

**IMPORTATION OF INERT WASTE TO RESTORE SOUTHERN PART OF QUARRY
AT: KENNETT HALL FARM QUARRY, KENNETT
LPA REF: E/3000/14/CW
FOR: MICK GEORGE LIMITED**

To: **Planning Committee**

Date: **11th December 2014**

From: **Head of Growth & Economy**

Electoral division(s): **Soham & Fordham Villages**

Purpose: **To consider the above planning application**

Recommendation: **That the application be approved subject to conditions and to the extension of the existing Section 106 Agreement to cover the proposed operations in respect of lorry routeing and aftercare of the restored breckland habitat.**

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1. INTRODUCTION

- 1.1 The area between Kennett and the B1085 has been subject to a series of mineral and waste permissions over more than 60 years. Earlier mineral permissions were consolidated by an updated consent (ref. E/0610/97) issued in 1997, pursuant to Schedule 13 of the Environment Act 1995.
- 1.2 Planning permission E/3011/05/CM, dated 17th September 2007, granted consent for the further excavation of sand and gravel and the reinstatement of the northern part of the quarry by landfilling with inert waste. The southern part of the site, which has not yet been excavated, was to be restored to agriculture at more or less existing ground levels.
- 1.3 The 2007 consent was accompanied by a traffic routing agreement to prohibit HCVs travelling to and from the site passing through Kentford, Kennett, Chippenham and Red Lodge, access being gained from the A14/A11 via a short section of the B1085 leading northwards towards Red Lodge. The agreement also provided for the closure of the former site access on Dane Hill Road leading into Kennet, in favour of a new access taken from the above mentioned section of the B1085.
- 1.4 The current application, submitted in April this year, seeks approval to landfill the southern section of the quarry with inert waste, following the extraction of minerals under the exiting consent. The initial application attracted objections from Kennett Parish Council and a number of local residents. As a result of subsequent negotiations, some significant modifications have been made with a view to making the proposals more acceptable. This approach is consistent with paragraph 186 of the NPPF, which requires Planning Authorities to look for solutions when processing planning applications and to work proactively with applicants.

2. THE SITE

- 2.1 The application covers an area of approximately 9.6ha forming the southern part of the overall minerals and waste site at Kennett Hall Farm. It is bounded to the north and north west by former mineral workings and landfill, and to the east by farmland. Dane Hill Road leading into Kennett lies approximately 70 metres to the south of the application boundary, whilst a small group of residential properties (Dane Hill Cottages) lie a similar distance to the south west. A further group of properties lie to the south of Dane Hill Road, around 200 metres from the application site. A property known as Keepers Cottage lies just over 300m to the east and the edge of Kennet itself is at approximately 400m distance to the south east.
- 2.2 The application site consists of an open, slightly undulating, arable field with planning permission for mineral extraction. Limited views of the site are

available from Dane Hill road through a broken hedgerow that borders the road and from the former site entrance, and particularly from Dane Hill Cottages.

3. THE PROPOSAL

3.1 Kennett Hall Farm Quarry is divided into four areas:

- A central restored landfill.
- A northern active mineral working and inert landfill.
- A western worked area restored to breckland habitat at a lower level.
- A southern area of permitted, but as yet unexcavated, mineral workings.

3.2 This application relates to the southern area, which has conditions requiring it to be restored, post excavation, to agriculture with gently sloping contours at approximately existing ground levels. It proposes no changes to the permitted mineral extraction, which would be to a depth of approximately 3 to 4 metres below existing ground level, but proposes to restore the excavations by landfilling with approximately 152,500m³ of inert waste.

3.3 The application is accompanied by an Environmental Statement.

Proposed Landform

3.4 Current ground levels on site are between 24 and 26 metres AOD, rising to 27/28 metres at the boundary with Dane Hill Road. The application initially proposed creating a domed landform on the site rising to 34 metres AOD but, following negotiation, this has been reduced to 30 metres, making the increase in ground levels a maximum of 6 metres at the highest point, and only 3 metres above existing maximum levels on the site, which are in the south-east corner. The final landform would have side slopes of approximately 1 in 25.

Method of Operation

3.5 As minerals are extracted under the current consent, the site would be progressively backfilled with imported inert waste, working from west to east. Operations would thus start at the closest point to Dane Hill Cottages and work away from them. The current mineral consent includes a proposed soil screening mound to a height of 3 metres in front of the cottages and this would be retained during the filling of the excavations. Soils would also be stored in mounds on the eastern boundary of the site, affording some added protection to Keepers Cottage.

3.6 Following the extraction of gravel, an appropriate geological barrier or membrane will be installed on the base and sides of the excavation, prior to filling with clean inert waste. The raised dome will be progressively capped with overburden, subsoil and topsoil previously stripped from the site. Soils would be managed in accordance with good agricultural practice and any rocks and large stones would be removed from the surface layer. The engineering

and filling of the landfill would be regulated by an environmental permit, issued by the Environment Agency.

Restoration

- 3.7 The southern side of the raised dome would be restored to agricultural use, whilst the northern flank would be restored to breckland habitat, to connect with similarly restored areas on other parts of the quarry. A ditch and hedgerow would be installed between the two areas to prevent any agricultural run-off onto the breckland habitat and to avoid encroachment by farm vehicles. Agricultural restoration would be carried out in accordance with good practice guidance published by MAFF (now part of DEFRA). Conditions would regulate the aftercare of restored areas and habitats to ensure satisfactory establishment.
- 3.8 Restoration would be completed within the currently permitted end date of December 2021.

Vehicle Movements

- 3.9 The application anticipates the importation of 90,000 tonnes of waste per annum, giving rise to a maximum of 33 loads or 66 HCV movements per day. Combined with ongoing sand and gravel extraction there would be a total of up to 43 loads (86 movements) per day passing through the gate. For the purposes of the Transport Assessment a maximum of 65 loads (130 movements) has been assumed. The importation of waste would follow on from current landfill operations and, in practice, there would be no change in daily vehicle movements.
- 3.10 The application initially proposed reopening the former site access onto Dane Hill Road to the south, which resulted in significant local objection. As a result, this specific proposal has been withdrawn from the application and traffic would continue to use the existing access from the B1085 on the western boundary of the site. The existing lorry routeing agreement would be extended to cover vehicles permitted under this application.

Environmental Controls

- 3.11 The currently permitted operations include a 3m-high bund between Dane Hill Cottages and the approved mineral workings, which would be retained for the duration of the filling operations. The edge of the mineral extraction will be approximately 100m from the closest house behind the soil mound. In addition to this the applicants propose that no imported waste will be deposited within 150m of the Cottages.
- 3.12 The application proposes working hours in accordance with the currently permitted operations, i.e. 0700 to 1800 hours Monday to Friday and 0700 to 1300 on Saturdays. However, it has been agreed in addition that no soil stripping/replacement or soil baffle mound construction/removal or the

placement of imported fill will take place within 200 metres of any occupied residential property before 0800 hours. There will be no operations on Sundays and Bank Holidays.

- 3.13 Noise has been assessed in accordance with the latest guidance in the NPPF. The measured existing ambient day-time noise level at Dane Hill Cottages is 57dB(A) $L_{Aeq,1h}$ (=Equivalent Continuous Sound Level). In accordance with guidance, the appropriate maximum noise limit from site operations would be 55dB(A) $L_{Aeq,1h}$, whilst the predicted noise level is 47dB(A) $L_{Aeq,1h}$, which is well within the acceptable limit. Final restoration, including removal of the screen bund is calculated to generate 65dB(A) $L_{Aeq,1h}$, which is well within the maximum limit of 70dB(A) $L_{Aeq,1h}$ recommended for short term operations of not more than 8 weeks per year.
- 3.14 The assessment of noise for properties further away from the site shows a similarly acceptable situation.
- 3.15 Dust from site operations will be controlled in accordance with the previously approved dust management plan for the site.

4. CONSULTATIONS

- 4.1 **East Cambridgeshire District Council (Planning):** No comments to make.
- 4.2 **Environmental Health Officer (E Cambs):** No significant adverse comments, subject to the imposition of appropriate conditions to control noise and dust. It was noted that reopening the old access could result in additional traffic nuisance to properties on Dane Hill Road, but this has now been removed from the application. No objections in terms of air quality or land contamination.
- 4.3 **Suffolk County Council:** Has no objection to the application given that the proposal to reopen the southern access has been dropped.
- 4.3 **Forest Heath District Council:** No comments.
- 4.4 **Kennett Parish Council:** Raised strong objections to the original application in terms of traffic nuisance resulting from the reopening of the old access on Dane Hill Road. The removal of this from the application overcomes the objection. The Parish Council has been re-consulted on the amended application, but no further observations have been received
- 4.5 **Red Lodge Parish Council:** Have no objection subject to existing lorry routeing measures remaining in force.
- 4.6 **Chippenham and Kentford Parish Councils:** No response.
- 4.7 **Highways Agency:** No objection.

- 4.8 **CCC Highways Department:** Originally expressed some reservations about the reopening of the southern access but, now that this has been withdrawn, raise no objections.
- 4.9 **Environment Agency:** No objection to the development subject to conditions. The EA would require a review of the proposals in detail as part of the permit process.
- 4.9 **County Ecologist:** No objection subject to the imposition of the proposed restoration and aftercare conditions.
- 4.10 **Wildlife Trust:** Response provided through County Ecologist.

5. REPRESENTATIONS

- 5.1 Four letters of objection were received in response to publicity.
- 5.2 A representation on behalf of numbers 1, 3, 5, 7 and 9 Dane Hill Road raised strong objection to the reopening of the southern access and the associated traffic nuisance that this would cause to residents in these properties.
- 5.3 Representations were received from two of the properties to the south of Dane Hill Road, both objecting to the reopening of the southern access and one additionally raising concern about the negative landscape impact of raising the land and also noise and pollution impacts during the period of operations.
- 5.4 The occupant of Keepers Cottage has expressed concerns about the validity of the noise assessment. He also referred to incidents of 'unauthorised access' to the site via the track and footpath leading to his property. The latter point has not been verified, but he has been asked to report any future occurrences, providing details of time and vehicle registrations so that this can be followed up. This matter is not relevant to the current application.
- 5.5 Objectors have been re-consulted on the amended application, but none of the objections have been withdrawn. It will be noted, however, that the substantive objection in relation to the reopening of the southern access has now been removed. There remains an objection on the grounds of landscape and environmental impacts from the occupant of one of the properties to the south of Dane Hill Road, albeit that Dane Hill Cottages are closer to the application site as is recognised in the consideration of environmental impacts below.

6. PLANNING POLICY

National Policy and Guidance

- 6.1 Government planning policy is set out in the National Planning Policy Framework (NPPF). Paragraph 11 requires that applications for planning

permission must be determined in accordance with the development plan unless material considerations indicate otherwise, whilst paragraph 14 sets out a presumption in favour of sustainable development.

6.2 Specific Planning Policy for Waste was issued in October 2014 and provides guidance (sections 7 and 8) on the determination of waste development applications. Of particular relevance to this application, the guidance advises that, when determining waste applications, Local Authorities should:

- only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need;
- consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B of the document and the locational implications of any advice on health from the relevant health bodies.
- ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located;
- concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced;
- ensure that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.

The Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011

6.3 The following policies are of particular relevance to this application:

CS2/3: Strategic Vision and Objectives for Sustainable Waste Development

CS14: The Scale of Waste Management Provision

CS15: The location of future Waste Management Facilities

CS20: Inert Landfill

CS22: Climate Change

CS23: Sustainable Transport of Minerals and Waste

CS25: Restoration and Aftercare of Mineral & Waste Management Sites

CS29: The Need for Waste Management Devt. and the Movement of Waste

CS30 (plus SSP W8BB): Waste Consultation Areas (Kennett Landfill)

CS32: Traffic and Highways

CS33: Protection of Landscape Character

CS34: Protecting Surrounding Uses

CS35: Biodiversity and Geodiversity
CS38: Sustainable Use of Soils
CS39: Water Resources and Water Pollution Prevention

East Cambridgeshire

- 6.4 The key relevant policies in the East Cambridgeshire Core Strategy (2009) are:
- CS1 Spatial Strategy
 - CS6 Environment
 - CS8 Access
 - S6 Transport Impact
 - EN1 Landscape and Settlement Character
 - EN6 Biodiversity and Geology
 - EN7 Flood Risk
 - EN8 Pollution
- 6.5 The East Cambridgeshire District Local Plan (2013) has been through public examination and has reached a stage where some weight should be attached to it. Building upon the Core Strategy this sets out a 'blueprint' for future growth in the area and includes a presumption in favour of sustainable development. It includes a vision for individual villages within the District, which, for Kennett, proposes no expansion outside of the current village envelope. A key priority is to reduce the speed and volume of traffic on the B1058 through Kennett, which is an important factor in resisting the reopening of the former access.

Other related planning policy

- 6.6 The following documents are also relevant:
- Cambridgeshire Biodiversity Action Plan (1997).
 - Cambridgeshire Landscape Guidelines (1991).

7. LANDUSE PLANNING CONSIDERATIONS

- 7.1 The application relates to an existing mineral extraction and landfill site. The area covered by the application already has planning permission for mineral extraction, followed by restoration to ground levels by filling with on-site materials. The application now proposes filling that area with imported inert waste and doming the final landform slightly to achieve satisfactory falls. There will be no increase in maximum daily vehicle movements and the currently permitted end date of December 2021 for the completion of restoration operations at Kennett Hall Farm Quarry will not change.
- 7.2 The amount of inert waste to be imported is 152,500m³, which is likely to be achieved within a two to three-year period. In terms of the type of material to be used, there will be little difference in environmental impacts between filling the excavations with on-site inert materials and restoring them with imported inert waste. Indeed, the latter will be more closely regulated as it will require an

environmental permit from the EA which, amongst other things, will necessitate the lining of the site prior to filling.

- 7.3 In planning terms, the most significant differences between the previously approved scheme and the current application are the effect of transporting the waste into the site and the environmental impacts resulting from increasing the proposed restoration contours on the site. There are, therefore, three key issues that are material to the consideration of this application.

1. The need to import additional waste to the site.
2. The potential environmental impact of importing that waste.
3. The potential environmental impact of the proposed landraising.

The Need to Import Additional Waste

- 7.4 The applicant does not argue that the importation of additional waste is necessary to achieve the restoration of the site. The current planning consent provides for the mineral to be worked and the site restored using materials available on site. However, the case is made primarily in terms of the need for additional inert void space. The application notes that Kennett is the only inert landfill site within 20km of Newmarket and currently serves a market within Cambridgeshire, Newmarket and other parts of Forest Heath. It argues that given the slow development of mineral sites in the Earith/Mepal area, and hence a slower release of new void space than anticipated in the Minerals and Waste Core Strategy, the continued use of the Kennett site is a sensible solution, without prejudicing the overall waste strategy for the County.
- 7.5 The strategic vision for waste in the Core Strategy envisages a network of sites, with inert waste that cannot be recycled being used for the restoration of mineral sites. Inert waste capacity is allocated through the Core Strategy at Earith/Mepal, to follow on from mineral extraction. However, the rate of mineral extraction there has been less than the apportionment, due to the economic downturn, hence the volume of inert landfill created has also been less than anticipated. One other site is allocated in Cambridgeshire for inert landfill, at Cottenham, but this is not anticipated to come on line until at least 2018.
- 7.6 Given the slow uptake of allocated sites, the fact that Kennett is over 30 km from the Earith/Mepal site and that, for economic reasons, inert waste does not generally travel long distances, it could reasonably be argued that there is a need for inert landfill in this area which could be reasonably satisfied through this proposal. As an existing mineral/landfill site, Kennett Hall Farm is safeguarded through the Site Specific Proposals Plan and, in that respect, is a potentially suitable site to provide for any shortfall in void space.
- 7.6 Furthermore the proposal is to import a relatively small volume of material over a period of several years. The application anticipates an input of 0.09Mtpa compared with an allocation of 1.4Mtpa for Earith/Mepal. Combined with the location of Kennett on the eastern edge of Cambridgeshire and a catchment area which extends into Suffolk, it would difficult to argue that the strategy of

the Minerals and Waste Plan would be compromised by this proposal, albeit the release of inert void space needs to be carefully monitored going forward, to avoid an over-provision that would detract from the strategic objectives.

The Potential Environmental Impact of Importing the Waste

- 7.7 The application proposes the importation of 152,500m³ of additional inert waste within the currently permitted life of the site. It is anticipated that the waste will be imported at a rate of 90,000m³ per annum giving rise to an average of 33 loads or 66 movements per day. Importation would follow on from current tipping operations on the site, i.e. traffic movements for currently permitted and proposed waste operations would not be combined.
- 7.8 Sand and gravel is still being extracted from the site at an estimated rate of 50,000 tonnes per annum and combined mineral and waste vehicles are estimated at 43 loads (86 movements) per day. For the purposes of the Transport Assessment, submitted with the application, a maxim figure of 65 loads (130 movements) has been assumed as worst case. The Assessment concludes that this level of traffic is acceptable in terms of both highway capacity and road safety. The Highways Authority accepts these conclusions and raises no objection to the application.
- 7.9 The amount of waste required to complete currently permitted operations on the site is estimated at 100,000m³, which means that the total amount of material to be imported if the current application is approved is 252,500m³. At the proposed rate of importation of 90,000tpa, therefore, it would take about three and a half years to complete the importation of waste to Hall Farm Quarry as a whole (assuming a conversion rate of about 1.2 tonnes per metre), i.e. this could be completed by the end of 2017. Potentially it might continue longer than this, in which case daily movements of vehicles would be lower. However, the figures indicate that the current proposal is realistic. Conditions are proposed requiring the importation of waste to the southern part of the site to be completed within three years of commencement, with an absolute end date for completion of restoration by 31st December 2021, as currently required.
- 7.10 Filling the southern part of the site with inert waste rather than excavated site materials raises no significant environmental issues in itself. The waste, by definition is inert, and the method of operation and environmental controls will be regulated by an environmental permit issued by the Environment Agency. The newly published National Waste Policy reiterates the principle that Planning Authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

The Potential Environmental Impact of the Proposed Landraising

- 7.11 Policy CS33 of the Minerals and Waste Core Strategy states that, *'Mineral and waste management development will only be permitted where it can be demonstrated that it can be assimilated into its surroundings and local*

landscape character area in accordance with the Cambridgeshire Landscape Guidelines, local Landscape Character Assessments and related supplementary planning documents'.

- 7.12 The application site lies within the 'Chalklands' as identified by the Cambridgeshire Landscape Guidelines, and this is a target area for acid grassland and heathland habitat re-creation. The landscape within the site and the immediate surrounding area is heavily disturbed by former mineral and waste disposal operations, as well as the Wild Tracks off road activity centre and karting track immediately to the west of the site, and the proximity to the A11. Under the previous consents, substantial areas of the existing site are being restored to traditional breckland habitat and this will extend onto part of the existing site, the remainder being returned to agriculture.
- 7.13. The highest natural landform in the locality is around 35m AOD and lies approximately 1km to the west at La Hogue Farm. The restored WRG landfill site on the central area of the quarry also rises to 35m AOD, whilst the northern part of the quarry is being restored to a height of 34m AOD, with gradients not exceeding 1:10. The current application initially proposed doming the southern part of the site to a maximum height of 34m AOD, consistent with the restored levels elsewhere on the site. Whilst no substantive objections were received on landscape grounds, it was considered that this would be far more intrusive visually than the existing restored landforms on site since the area to be filled is closer to the residential properties and Dane Hill Road at the southern end of the site. The degree of doming proposed was also considered to be more excessive than required for an inert waste operation and would thus unnecessarily prolong any environmental impacts on adjacent residential properties.
- 7.14 As a result of negotiations the maximum height has been reduced to 30m AOD, a maximum of 6m above existing contours on this part of the site, with side slopes of approximately 1 in 25. Since the land rises slightly to the south, the highest point on the restored area will be no higher than 3m above ground levels at the former site entrance onto Dane Hill Road in the south east corner of the site. This is considered to be a good compromise between the need for void space and the environmental impact of operations, and will create a far more acceptable landform than the initial proposal.
- 7.15 The only outstanding objection in relation to the environmental impact of workings is from a resident approximately 200m to the south of the site on the opposite side of Dane Hill Road. Intervening hedgerows will significantly mitigate any visual impact whilst noise is unlikely to be an issue given the high ambient noise levels generated by existing road traffic.
- 7.16 The occupant of Keeper's Cottage also expresses concern that the background data in the Noise Assessment is out of date. This is based on a survey carried out in 2012. The letter from the Parish Council notes that Dane Hill Road has '*recently seen a dramatic increase of HGV traffic*', which means that, if anything, ambient noise levels in the area are likely to be higher than in

2012. Using ambient noise levels lower than currently exist would make the assessment more robust and would not disadvantage local residents.

- 7.17 However, whether there are objections or not, the County Planning Authority has an obligation to consider potential impacts on neighbouring residential properties. Particular consideration should be given to Dane Hill Cottages, the closest of which lies only 100m from the edge of the proposed mineral workings. However, since this is already permitted under the mineral planning consent, the principle of working and subsequent backfilling of the excavations that close to the residential properties has already been accepted by the County Planning Authority. The permitted scheme for mineral extraction includes a 3 metre high bund between the properties and the edge of the excavations, which would be retained for the duration of subsequent filling operations. Temporary bunds are also proposed on the eastern boundary, to provide some mitigation for Keepers Cottage, which is at a greater distance to the east.
- 7.18 To provide additional protection to Dane Hill Cottages, the applicant has agreed to create a buffer approximately 150m back from the closest property, within which no imported inert waste will be deposited. This area will be filled with excavated materials arising on site, which requires less engineering work and can potentially be completed sooner since it is not dependent upon the rate of importation.
- 7.19 Furthermore, it is proposed that no imported fill will be deposited within 200 metres of Dane Hill Cottages before 08.00 hours and that soil replacement and bund removal will also be prohibited before that time. Mineral extraction and filling would both progress from west to east, starting adjacent to the Cottages, thus ensuring that operations in the area closest to the properties will be completed at the earliest opportunity. This method of working will also mean that, for much of the time, machines will be working behind the tipping face, providing a greater degree of noise mitigation compared with working from east to west. The elevated height of the restored mound has been taken into account within the noise assessment, the predicted noise levels are within recommended guidance and a noise condition is recommended as proposed by the EHO.
- 7.20 Dust will be managed in accordance with the previously approved Dust Action Plan (DAP) for the mineral site. This sets out elements of good practice which will be adopted such as spraying haul roads, sweeping the access road and seeding soil mounds. When triggers such as wind speed and direction are reached, when work is within 250m of Dane Hill Cottages, additional measures will be employed such as imposing speed limits on haul roads, additional use of water bowsters or moving operations to another part of the site. It is considered that the methods set out in the DAP represent current good practice and a condition is proposed to require ongoing compliance with the scheme.

- 7.21 The Environment Agency has no concerns in terms of pollution and has requested a condition to cover surface water management, which is included.

8. CONCLUSIONS

- 8.1 The substantive objection in relation to the reopening of the southern access has been overcome by the removal of that proposal from the application. Whilst there was less significant objection in relation to the actual operations on site, modifications have also been negotiated to minimise any potential impacts on adjacent residential properties, and to achieve a final landform that is considered more appropriate for the site. There are no objections from the EHO, the EA or the Highway Authority and it is considered that the proposal will not adversely impact on the Council's Waste Strategy.

9. RECOMMENDATION

- 9.1 That Planning Permission be granted subject to the extension of the existing Section 106 Agreement to cover the proposed operations in respect of lorry routing and a 10-year aftercare period for the proposed breckland habitat, and subject to the following conditions.

CONDITIONS

Commencement

1. The importation of waste hereby permitted shall be begun within 3 years from the date of this decision notice. Written notice of the date of commencement shall be sent to the County Planning Authority within 7 days of that date.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004

Definition of Development

2. This permission relates only to that part of Kennett Hall Farm shown on application drawing no. K7/13/01A and references to 'the site' in these conditions relate specifically to that area and not the wider quarry.

Reason: For clarification and to define the area of development.

3. The development hereby permitted shall supersede the restoration scheme approved pursuant to condition 29 of planning permission no. E/3011/05/CM (as amended by planning permission no. E/3007/08/CM) on the part of Kennett Hall Farm covered by this consent but, in all other respects, the winning and

working of minerals shall take place in accordance with the conditions on that consent.

Reason: For clarification.

4. The development hereby permitted shall be carried out in accordance with the details set out in the application form, planning statement and accompanying Environmental Statement dated 17th March 2014, as amended by the additional supporting information and amendments submitted on 9th October 2014, and as amended by the following conditions. The site shall be filled, engineered and restored in accordance with the following approved drawings:

- K7/13/02A Working Scheme
- K7/13/03A Restoration Plan
- K7/13/04 Revised Working Proposals
- K7/13/05 Restoration Detail
- K7/13/06 Sections

Reason: For the avoidance of doubt, to minimise harm to the local environment and to provide for the restoration of the site (policies CS25 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Duration of Consent

5. The permission hereby granted shall be for a limited period only, as follows:
- (a) The importation of inert waste to the site shall be completed within three years of the commencement of operations pursuant to condition 1.
- (b) All operations including the final restoration of the site shall be completed not later than 31st December 2021.

Reason: To ensure that the satisfactory restoration of the site to a beneficial after-use takes place within a reasonable timescale, in the interests of local and visual amenity (policies CS25 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Deposit of waste

6. Only inert waste shall be imported to the site and no imported waste shall be deposited within 150m of Dane Hill Cottages as defined on drawing number K7/13/04.

Reason: To prevent the increased risk of pollution to the water environment and to protect local amenity (policies CS34 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Stockpiles

7. No imported waste shall be stockpiled on the site.

Reason: To protect the visual amenity of the area (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Access

8. Vehicles shall only enter and leave the site via the existing quarry access onto the B1085 to the west of Kennett Hall Farm and the internal access route shown on drawing no K7/13/02A.

Reason: In the interests of highway safety and to protect local amenity (policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Wheel cleaning

9. Effective means shall be employed to ensure that the wheels and chassis of vehicles leaving the site are sufficiently clean before entering the public highway to prevent the deposit of mud, dust or other detritus on the public highway.

Reason: In the interests of highway safety (policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Hours of working

10. (a) No operations shall take place except between the hours of 0700 and 1800 Mondays to Fridays other than Public and Bank Holidays, and 0700 and 1300 on Saturdays. There shall be no working after 1300 hours on Saturdays, or at any time on Sundays, Public or Bank Holidays.
- (b) Additionally, no soil movement or soil baffle mound construction/removal or the placement of imported fill shall take place within 200 metres of any occupied residential property before 0800 hours Monday to Saturday.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Noise Control

11. (a) Except as permitted by part (b) of this condition, the equivalent continuous noise level $L_{Aeq,1 \text{ hour}}$ arising from the approved development, measured at any occupied residential property, shall not exceed 55dB(A).
- (b) For temporary operations in connection with the approved development (site preparation, soil movement, bund formation and removal, and final restoration) the equivalent continuous noise level $L_{Aeq,1 \text{ hour}}$, when measured at any occupied residential property, shall not exceed 65dB(A).

Temporary operations, exceeding the noise level in part (a) above, shall not take place for more than eight weeks in any 12 month period.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

12. Noise levels shall be monitored by the operating company in accordance with the principles of the scheme approved pursuant to condition 14 of planning permission no. E/3011/05/CM on 28th August 2008, to demonstrate compliance with the noise limits prescribed in condition 11 above. Monitoring survey results shall be kept by the operating company during the life of the permitted operations and shall be made available to the County Planning Authority upon request. The frequency of monitoring shall not be varied from the approved scheme throughout the period of operations without the prior written approval of the County Planning Authority.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

13. All plant and machinery shall be maintained and silenced at all times to meet the manufacturers' noise rating levels.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

14. No pumps, other than electrically powered pumps, shall be installed on the site, except in accordance with details that have first been approved in writing by the County Planning Authority.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

15. All mobile plant shall be fitted with "Smart" reversing alarms.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Dust Emissions

16. Dust arising from operations on the site shall be managed in accordance with the Dust Action Plan, Appendix 7 of the Environmental and Supporting Statement approved pursuant to condition 18 on planning permission no. E/3011/05/CM.

Reason: To protect residential amenity (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Plant & Buildings

17. No fixed plant, machinery or buildings shall be erected on the site.

Reason: To protect the visual amenity of the area (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Lighting

18. No external lighting shall be erected or installed on the site.

Reason: To protect the visual amenity of the area (policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Soil Handling

19. (a) All topsoil, subsoil and soil making materials shall only be handled when they are in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soil's wetness in relation to its lower plastic limit. An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3mm diameter can be formed, the soil is wetter than the lower plastic limit, and soil movement should not take place until the soils have dried out. If the soil crumbles before a long thread of 3mm diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples of each major soil type.
- (b) The movement and handling of soils shall be in accordance with sheets 1-4 (soils handling using backactors and dump trucks) and sheet 15 (soil replacement with bulldozers and dump trucks) on the MAFF Good Practice Guide for handling soils.

Reason: To ensure the sustainable management of soils (policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Soil Storage Areas

20. Topsoil, subsoil and soil making materials shall only be stored in the locations shown on drawing no. K7/13/04 and in the proposed soil storage bund referred to in paragraph 2.2.1 of the Environmental Statement or such other locations as have first been approved in writing by the County Planning Authority. The soil screening mound in front of Dane Hill Cottages shall not be removed until the filling operations are complete.

Reason: To ensure the sustainable management of soils and to protect the visual amenity of the area (policies CS34 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Seeding of Soil Storage Bunds

21. The seeding and management of soil storage mounds shall be carried out in accordance with the scheme approved pursuant to condition 25 on planning permission no. E/3011/05/CM on 12th August 2008.

Reason: To ensure the sustainable management of soils (policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Retention of Site Soils

22. All topsoil and subsoil stripped from the site pursuant to planning permission no. E/3011/05/CM shall be permanently retained in accordance with that consent for subsequent use in the restoration of the site. Within three months of completion of soil handling operations in any calendar year, the County Planning Authority shall be supplied with a plan showing:
- a) the area stripped of topsoil, subsoil and soil making material,
 - b) the location of each soil storage mound and
 - c) the quantity and nature of material therein.

Reason: To ensure the sustainable management of soils (policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Trafficking Across Soils

23. No plant or vehicles shall cross any area of unstripped or replaced topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition.

Reason: To ensure the sustainable management of soils (policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Restoration

24. The site shall be restored in complete accordance with the following requirements:
- a) The final landform, after uses, drainage detail and ecological features shall be created in accordance with the detailed scheme shown on drawing K7/13/05 and referred to in chapter 3 of the Environmental Statement dated March 2014.
 - b) Material, including soils, shall not be deposited above the contours shown on drawing K7/13/05, levelling boards shall be maintained on site to ensure compliance with the approved contours and a topographical survey showing the finished levels on the site shall be submitted to the County

Planning Authority for information within two months of the final placement of soils on the site.

- c) The area of proposed broadleaved woodland adjacent to Dane Hill Road shown on drawing no. K7/13/03A shall be planted before the end of March 2015.
- d) No waste materials shall be imported to the site until a topographical plan for the proposed breckland area shown on restoration drawing no. K7/13/05, detailing the necessary subtle variations in micro-topography, essential to a successful restoration scheme, has been submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented as approved.
- e) The translocation of breckland soils, vegetation and important plant species to the proposed breckland area shall take place in accordance with the principles contained within the Restoration and Conservation Plan (revision E) approved on 16th January 2009, and the deposit of waste materials hereby approved shall not commence until the said Plan has been updated and approved in writing by the County Planning Authority to incorporate the changes necessitated by this consent.

Reason: To ensure that the satisfactory restoration of the site to a beneficial after-use and to protect local amenity (policies CS25 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011)).

Aftercare and Management

25. No waste materials shall be imported to the site until a detailed scheme for the management and aftercare of the restored agricultural land and breckland habitat, based upon the principles contained in chapter 3 of the Environmental Statement dated March 2014, has been submitted to and approved in writing by the County Planning Authority. The scheme, which shall be implemented in full to the satisfaction of the County Planning Authority, shall include:
- The phasing, including anticipated timing, of restoration.
 - The depth of topsoil and subsoil to be placed on site.
 - Measures to treat the compaction of the replaced soils.
 - A scheme for the surface and under-drainage of the land restored to agricultural use, together with details of the related drainage outfall.
 - Details of the creation and maintenance of the proposed wetland habitat and associated vegetation.
 - Details of the planting and maintenance of the proposed hedgerows.

- The management of trees, hedgerows and plants for a period 5 years and the replacement of any that die during that period.
- An annual programme of monitoring for the Breckland habitat.
- Arrangements for an annual site meeting and submission of an annual report for a period of 5 years from the final placement of soils in respect of the agricultural restoration, and 10 years in respect of the breckland habitat, in order to review the progress of restoration and agree any necessary actions or amendments.

Reason: To ensure that the satisfactory restoration of the site to a beneficial after-use (Policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Fuel Storage

26. Any storage facilities for fuel oil, greases, oils and lubricant (including waste products) provided on the site shall be sited on an impervious base and surrounded by an impervious bunded area of a minimum of 110% of the capacity of the tank and associated pipework. All filling points, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any surface watercourse or underground water. All associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be designed to discharge into the bund or be contained in a suitable double skinned tank.

Reason: To prevent the risk of pollution to the water environment (policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

Surface Water Drainage/Flood Defence

27. No waste materials shall be imported to the site until a scheme for the provision, implementation and management of surface water drainage, to update the scheme approved pursuant to condition 32 of planning permission no. E/3011/05/CM has been submitted to and approved in writing by the County Planning Authority. The scheme, which shall be implemented in full as approved in writing by the County Planning Authority, shall include:
 - Full details of the proposed surface water drainage system layout, including details of the perimeter drains and basin/depression, to ensure surface water is contained on site.
 - Results of infiltration testing at the site to confirm infiltration rates and effects upon surface water drainage proposals.
 - Demonstration that the surface water drainage system has been designed taking account of the soakage rates.

- Details of any other preferred options, should infiltration drainage prove unviable.
- Proposals for the maintenance and/or adoption of the proposed drainage system.
- Arrangements to prevent surface water run-off onto the restored breckland habitat.

Reason: To safeguard the public water environment (policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

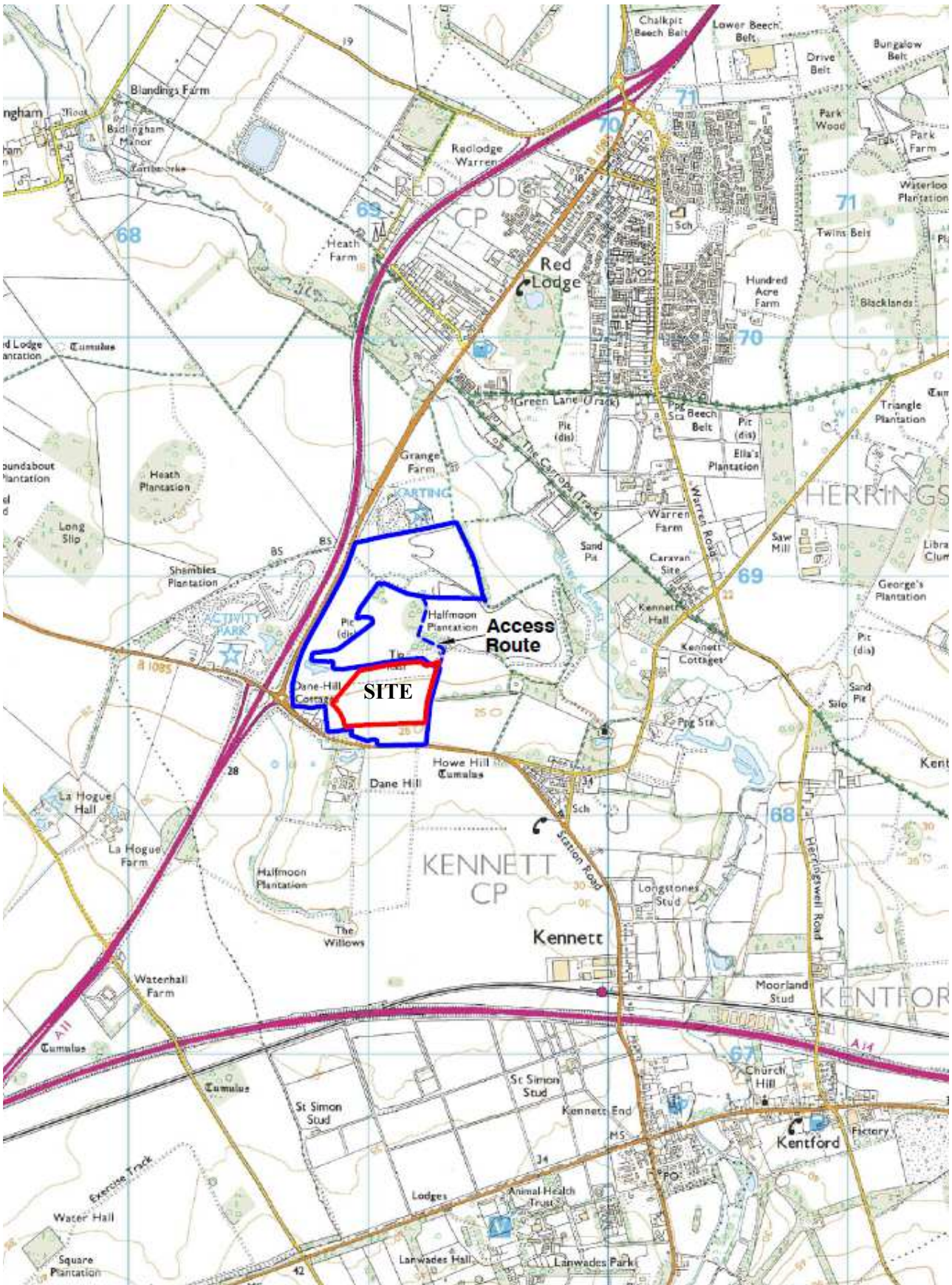
Cessation of Operations

28. In the event of the cessation of the importation of inert waste prior to completion of the proposed landform, which in the opinion of the County Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised restoration and aftercare scheme shall be submitted to the County Planning Authority for approval within two months of a written request to that effect. The approved revised scheme shall be fully implemented within 2 years of written approval.

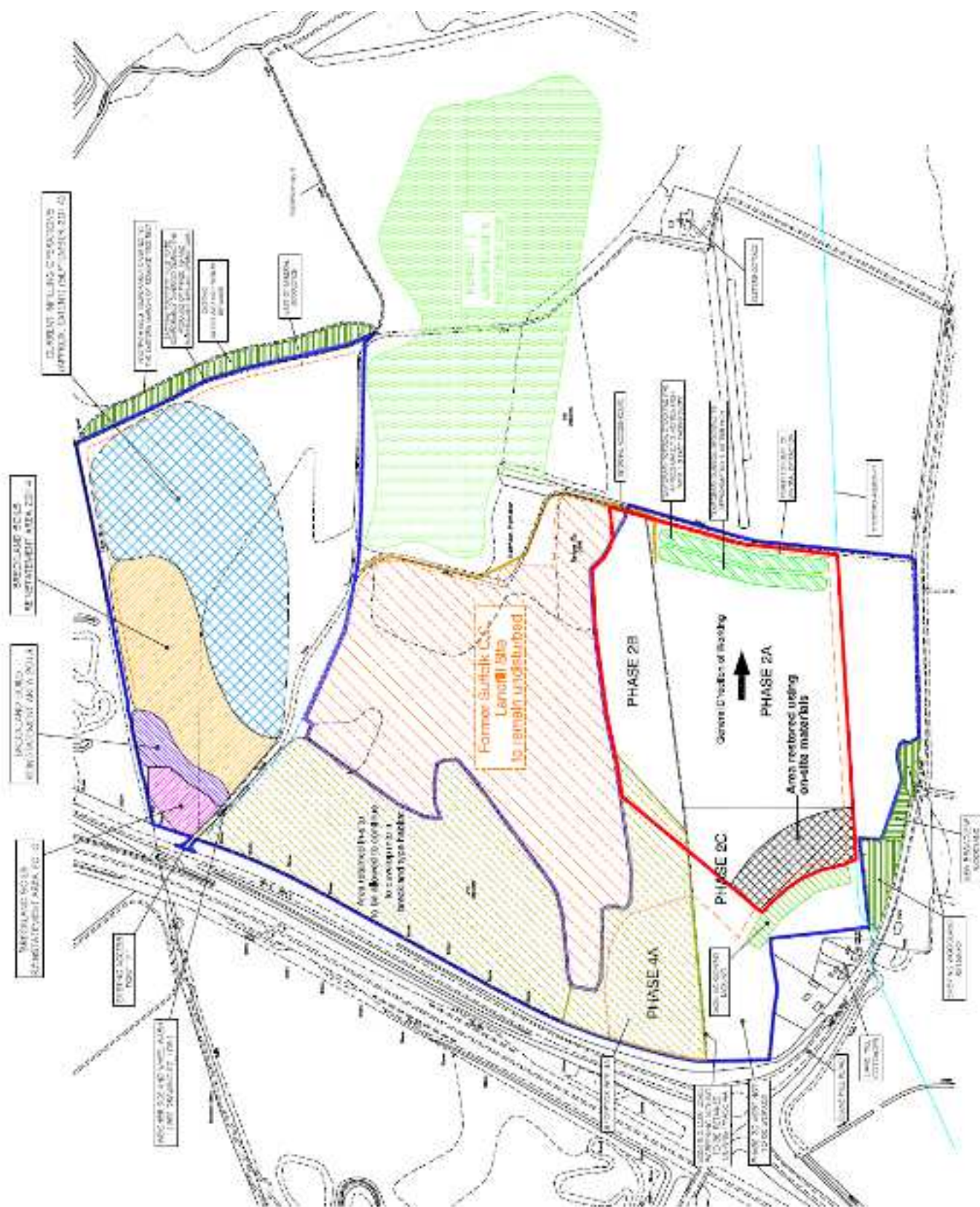
Reason: In the interests of local amenity and to ensure the satisfactory restoration of the site to a beneficial after-use within a reasonable timescale (policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011).

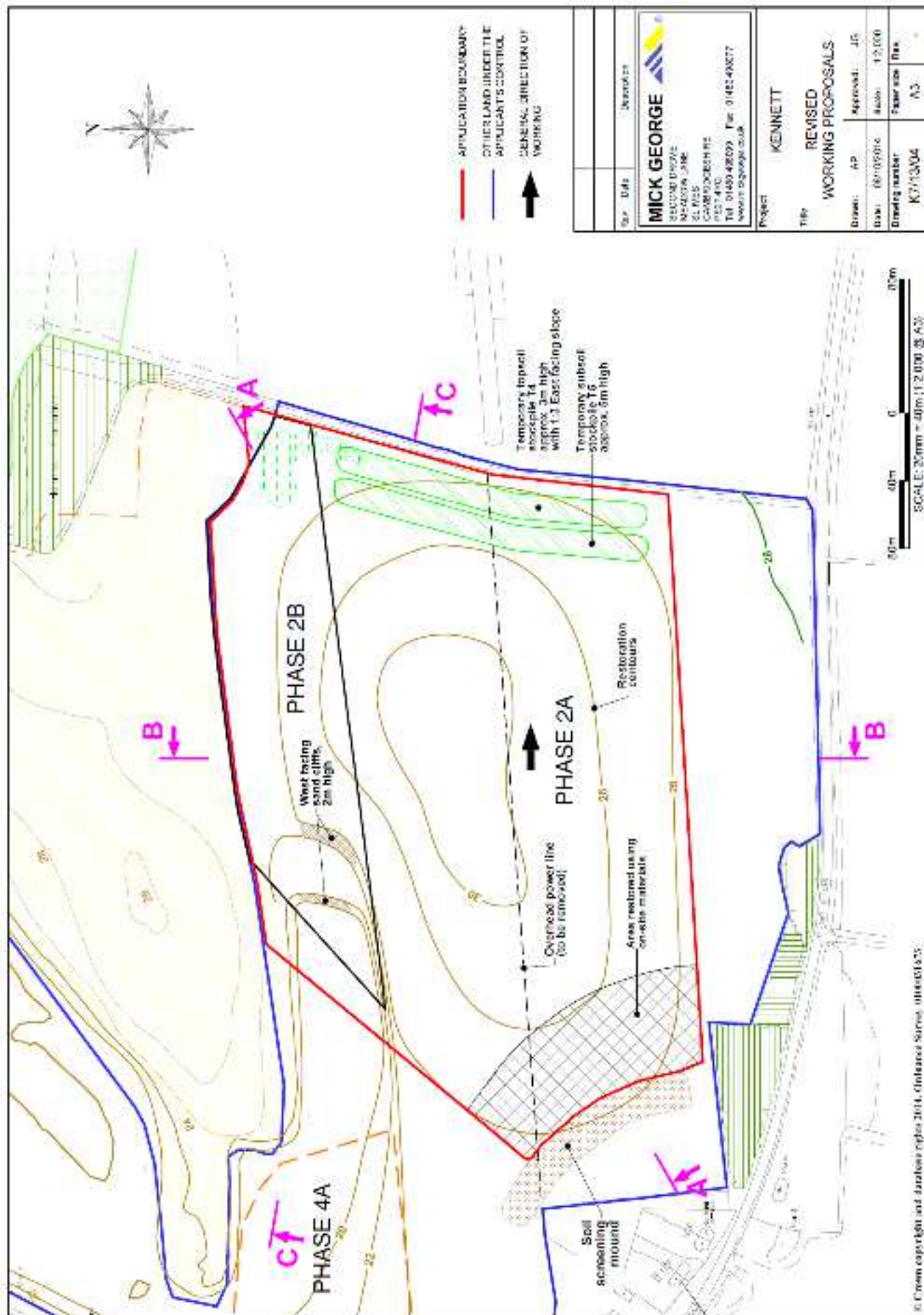
Source Documents	Location
Planning application E/3011/05/CM	Room 302
Planning permission E/3011/05/CM	Shire Hall
Policy documents referred to in section 6 of this report	Cambridge

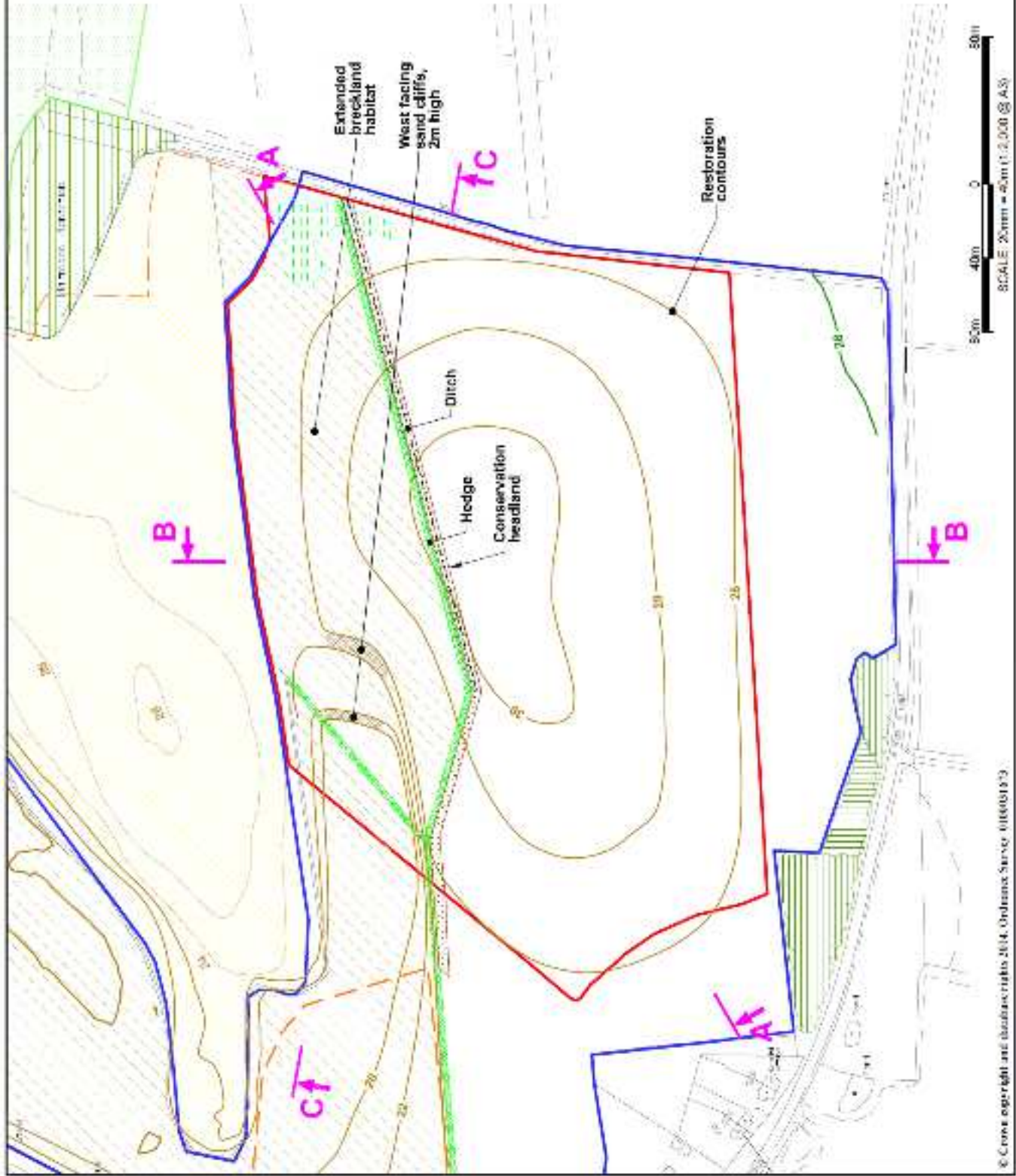
LOCATION PLAN



SITE PLAN



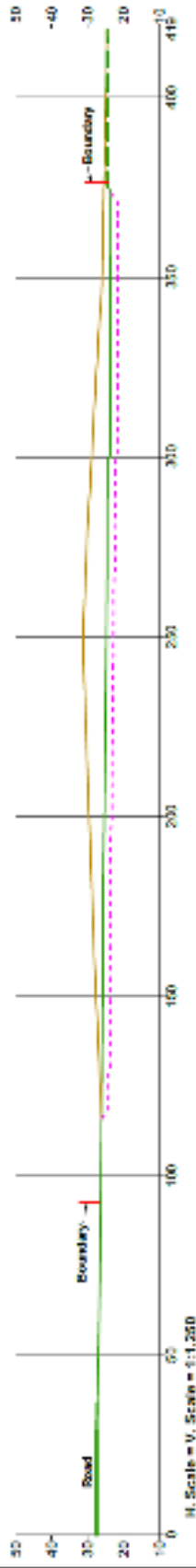




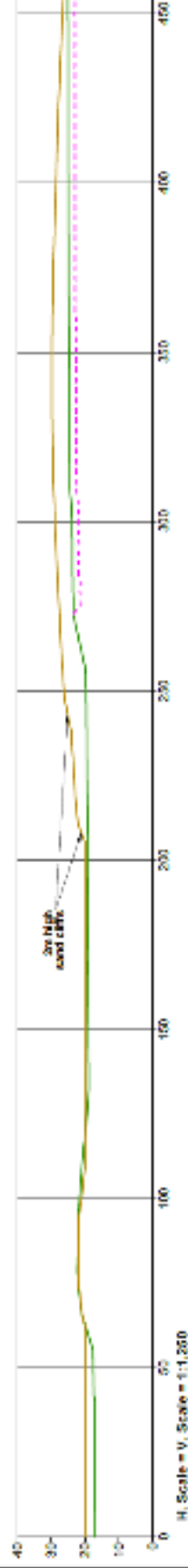
APPLICATION BOUNDARY
OTHER LAND UNDER THE
APPLICANT'S CONTROL

Rev	Date	Description
MICK GEORGE SURVEYING & DESIGN 10, WILSON ROAD ST. PETER CARDIFF CF23 5PH Tel: 01443 45555 Fax: 01443 493077 www.mgdesign.co.uk		
Project: KENNETT		
Title: RESTORATION DETAIL		
Drawn: MF	Approved: JG	
Date: 08/12/14	Scale: 1:2,000	
Drawing number: KT13/05	Project: AS	

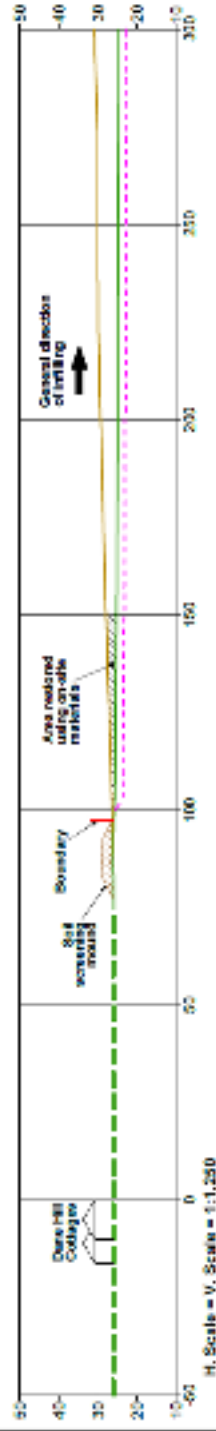
SECTION B-B



SECTION C-C



SECTION A-A



SECTION A-A Continued



Rev	Date	Description

MICK GEORGE
SECOND FLOOR
MEADOW LANE
SLIPPS
CAMBRIDGESHIRE
SG2 4YD
Tel: 01482 400066 Fax: 01482 490077
www.mickgeorge.co.uk

Project

KENNETT

Title

SECTIONS

Drawn: AP

Approved: JG

Date: 08/10/2014

Scale: 1:1,250

Drawing number

K7/1306

Rev.

A3