 2019;
 - SLR Stability Risk Assessment ref: 403.07764.00001 dated Dec 2019;
 - SLR Stability Risk Assessment ref:403.07764.00001 fig 1 Appendix 1 dated Apr 2019;
 - Proposed Drainage Scheme ref: EMWM.SP-1-1-006 dated Dec 2019;
 - Proposed Restoration Scheme Following Completion of Infilling and Stabilisation Revision 2 June 2021;
 - Saxon Pit Restoration Plan Appendix A;

- Saxon Pit Restoration Plan 5040171/HW/PL/003 Appendix B A607 Alignment dated Dec 2015;
- Saxon Pit Restoration Plan Appendix C;
- Saxon Pit-1-1-008 Stockpile Plan Appendix D;
- Saxon Pit-1-1007B Restoration Plan Appendix E;
- Saxon Pit-1-4-002B Proposed East Bank Profile Appendix F;
- Saxon Pit Restoration Plan EM4 Appendix G;
- Saxon Pit Restoration Plan EM8 Appendix H;
- EA Approved Methodology for Capping and Restoration Layers Appendix J shown in Schedule 2 ref: EMW/SP/H/5616/01 dated June 2021: and
- Approved 5 Year Ecological Management Plan Appendix K by Applied Ecology Ltdv2.0 dated 5 March 2021.

Reason: For the avoidance of doubt and to maintain planning control over the development whilst protecting the character and amenity of the locality in accordance with Policies 1, 18, 19 and 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

3. This permission only relates to land edged red as shown on the submitted Location Plan ref. EMWM-1-5-001.

Reason: To define the Site and terms within this planning permission

4. [Date of commencement condition complied with and no longer needed].

Temporary Duration of Permission

5. The importation and deposit of waste fill material shall cease by a date no later than 2 years and 2 months from the date of this consent.

Reason: To secure the completion and progressive restoration of the Site within the approved timescale in the interests of amenity and character of the locality in accordance with Policies 18 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

6. By no later than 2 years and 6 months from the date of this consent all site preparation, buttressing, stabilisation and restoration works shall cease and the land shall be restored in accordance with the approved ecologically based restoration scheme and all ancillary equipment and structures removed from the restored land.

Reason: To secure the completion and progressive restoration of the Site within the approved timescale in the interests of amenity and character of the locality in accordance with Policy 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Vehicle Movement and Access

7. The temporary alternative parking area for these properties (nos. 193, 195, 197, 199, 201 and 203 on the A605 Peterborough Road) within the site at the rear of the properties as set out on the SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006 shall be provided for the duration of the consent. The development shall not proceed except in accordance with the details specified by the above approved scheme.

Reason: In the interests of highway safety and to minimise any disturbance caused to residents living near to the entrance to the brickworks in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

8. No more than 50 vehicles importing waste inert fill material in relation to the development hereby permitted shall enter the Saxon Pit Brickworks site on any one day. The daily number of such vehicles arriving at the site shall be recorded and such a record shall be provided in writing to the Waste Planning Authority within 7 days of a written request for that information.

Reason: To limit the daily volumes of net additional traffic in the interests of the amenity of residents on and near the approaches to the site, particularly those living near to the entrance to the brickworks in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

9. No more than 100,000 cubic metres of inert waste fill material shall be imported to the Site per annum. The total quantity of imported inert waste arriving at the site over the past 12 months shall be provided in writing to the Waste Planning Authority within 14 days of a written request for that information.

Reason: To limit the daily volumes of net additional traffic in the interests of the amenity of residents on and near the approaches to the site, particularly those living near to the entrance to the brickworks in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

10. Vehicular access to the site shall only be gained from the existing Saxon Pit brickworks access/egress point to the A605 Peterborough Road.

Reason: In the interests of local amenity and to maintain highway safety in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

11. The development hereby permitted shall be undertaken in accordance with scheme SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July

2006 in detailing the type and specification of a vehicle wheel cleaning facility. The approved facility shall be installed at the egress to the Site prior to the importation of any inert waste fill materials. Internal traffic arrangements shall ensure that all waste vehicles leaving the site shall pass through the facility which shall be maintained in an operational condition at all times. The metalled surface of the access road within the site leading up to its junction with the A605 shall be kept clean by regular mechanical sweeping. The development shall subsequently be carried out in accordance with the approved details.

Reason: In the interests of amenity and highway safety in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

12. Plant or vehicle movements associated with the delivery of inert waste materials shall be confined to the approved haul route in accordance with Drawing ref. Hanson Traffic Management Plan A3-Sax 100 dated 7 June 2006.

Reason: To protect any soil resources on the site and to protect existing habitats that are to be preserved in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

13. Hours of Operation: Amenity Buffer Zone (ABZ) and Elsewhere
The development hereby permitted including site preparation, buttressing, stabilisation and restoration works shall not proceed at the Site within the amenity buffer zone highlighted in stipple on the attached drawing CCC1 except between the following hours:

08.00 to 17.00 Mondays to Fridays

The development hereby permitted shall not proceed within the identified amenity buffer zone at any time at Weekends and Bank Holidays.

Reason: To minimise the impact of operations which are being undertaken closest to residential properties in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

14. Except as required for the maintenance of plant and machinery, the development hereby permitted including site preparation, buttressing, stabilisation, the reception of waste and restoration works shall not proceed outside the confines of the identified amenity buffer zone but within the Site except between the following hours:

07.00 to 17.00 Mondays to Fridays

07.00 to 13.00 on Saturdays

The development shall not proceed at any time on Sundays or Bank Holidays

Reason: To protect the amenity of local residents in accordance with Policy 18 Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

15. No vehicles importing inert waste associated with the development hereby permitted shall enter the Saxon Brickworks site except between the following hours:

07.00 to 17.00 Mondays to Fridays

07.00 to 13.00 on Saturdays

The development shall not proceed at any time on Sundays or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy 18 Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

Controlled Inert Waste for Fill

16. The development hereby permitted shall only be undertaken in accordance with the revised Section 3 (received by the Waste Planning Authority on 05 September 2006) SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. The approved scheme shall be implemented to ensure that the development does not proceed except using the controlled inert materials specified by the approved scheme.

Reason: In the interests of local amenity, protection of the groundwater environment and to ensure that the site is restored to a beneficial afteruse in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

Ecology

17. The development hereby permitted shall only be carried out in accordance with the approved scheme prepared by Phil Parker dated February 2004. The development shall not proceed unless the approved protection measures are in place and thereafter maintained in accordance with the approved scheme.

Reason: In the interests of local amenity, and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021); Policies LP16 and LP19 of the Fenland Local Plan 2014; and the aims and objectives of the Cambridgeshire Biodiversity Action Plan.

18. [Duplicated the wording of Condition 17 exactly and is therefore not required].

Noise

19. The level of noise emitted from the Site shall not exceed 55db Laeq. 1h free field as measured at :

- Location 1 – adjacent No 99 Priors Road
- Location 2 – adjacent No 63 Priors Road

As shown on submitted drawing number SP7/1, between the hours of 07.00 to 17.00 Mondays to Fridays and 07.00 to 13.00 on Saturdays. All measurements and assessments shall be made in accordance with the approved scheme submitted document SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

20. Temporary operations shall only be undertaken in accordance with approved scheme submitted document SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. Temporary operations, as defined in the approved scheme, shall not exceed a total of eight weeks in any continuous 12 month period for work. 5 working days written notice shall be given to the Waste Planning Authority in advance of the commencement of any temporary operation.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

21. Noise levels shall be monitored by the operating company in accordance with the approved scheme entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. Monitoring survey results shall be kept by the operating company during the lifetime of the permitted operations and a written monitoring report shall be supplied to the Waste Planning Authority within 10 working days of receipt of written request.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

22. No reversing bleeper shall be fitted to any mobile plant or vehicles importing waste associated with the development hereby permitted except in accordance with the document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

23. All plant and machinery shall be maintained and silenced at all times to meet the manufacturer's noise rating level.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Dust

24. The development hereby permitted shall be undertaken in accordance with the document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. The approved scheme shall be implemented prior to the importation of inert waste fill material and maintained thereafter to ensure that the development does not proceed except with the approved dust emission mitigation scheme in place.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Lighting

25. No floodlighting shall be installed except in accordance with details that have been submitted to and approved in writing by the Waste 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 adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Operational Controls

26. The development shall not proceed except in accordance with the construction specification set out in Appendix 3.2 of the Supporting Statement submitted by Hanson Brick dated October 2002 prepared by SLR Consulting job no. 4D-027-044 dated March 2002, the prescribed order of phasing of the works and the restoration contours shown on restoration plan no EMWM SP-1-1-007 B (Appendix E).

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

27. The Site shall be restored in accordance with the final contours shown on the approved restoration plan EMWM SP-1-1-007 B (Appendix E) dated, 06.03.2020 received on 02 April 2020. No allowance shall be made for settlement.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents and result in an acceptable landform in accordance with Policies 18 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

28. The monitoring of the geotechnical conditions within the stabilised slope throughout the duration of the approved works shall be in accordance with the approved document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. The approved scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure that the stabilisation works are adequately controlled and monitored during the duration of the works in accordance with Policy 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

29. No pumping apparatus shall be installed except in accordance with details that shall have been submitted to and approved in writing by the Waste 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 adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

30. No discharge of water into any culvert, drain or watercourse is permitted unless otherwise agreed in writing by the Waste Planning Authority in consultation with Network Rail. No surface water flows or run off shall affect railway land unless in accordance with a scheme that has been submitted to and approved in writing by the Waste Planning Authority in consultation with Network Rail.

Reason: To maintain the integrity of the existing surface water regime and prevent flooding of the railway in accordance with Policy 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

31. All plant and machinery associated with the development hereby permitted shall be positioned and used in such a manner to prevent accidental entry onto railway property of such plant, or loads attached thereto, in the event of failure.

Reason: In the interests of the safety of rail traffic in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Waste Materials Reception Area

32. The enabling works, details of the waste materials reception, checking, handling and temporary storage (including mess facilities and mobile plant etc.) shall be undertaken in accordance with document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. Operation of the approved materials reception area shall not proceed except in accordance with the approved scheme.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

33. The approved waste materials reception area referred to in condition 32 shall not be used except for the handling and sorting of inert waste materials required for the purposes of constructing the development hereby approved and consistent with the control measures agreed pursuant to condition 16.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

34. No stockpiles of waste shall be stored outside of the confines of the approved waste materials reception area. No stockpiles of waste materials shall exceed 6 metres in height when measured from the base.

Reason: In the interests of amenity and to preserve existing habitats at the site that are required to be preserved during the duration of the works in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Landscaping and Restoration

35. The site shall be restored in accordance with the written restoration programme and accompanying plans referenced:

- Proposed Restoration Scheme Following Completion of Infilling and Stabilisation Revised 2 June 2021;
- Saxon Pit Restoration Plan Appendix A;
- Saxon Pit Restoration Plan Appendix B;
- Saxon Pit Restoration Plan Appendix C;
- Saxon Pit-1-1-008 Stockpile Plan Appendix D;
- Saxon Pit-1-1007B Restoration Plan Appendix E, dated 06.03.2020;
- Saxon Pit-1-4-002B Proposed East Bank Profile Appendix F;
- Saxon Pit Restoration Plan EM4 Appendix G;

- Saxon Pit Restoration Plan EM8 Appendix H;
- EA Approved Methodology for Capping and Restoration Layers Appendix J shown in Schedule 2 ref: EMW/SP/H/5616/01 dated June 2021: and
- Approved 5 Year Ecological Management Plan Appendix K by Applied Ecology Ltd v2.0 dated 5 March 2021.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021), Policies LP16 and LP19 of the Fenland Local Plan 2014 and the aims and objectives of the Cambridgeshire Biodiversity Action plan.

Details of the proposed Restoration and Landscaping Scheme

36. [Details of the proposed restoration and landscaping scheme condition complied with and no longer needed].

37. The applicant shall give at least 7 days and no more than 21 days written notice to the Waste Planning Authority of the commencement of topsoil or subsoil spreading.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 18 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021), Policies LP16 and LP19 of the Fenland Local Plan 2014 and the aims and objectives of the Cambridgeshire Biodiversity Action plan.

38. Any tree or shrub forming part of a planting scheme approved under this permission in connection with this development that dies, is damaged, diseased or removed within the period of the operations or within five years after completion of the operations shall be replaced during the next planting season with a tree or shrub of species and size to be agreed with the Waste Planning Authority.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021), Policies LP16 and LP19 of the Fenland Local Plan 2014 and the aims and objectives of the Cambridgeshire Biodiversity Action plan.

Ecologically Based Management Plan

39. The site shall be restored and subsequently managed only in accordance with the Ecological Management Plan prepared by Applied Ecology Ltd dated March 2021 (Version 2.0) that was approved by the Waste Planning Authority by letter dated 9 June 2021.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policies LP16 and LP19 of the Fenland Local Plan 2014.

Drainage and Pollution Control

40. The development hereby permitted shall be undertaken in accordance with document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006 in respect of the provision and implementation of surface water drainage (with an appropriate outfall to the land drainage system) and measures to address pollution control. The approved scheme shall be implemented fully in accordance with the approved plans.

Reason: To ensure the restoration of the site to a beneficial afteruse in accordance with policies 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

41. Any fuel, oil or chemical storage above ground and refuelling facilities shall be sited on an impermeable base and surrounded and bunded to at least 110% of tank/drum capacity with a sealed drainage sump within the bunded area and no direct discharge to any water course, land or underground strata. All fill, drain and overflow pipes shall be within the bunded area.

Reason: To protect the water environment in accordance with Policy 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Early Cessation of Works

42. Should for any reason the buttressing and stabilisation works hereby approved cease for a period of 6 months, the applicant shall submit an alternative scheme that shall provide for the completion of buttressing, stabilisation and restoration works at the Site. The alternative scheme shall also include a revised ecologically based landscaping plan and a 5 year aftercare/maintenance plan. The alternative approved landscaping scheme shall be completed (including landscaping) within 12 months of the written approval of the Waste Planning Authority. The alternative restoration/landscaping scheme including the 5 year maintenance/aftercare programme shall be completed fully in accordance with the approved details.

Reason: The importation and deposit of inert waste has been permitted in this location for the specific purpose of stabilising, buttressing and restoring an unstable face that lies in close proximity to a large residential estate in accordance with Policies 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014. The condition is necessary to ensure that, once started, the development is completed in an acceptable manner.

Waste Catchment Area

43. Reasonable endeavours shall be exercised to provide that not less than 80% of the waste imported to the site for placement in the stabilisation project arises from sources within a 100 mile radius of the site. Records of the source of waste shall be maintained with summary data to be provided to the Waste Planning Authority within 7 days of any written request. For the purpose of clarity waste being collected from

any waste transfer station within the 100 mile radius shall be regarded as arising from within the catchment area.

Reason: To ensure that the importation of suitable fill is undertaken in a manner compatible and consistent with acknowledging the proximity principle, whilst recognising the importance of the demonstrated need to support and protect the local built environment with a suitable volume of fill secured within an acceptable timescale, in accordance with Policy 1 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021).