Agenda Item No. 3

EXTENSION TO QUARRY FOR EXTRACTION OF LIMESTONE, PROVISION OF NEW STORAGE BUILDING, IMPORTATION OF INERT FILL, ANCILLARY RECYCLING OF INERT MATERIAL AND REVISED RESTORATION

AT: DIMMOCKS COTE QUARRY,STRETHAM ROAD, WICKEN, ELY, CB7 5XL

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

LPA REF: E/3008/14/CM

To:	**PLANNING COMMITTEE**
Date:	**16 June 2016**
From:	**HEAD OF GROWTH AND ECONOMY**
Electoral division(s):	**SOHAM SOUTH**
Purpose:	**To consider the above planning application**
Recommendation:	**It is recommended that planning permission be granted subject to the conditions set out in paragraph 10.1**

Officer contact:

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1. THE APPLICATION SITE AND SURROUNDINGS

1.1 The existing Dimmocks Cote Quarry is accessed, at its south-western corner from the A1123 via Fodder Fen Drove (a track), which runs alongside the western boundary of the application site. The site is approximately 2 kilometres to the north-west of Wicken and approximately 4 kilometres to the south-east of Stretham. The A1123 travels through both of these villages. The settlement of Ely is approximately 7.5 kilometres to the north of the site via the A1123 and the A10.

1.2 The application site includes the Upware Bridge Pit North Site of Special Scientific Interest (SSSI) and is located within approximately 1.5 kilometres of four other SSSI's, including Wicken Fen which is also a National Nature Reserve, included on the RAMSAR Convention's list of wetlands of international importance (RAMSAR site) and a Special Area of Conservation (SAC) of European Importance. Within the application site, the northern and western existing faces of the existing quarry form the Upware Bridge Pit North SSSI (designated because of its Oxfordian (Jurassic) age rocks). Additionally, Great Crested Newts, a protected species, are also known to be present within the existing quarry.

1.3 The Cam Washes SSSI is situated beyond the western boundary of the application site (to the west of Fen Fodder Drove) and extends to the north and south beyond the application site. Upware South Pit SSSI is situated to the south west of the application site. Approximately 50 metres to the north of the application site, is Upware North Pit SSSI, which is known to support Water Germander. And beyond that approximately 210 metres to the north of the application site is situated the Kingfisher Bridge Reserve County Wildlife Site (CWS).

1.4 The quarry is situated on a modest Upware Limestone outcrop that rises from the fens towards the north and east. It is situated within an otherwise flat open agricultural and wetland, fenland landscape to the east of the River Cam. The River Cam is situated within 440 metres metres of the west of the application site. To the west of the site is Dimmocks Cote Farm.

1.5 To the north of the application site there is a strip of grassland on which a windsock is situated, beyond that is tree planting. There are five residential properties , the nearest of which is approximately 142 metres from the application site, with the extent of its residential curtilage being approximately 60 metres from the edge of the application area. Adjacent to the eastern boundary of the site is Red Barn Farm. The single track High Fen Road provides access to Red Barn Farm, properties to the north of the application site and the Kingfisher Bridge CWS Nature Reserve.

1.6 The planning application site includes the existing Dimmocks Cote quarry and a strip of agricultural land of approximately 9.1 hectares beyond the existing north face of the quarry, which is within the ownership of the applicant and adjacent to a further strip of grassland to the north. The existing limestone quarry is at the southern end of the application site. It borders the northern side of the A1123 alongside which is an existing hedgerow. A large part of the existing quarry has been exhausted and is beginning to recolonise. The current working face is at the eastern side of the quarry. There is a group of buildings and other structures that are situated adjacent to the access at the south western corner of the site. These are used for mineral drying and processing and generally in relation to the operation of the quarry.

1.7 The limestone is currently extracted from the quarry by tracked excavator. The material is screened within the quarry and transported to the processing and drying plant by dump truck via a dedicated haul road. The existing quarry is dewatered to enable dry working to maximise mineral extraction (this method of working is proposed to continue). The mineral leaves the site mainly in the form of powder, within 40 tonne articulated bulk road tankers at a an average rate of 10 loads generating 20 vehicle movements daily, for use mainly as a filler for the manufacture of asphalt with on average one 32 tonne tipper lorry (2 daily movements) of agricultural lime (the method of transporting the mineral is proposed to remain the same).

1.8 The Upware Limestone where the quarry is proposed to be extended is classed as a Secondary A Aquifer by the Environment Agency and the Environment agency advise us that it is not currently used for water abstraction.

1.9 One listed building is situated within one kilometre of the proposed extension area, which is High Fen Farmhouse (a grade II listed farmhouse). It is situated approximately 250 metres north of the proposed extension area and is separated from the site by an agricultural field and a tree belt.

1.10 The area of the proposed extension is assessed to be grade 3a agricultural land within the Soils Assessment (Chapter 12 of the Environmental Statement), which is best and most versatile agricultural land. The more general agricultural land classification map refers to it as Grade 2 agricultural land (also best and most versatile).

1.11 There is an existing 11kv overhead power line, which crosses the planning application site and currently runs parallel to the northern boundary of the existing quarry.

2. PROPOSAL

- Extension to extract 1.2 million tonnes of limestone from 9.1 hectares of agricultural land working a proposed maximum of 65,000 tonnes per annum of which would be an estimated annual production of 60,000 tonnes of asphalt filler and 5,000 tonnes of agricultural lime;
- Mineral extraction over 18.5 year period;
- Proposed mineral extraction to be extracted in 13 phases working generally from east to west;
- Total of 35,000 tonnes per annum of inert waste proposed to be imported, of which approximately (a little more than) 30,000 tonnes per annum to be used onsite for restoration purposes;
- Proposed anticipated ancillary recycling recovery of approximately (a little less than) 5,000 tonnes per annum of saleable materials;
- Waste proposed to be sourced from development sites within an approximate 25 mile radius;
- Open sided storage building;
- Proposed restoration of total application site to :-
    - 8 hectares to be restored to a state fit for agricultural use to be managed as low input grassland;
    - 16.6 hectares proposed for nature conservation uses and including landscaping;
    - 1.3 hectares retained buildings and plant site; and
- Total application site size 25.9 hectares.

2.1 Planning permission is sought for the winning and working of limestone from the 9.1 hectares strip of agricultural land to the north of the existing quarry, which is proposed to be worked as a northerly extension to the existing quarry. The application site is stated to contain approximately 1.2 million tonnes of limestone. It is proposed to work this deposit over a period of 18.5 years working at approximately 65,000 tonnes per annum (as is currently worked from the existing quarry). It is proposed to work the extension in 13 phases predominantly from east to west.

2.2 All mineral would be processed by the existing mineral processing plant, which is within the planning application site area. It would be transferred to the processing and storage building and areas (within the quarry) by truck. Following processing, it would leave by road via the existing access onto the A1123. The bulk of the material (approximately 60,000 tonnes per annum) would leave the site (as it does currently) in a powder form in road tankers for use as asphalt filler with approximately 5,000 tonnes per annum proposed to leave in 32 tonne tipper lorries for use as agricultural lime.

2.3 It is also proposed to import 0.32 million m3 of inert material equating to approximately 30,000 tonnes per annum for restoration purposes. To ensure adequate inert materials a total of 35,000 tonnes per annum is proposed to be imported of mixed loads of inert waste containing soils. The applicant asked to be allowed to import a

maximum of up to 40,000 tonnes or inert waste per annum to allow for flexibility between years should a shortfall occur and need to be made up during the following year. This has been taken into account within the schedule of recommended conditions towards the end of this report (see Condition 10). A proposed inert recycling plant would be sited within the existing quarry void for ancillary recycling purposes to recover recyclable materials from the imported waste. It is estimated that the recycling plant would recover approximately 5,000 tonnes per annum of saleable materials. The proposed waste recycling plant consists of a crusher and a screener, which would be located within a bunded area towards the eastern area of the existing quarry for phases 1 to 11 and then moved to a similarly bunded area within the proposed extension area to facilitate continuing restoration for the working of phases 12 and 13.The Environment Agency has confirmed that the proposed waste operation would also need to be controlled by permit. The material is proposed to be sourced from development projects within approximately a 25 mile radius, which would include Ely, Cambridge and Newmarket.

2.4 The development would continue to use the existing site access, which accesses the A1123 close to the southern end of Fodder Fen Drove. It is stated that the traffic flows would be expected to follow the existing pattern of heavy commercial vehicle (HCV) movements to the quarry which is 70% to and from the west (travelling through Stretham when travelling towards the A10 and other destinations) and 30% to the east (travelling through Wicken when travelling towards the A142 and other destinations). It is stated that the proposal would result in approximately an additional 10 HCV movements passing through Wicken per day, representing 1 additional movement per hour when spread over a working day. Travelling towards Stretham approximately an additional 20 HCV movements are envisaged. When spread over a working day this would be expected to represent two additional movements per hour.

2.5 The total HCV movements per day that would be expected to result from the application site would be an average of 35. Of these 16 movements would be expected to result from an average of 8 loads of incoming inert waste/removal of recycled materials per day, which would be expected to be reduced by an average of 2 movements per day as a result of back hauling. The quarry operates 272 days per year. The average HCV movements per annum would therefore be approximately 9,520.

2.6 The maximum number of average daily HCV movements that were given for the purposes of the traffic assessment in relation to the assessment of road capacity were a total of 72 movements per day in the agent's breakdown of traffic figures accompanying the agent's letter dated 11 August 2015 within the Transport Assessment Addendum. The original Transport Assessment within Chapter 11 of the Environmental Statement assumed an average figure of 39 HCV

movements per day and a maximum of 80 HCV movements per day. The figures within paragraph 2.5 above were given in August 2015 as a Transport Addendum to the Environmental Statement following a request by your officers for further information showing how the figures had been derived and a detailed breakdown having been provided.

2.7 In addition the site employs 7 full time employees. The existing quarry generates an average of 16 (maximum of 20) daily light goods vehicle/car movements). The additional HCV waste traffic is proposed to be to enter and leave the quarry during the normal quarry operating hours. That is between 0700 and 1800 Mondays to Fridays and 0700 -1300 Saturdays.

2.8 Additionally, Minerals processing currently takes place between 0700 – 2200 Mondays to Saturdays. Bulk tanker traffic is proposed to continue to arise in relation to the minerals processing operations, as existing. In addition up to one bulk tanker per night visits the site between 2200 and 0700. This is also proposed to continue.

2.9 Furthermore, it is proposed to erect a steel framed portal building near the southern boundary of the site to be used to store the extracted material prior to processing. The dimensions of the proposed building are 77.34 metres in length by 33.64 metres wide with its ridges each being 7 metres high. The building would have two ridges, which would form a double gable on each of the north and south elevations. The sides are proposed to be left open to allow for air circulation. It would be a reclaimed building with a plastic coated galvanised profiled steel sheet roof that would be goosewing grey in colour and the steel frame would be painted grey.

2.10 It is proposed to continue dewatering permanently. The Environment Agency has advised that dewatering activities do not currently require an abstraction licence in accordance with Section 29 of the Water Resources Act 1991. But that this is due to change under the provisions of the Water Act 2003 when the date for the implementation of dewatering licences has been finalised, which is expected to bring dewatering within greater control given that dewatering will require both an abstraction licence and discharge consent from the Environment Agency. It would be necessary to work the proposed extension dry and to facilitate the proposed restoration scheme, part of which would remain below the water table which would support a relocated geological SSSI and the existing presence of Great Crested Newts, which are a protected species, alongside other ecological features. In paragraph 7.6 of the Non-Technical Summary of the Environmental Statement it is stated that it is expected that the volume of discharge required from the enlarged quarry will be similar to that of the existing quarry. In paragraph 7.3 of the Non-Technical Summary it is stated that experience from the

existing quarry indicates that the volume of water being discharged is between 90 and 140 m3/d on average.

2.11 The application includes the restoration of 8 hectares of the application site to low level land suitable for agricultural use to be formed on an inert waste platform (alongside the eastern part of the northern, and the eastern boundaries of the site) to a level of between 1 and 4 Metres AoD. This would coincide with the change in the character to the limestone. This restored area is proposed to be initially cropped to prepare it to be managed as low input grassland. Approximately 16.6 hectares of the quarry is proposed to be restored to a condition suitable for conservation habitat including a wet heath at quarry floor level, areas of calcareous grassland and landscaping areas. It is also proposed that the existing buildings and plant area (1.3 hectares) would be retained in the south-western corner of the application area (at existing ground levels).The Upware Bridge Pit North geological SSSI would be relocated with sections of the quarry face being retained. The relocated geological SSSI would run mainly along the proposed extended western boundary of the proposed site into its north-western corner.

2.12 It association with the proposal the 11kv power cable would need to be relocated from the northern boundary of the existing quarry to the northern boundary of the application area. It is currently over ground and the application has been amended to propose placing the new cabling underground following the proposed northern, north western and north eastern boundaries of the application site. This work is proposed to be carried out by the Statutory Undertaker and would rely upon ‘permitted development rights’ and therefore no further permission is required to achieve this.

2.13 The site lies mainly within Flood Zone 1 where there is a probability of fluvial flooding in any one year of less than 0.1%. Flood Zone 3 overlaps the very north-western corner of the site. All ordinary watercourses flow away from the site.

2.14 The site is designated as a Major Hazard site for the purposes of consultation with the Health and Safety Executive on account of the presence of existing Liquid Petroleum Gas Tanks.

2.15 The development is Environmental Impact Assessment (EIA) development falling within Schedule 1 of the regulations because the application site exceeds 25 hectares. An Environmental Statement was submitted with the application.

3. STATEMENT OF COMMUNITY INVOLVEMENT

3.1 The Statement of Community Involvement submitted as Appendix 2 of the Planning Statement in October 2014 confirms that the quarry has existed for over 50 years. It states that during the time that the

current operators have owned and operated the quarry that they have sought to liaise with immediate neighbours to address issues that have arisen and to advise them of future development.

3.2 It is stated that a presentation of the proposed development was presented to Wicken Parish Council on 9 September 2014, prior to submission of the application, and that the proposal outlined had involved a greater area of proposed infilling. Concerns were expressed in relation to traffic generation passing through Wicken and it was suggested that the restoration scheme could include provision for an irrigation storage lagoon for agriculture. Amendments were made to the proposal reducing the amount of proposed infilling, which in turn reduced the proposed traffic generation. A reservoir was considered but it was concluded that it was not practicable for a number of reasons;- including that it would not be easy to ensure that groundwater would not flow into any reservoir; that a loss of soil resource would result; and in a reduction of the areas available for restoration suitable for use for agriculture and or conservation habitat.

4. PUBLICITY

4.1 The application has been advertised as a departure to the development plan owing to the inert landfill proposal. This application is EIA development and has been advertised as such. The application was first received in October 2014 accompanied by an Environmental Statement. Additional information was requested, which was submitted in part informally in February 2015. In August 2015 a Transport Assessment Addendum, Hydrological Addendum and a revised Management Plan were submitted, which were subject to further publicity and consultation. In the meantime the submission of additional information, and amendments to the aftercare scheme, were subject to public consultation in February 2016.

5. PLANNING HISTORY

5.1 The application site has an extensive planning history, with planning permission N/64/3 having been granted for “the quarrying of Marl restoration to agriculture” dated 9th May 1964.

5.2 Planning permission reference E/1034/90/F was granted on the 15th June 1992 for an eastern extension to the original workings for limestone extraction and restoration to a nature conservation after use. This permission was granted subject to a legal agreement, which required (in summary) archaeological investigation; the creation of a wildlife lake and conservation area that was required to be forever thereafter used for nature and wildlife conservation purposes; pedestrian access around the lake for informal nature study upon the basis of day permits; a surfaced car park (not more than ten vehicles); a wildlife interpretation centre; and the

maintenance of records of flora and fauna for a minimum period of 15 years from the commencement of restoration with annual reporting.

5.3 In 1998 the above minerals permissions were reviewed (planning reference E/04022/98) and a new planning permission granted on 6th August 1998. This permission imposed several conditions including a requirement that the winning and working of limestone cease not later than the end of 2012. A revised phased restoration scheme was submitted in response to condition A 10 of E/04022/98. This included much smaller bodies of open water to the west of the site, a proposed water reservoir in the north eastern corner, an area of shallow pools and islands and species rich grassland, natural colonisation to calcareous grassland, car park, bunding and screen planting. Subsequently, on 8th November 2005, a further planning permission E/3020/05/CM was granted which extended the time limit by which the quarrying must cease until the end of 2025.

5.4 Additionally, planning permission E/03021/02/CM was granted to allow the importation of minerals for processing on the western part site. On 1st October 2012, a further planning permission reference E/03010/12/CM was granted, which allowed for the importation of up to 40,000 tonnes of minerals per annum for processing to take place until 31 December 2025, subject to storage within a defined area at the south western corner of the existing site including the existing mineral processing buildings.

5.5 Furthermore there is a history of planning permissions having been granted throughout the life of the quarry for ancillary buildings and structures relating to the processing, storage and general operation of the quarry, which lie within the south-western area of the existing quarry. The most recent of these is planning permission reference E/03011/12/CM, which is a temporary permission granted on 1st October 2012 for the retention of two existing silos, conveyors, loading point, three new silos, and conveyors and loading point for bulk powder storage, until 31st December 2025.

5.6 A list of the relevant permissions is set out below. These are not inclusive of previous permissions that have been superseded by other development.

Reference		Date granted
N/64/3	Quarrying of Marl and restoration to agriculture	9/5/1964
N/65/137	Erection of hanger	1965
N/70/188	Additional Processing Facilities	1970
77/00581/FUL	Erection of a steel framed building for dry storage of crushed as raised limestone	08/08/1977 Determined by E Cambs DC
81/00086/FUL	Erection of grading and storage	12/05/1981

	building	Determined by E Cambs DC on behalf of Cambs CC
84/00254/FUL (E/00254/FUL)	Erection of building for lime processing	17/03/1984 Determined by E Cambs DC on behalf of Cambs CC
E/1034/90F	Extraction of Limestone (8.9 hectare extension restoration to nature conservation subject to Section 106 agreement). Covered eastern third of the quarry including the current working area.	15/06/1992
E/0422/98/CM	Review of Mineral Workings permission , which included review of permission references N/64/3 and E/1034/90/F Time limited winning and working of minerals until end of 2012	06/08/1998
E/03021/02/CM	Importation of minerals to the site for processing. (Related to part of site only including plant site area, limited to importing a maximum of 40,000 tonnes per annum mineral by-products. Expired 31/12/2012).	06/03/2003
E/03022/02/CM	Installation of 2 silos conveyors and loading point. Expired 31/12/2012	06/03/2003
E/03020/05/CM	Section 73 application which varied the time limit in relation to the review of Mineral Workings permission E/0422/98/CM until the end of 2025	18/11/2005
E/03021/05/CM	Erection of portal frame building to house limestone pelletiser plant 2 storage silos and relocation of gas storage compound. Permission lapsed unimplemented	18/11/2005
E/3027/05/HAZ	Storage and use of hazardous substances LPG	07/02/2006
08/01071/FUL	Retention of a portable structure	07/02/2006 Decision by E Cambs D C
E/03010/12/CM	Variation of condition 1 of planning permission E/03021/02/CM to allow the importation of minerals processing until 31 December 2025. Time limited. Relates to part	01/10/2012

	of site only including plant area and limited to the importation of 40,000 tonnes per annum.	
E/03011/12/CM	Retention of two existing silos, conveyors and loading point and erection of three new silos, conveyors and loading point for bulk storage until 31 December 2025.	01/10/2012

6. CONSULTATION AND REPRESENTATIONS

6.1 The application has been advertised in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 i.e. site notices, press notice and additional individual notification to neighbouring properties.

6.2 The following responses were received from consultees (in summary):

6.3 **East Cambridgeshire District Council (Planning)**

Initial response:- No objections in principle to the extension to the Dimmocks Cote Quarry for the extraction of limestone - accords with the County Minerals Local Plan. It is understood that the proposed infill does not accord with the County Waste Local Plan and awaiting consultation responses from Natural England and Environment Agency, considered critical to the determination of the application.

In response to the additional information:- No objections to extraction of limestone as above and:-. “With regards to the proposed restoration, it is considered that subject to the amended proposals no longer representing a departure from the development plan East Cambridgeshire District Council would not wish to raise concerns.”

6.4 **East Cambridgeshire District Council (Environmental Health (EHO))**

Initial response:- No objections
Pumps: -Notes that the water pumps will operate outside the working hours of the quarry as they currently do and in the same location - therefore no issues. The acoustic consultants advised the pumps should remain in their current locations within the old quarry and not be moved into the new extension or closer to the residents.
Hours of operation: - Hours of proposed extension should be limited to same as existing quarry. Hours of on-site mineral processing differ but unaffected by application.

Noise:-

- EHO identifies limited differences between the report and the EHO's calculations with background approximately 1dB higher than reported;
- Noise consultant assessed worst case' scenario when most of the plant is operating in close proximity to the nearby residential premises;
- A daytime background noise level of 38dB (LA90) is reasonable. Difference between the background and the predicted noise levels of some concern but within the advised upper limit of 55dB(A);
- Some concerns regarding the potential impact of the plant on Kingfisher Lodge and Red Farm Barn. No complaints or apparent concern regarding the current operation of the site - not in a position to recommend refusal of this application or advise noise limits lower than those predicted, as these will be 'as near to 10dB above background as practicable';
- Whilst the noise limits are a worst case prediction there should be an attempt to control and mitigate noise levels as far as possible.

Conditions:- Recommends requiring:-

- Water pumps to remain in the same locations or a noise condition to cover both current and any new water pumps.
- Limit the hours of use for the proposed extended area to the same as those for quarry operations on the rest of the site is advised;
- A noise management plan;
- A noise limit and conditions to restrict the noise levels to be emitted from the site when measured at nearby properties;
- The submission and implementation of a noise management plan;
- The implementation of measures to control dust;
- All fill materials should not be wastes unless they have an environmental permit or exemption;

And

- Details of the source and testing of wastes (to prevent contamination).

<u>Further comments:-</u>

Comments on matters of condition detail accepting that a condition requiring details of source and testing of wastes will not be required if the site is to be the subject of an Environmental Permit.

It is noted in relation to Figures 2 and 3 of the Environmental Noise Assessment that a roadway for vehicles had been modelled outside of and to the north of application site

boundary together with an incorrect access route, which are not proposed. Noise levels should shift further south and it should be less noisy for residents than shown on the contour maps. No need to request new contour maps as the information on the maps predicts that the government's guidance should be met and the maps show higher noise levels than the worst case scenario.

6.5 **Environment Agency**

Initial Response:- No objections in principle subject to a number of issues being addressed before any works commence.

Development and flood risk:-

No objections on flood grounds (majority of site within Flood Zone 1, western corner within Flood Zone 3). Risk low within Flood Zone 3 as area at western edge remaining at current level and no operational development proposed within this area. No concerns given information indicates run-off will be maintained at green field conditions or lower. The IDB should be consulted. Surface water is being drained via IDB network and must be consulted for necessary approvals.

Groundwater and contaminated land:-

No objections subject to conditions.

Conservation:-

Water voles (protected species under the Wildlife and Countryside Act 1981) are known to be present on site.

Recommends conditions to require:-

1. Pre-commencement scheme to provide a restoration soil, cap, side and basal liner to be submitted;
2. Scheme to provide a scheme for groundwater and surface water monitoring to be submitted prior to commencement of development;
3. Scheme to protect water vole population;
4. Submission and implementation of a timetabled plan for the protection and/or mitigation of damage to nearby SSSI, Ramsar, NNR and County Wildlife site, also ensuring no adverse affect upon hydrology of these sites.

Recommends informatives /advice including that:-

- EA has subsequently withdrawn a request for informative/further information re 'permanent' dewatering proposal upon sustainability grounds accepting that it is necessary for reasons including protection of the geological SSSI and protected species.
- 5th January 2015 additionally expressed concerns in relation to a potential pathway for contaminated groundwater to pass from the Upware Limestone through the limestone of the Spinney Fen Drainage Ditches to the Wicken Drainage System at the pumping station. Advised there is a potential pathway for contaminated groundwater from the proposed

landfill to pass from the weathered Upware Limestone through the limestone drainage system to Wicken Fen SSSI.

- Drainage from the North East of the Quarry falls via ditches to the Twelve Foot Drain.
- The quarry /landfill site potentially supplies water to Wicken Fen Upware North pit and the Kingfisher Nature Reserve. These are sensitive water dependent sites (SSSI) particularly Wicken Fen which is a national Nature Reserve.
- Waste and Minerals Plan requires demonstration that no adverse impact on the Cam Washes SSSI,Upware North Pit, Upware Bridge Pit North and Wicken Fen.
- Landfilling of inert wastes will require Environment Agency Permit. Due to sensitivity of location an engineered cap should be covered with calcareous indigenous soils.
- Risk to surface water via pumped route to Wicken Fen. EA Consent to Discharge will be required including agreed trigger limits for chloride, ammoniacal nitrogen and nitrate.
- Environmental statement does not address waste specifically. Little detail upon waste recycling plant, source of base clay for cap. Designated quarantine areas for non-compliant waste should be provided.
- 30 April 2015 understanding is that the water dependant features of the Cam Washes SSSI are nor specifically dependent upon upwelling groundwater. Hence any impacts should be able to be mitigated by discharging dewatering into the SSSI to keep the Cam Washes SSSI wet. A mitigation plan may be appropriate safeguarded by a condition to alleviate Natural England's concerns.
- Noted that loss of ignition testing is now mandatory requiring laboratory testing of every 1000 tonnes of inert waste received.
- Dewatering is currently exempt from licensing would will become licensable in the future. Exact date not known.
- 27 August 2015 Additionally, appreciates previous comments taken into account - recommended conditions remain pertinent;
- Acknowledge that engineering, water monitoring and management aspects of conditions will be controlled by an Environmental Permit;
- Confident that inert waste acceptance criteria will be controlled by Permit;
- Agree with recommended mitigation measures and requirement for further groundwater and surface water monitoring;
- Recommends restoration levels be monitored and surveyed at each phase where relevant to ensure remain below lowest recorded groundwater level in the limestone.

Groundwater

18th December 2015 Additional comments in response to representations:-

- We have previously highlighted that all issues raised in previous consultations will need to be addressed pre-commencement of any works. These issues include permits and consents under our legislation and planning legislation.
- From review of the submitted Hydrological Risk Assessment and further information on the proposed restoration scheme in association with our own risk assessments we concluded that the risks to this proposal could be controlled by conditions.
- We recommended that strictly only uncontaminated material is acceptable for infilling and tight testing procedures;
- Proposal meets our position statements E and F of our Groundwater Proposals Principles and Practice Guidance. As site is not located within a source protection zone and therefore have not objected on this basis. A risk assessment has been undertaken and baselines established.
- With respect to the proposed discharge consent currently Kingfishers Bridge Nature Reserve benefits from dewatering water discharged to the site. We understand dewatering is required to maintain access to the geological SSSI. Post restoration the block of impermeable material in the aquifer will affect drainage patterns. We expect this to be localised as groundwater will find a route around and drainage paths will re-establish in a locally different pattern.
- We understand that there is a legal agreement between the landowner and quarry operator for discharging water into Kingfishers Bridge Wetland Creation Project. However should there be an objection from the landowner to use current discharge points we need to be made aware if alternative locations have been sought.
- Dimmocks Cote has been identified as a strategic location for further mineral extraction in the Minerals and Waste Development Plan. Paragraphs 109,143 and 144 Of the National Planning Policy Framework (NPPF) will also need to be assessed through the planning process.
- Subsequently has recommended revised conditions including requirements for clay lining and capping, ground and surface water management, hydrogeological modelling, additional boreholes, monitoring and any necessary mitigation measures. Considers that planning permission could be granted for the proposed development as submitted if the recommended conditions are included. Without recommended conditions the development would pose an unacceptable risk and the EA would wish to object (25 April 2016). The EA has accepted the draft conditions produced as part of this report.

6.6 **Natural England**

Initial response:- generally supportive of the conclusions in the Environmental Statement (ES) in relation to impacts considered. Considered that whilst the proposed working of phases 9,11,and 13 would have a direct impact upon the Upware Bridge Pit North SSSI and would see the phased removal and relocation of the geological interest of the exposed geological face that this could be satisfactorily addressed subject to further discussion and agreement. Sought additional information further to the Hydrological and Hydrogeological assessment:-

- To assess proposed impact of lowering groundwater upon the Cam Washes SSSI;
- The influence of the seepage of calcareous water from the limestone upon the Upware North Pit SSSI and the impact of quarrying within 50 metres of this SSSI;
- The effects of the landfilling operation upon ecology including the notified features of the designated sites within the vicinity including the County Wildlife Site (Kingfishers Bridge Nature Reserve) and the wider ecology, including the existing quarry habitat, in relation to the potential for contamination of surface or groundwater, including mitigation measures;
- The Kingfisher Bridge site is being considered, in liaison with the local landowner, for notification as an SSSI. The Wildlife Trust should be consulted for their advice on the effects of the proposal on this site and the Minerals and Waste Planning Authority should be satisfied that the applicant has provided sufficient information to demonstrate that the proposal including the landfill operation will not have any adverse effect on this locally important biodiversity site and nature reserve.
- Further discussion required in relation to contingencies should early cessation of the working occur upon the Upware North Pit SSSI.
- The Upware Bridge Pit South SSSI (a geological site) is 1.5 metres from the proposed development and is unlikely to be adversely affected.
- The worked area of the quarry supports an assemblage of flora and fauna of at least County significance. The overall restoration, including appropriate management could contribute significantly to local biodiversity- generally in support of the restoration proposals subject to consideration of comments.
- Given that the proposed extension area currently supports Grade 3a Agricultural land classification soils and the completed quarry supports significant ecological interest – generally welcome the proposals to restore the site to a combination of biodiversity and agriculture which would be subject to a 5 year aftercare plan.

- Expects the Minerals and Waste Planning Authority to consider local sites (biodiversity and geodiversity), local landscape character, and local or national biodiversity priority habitats and species when determining the application.
- Has not assessed the impacts on protected species – standing advice should be applied to this application.

Subject to the additional information being submitted and agreed, recommends conditions to require:-

- The implementation of a formal agreement which secures delivery of an agreed quantity of uncontaminated pumped calcareous water from the quarry to Kingfisher Bridge Reserve, Cam Washes and Upware North Pit SSSI's both during and after the working life of the quarry;
- Where required, appropriate water control structures / infrastructure should be agreed on Kingfisher Bridge Reserve, Cam Washes and Upware North Pit SSSI's to ensure any loss of groundwater is effectively mitigated by appropriate distribution of replacement pumped water;
- Details of all restoration proposals, including habitat creation and long term management to be agreed with Natural England and relevant stakeholders;
- Recommended general conditions including in relation to soil handling stripping and storage, and replacement and aftercare for a five year period (including a detailed annual programme);
- To require a detailed Ecological Management Plan to address habitat mitigation, monitoring and long term management;
- To ensure species mitigation recommendations included in Ecological Section of Environmental Statement are fully implemented.

<u>Further comments from Natural England-</u>

<u>15th September 2015:</u>-Landfill Design: -Hydrological Impact Assessment Addendum (HIAA) confirms landfill proposal includes clay lining and cap. It will require an Environment Agency Permit, strict waste acceptance requirements, assessment of impact of rogue loads and suitable monitoring of ground and surface water. Noted that the groundwater flow in the limestone adjacent to the quarry will be towards the void, preventing migration of any contamination from the site into groundwater. Pumped discharge will follow existing route by which discharge can be directed to the Kingfishers Bridge County Wildlife Site (CWS), surface water in Cam Washes SSSI, Upware North Pit SSSI or into the New Cut Channel. On this basis, Natural England is satisfied that there is no groundwater or surface water pathway between the proposed landfill and Wicken Fen or a groundwater pathway to any of the other SSSI's.

Site Operation:- contamination risks will be addressed through standard pollution control mitigation measures and that subject to measures being agreed and implemented that any risk to the natural environment including Cam Washes and Upware North Pit SSSI's, and Kingfishers Bridge Pit CWS will be sufficiently minimised. Data collection and Water Quality commented upon detail and noted that potential seasonal variations could be clarified by further sampling and supports proposal for further monitoring.

Proposed Phased working:- HIA confirms current understanding of groundwater system suggests that there would be no impacts to Upware North Pit and Cam Washes SSSI's until working had progressed to Phase 6 when a new monitoring programme will be introduced. Satisfied that further working beyond Phase 6 would not take place until an agreed programme of monitoring reporting and mitigation measures had been agreed and it is important that it be secured by a planning condition.

Monitoring and mitigation:- longer term monitoring programme to fully characterise groundwater-surface water interactions in Cam Washes and Upware North Pit SSSI's noted including that mitigation measures likely to comprise discharge of dewatering from the quarry to the appropriate location and the appropriate time and that control rules will be developed during course of the monitoring. The Environment Agency is supportive of the proposed ground, surface water levels and water quality monitoring schemes. A planning condition should include a requirement for implementation of monitoring and reporting results. Welcome proposal to install flow gauge on the pump discharge to enable better understanding of the quarry water balance and to establish the volume of water available for mitigation to address impacts of SSSI's and Kingfishers Bridge CWS. Agrees information on timing of unofficial water offtakes into the Cam Washes should be collected by the landowner on a regular basis.

Outline Mitigation Proposals:- Notes outline mitigation options and proposals within the HIAA including the two options outlined for Upware North Pit SSSI, the first of which would require access for pipeline and routeing to be agreed with Natural England and the landowner. It is supportive of the outline mitigation proposals, which should be subject to refinement as a result of monitoring and further assessment and required by a planning condition. Contrary to comments in the agent's letter dated 11 August 2015 believe that the applicant offered the delivery of an agreed quantity of uncontaminated pumped calcareous water from the quarry to the SSSS's and Kingfishers Bridge CWS as a mitigation option to be secured by a planning condition. Believe that it was agreed at a meeting on 6th July 2015 that the continued discharge to the Cam Washes SSSI would be an acceptable mitigation option and that Natural England were asked how best to maximise the benefits of

this. The applicant also confirmed that that pumping of the quarry would continue in perpetuity to maintain appropriate water levels for existing ecology and geology. Support this being included in a planning condition.

Upware Bridge Pit North:- Welcomes additional details being sought in relation to geological impacts upon Upware Bridge Pit North SSSI. Requests condition to secure phasing, methodology, programme for investigation, recording of geological interest and long term future management proposals including access arrangements and for a restoration plan in the event of early cessation of working to secure the retention of an equivalent or longer face if possible. Welcomes that no infilling is proposed in the western part of the quarry. Proposed permissive footpath should be included as a requirement through a planning condition.

Revised Management Plan:- welcomes the objective to maintain the diverse range of existing habitats in the base of the quarry and to establish new habitats. Supports the habitat creation and management measures proposed including restoration of the western part of the site to best and most versatile agricultural land to be established and managed as sheep pasture. Given the extent (8ha) of the agricultural land the grassland offers sufficient opportunity for additional biodiversity enhancement through the creation of species-rich, preferably calcareous, grassland.

Agricultural Aftercare Scheme:- A comprehensive outline scheme. Advised that better integration needed with the ecological management of the remainder of the site during the aftercare period and beyond.

Natural England is generally satisfied with the information provided by the applicant. Suitably worded conditions will ensure proposal is unlikely to have any adverse effects upon designated sites. Advised that the designated sites do not represent a constraint to determining the application but should details change further consultation with Natural England would be required by Section 28(1) of the Wildlife and Countryside act 1981(as amended).

Further consultation with Natural England was undertaken in relation to representations from Kingfisher Bridge Wetland Creation Project Trust and landowners, and additional information relating to proposed geological viewing platform and amendments to the Aftercare Scheme, additional clay capping and lining information and draft planning conditions.

Further information was provided by Natural England attached to a letter dated 13 January 2016 and requested that that the applicant be encouraged to take this into consideration in the design of the detailed restoration scheme to ensure that biodiversity enhancements

are maximised. In view of the significant Nature Conservation value of this site Natural England given its strong ecological and geological potential Natural England recommend that any restoration proposals should consider the potential of reverting the worked, limestone quarry floor and walls to appropriate high quality habitat on as large an area as possible and advises the Mineral Planning Authority to require the delivery of a significant high quality biodiversity enhancements through the design of a detailed restoration scheme in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) and Policy CS25 of the CMWCS. The scheme should seek a significant contribution to the Cambridgeshire and Peterborough Biodiversity Action Plan 2008 Lowland Calcareous Grassland Local Habitat Plan targets.

Natural England welcomes the proposed temporary geological viewing platform and that the aftercare scheme had been modified to delete the reference to fertilisers and pesticides proposing fertiliser application based upon soils analysis and advice from a qualified advisor.

The matter of an existing legal requirement to supply water to Kingfisher Bridge is beyond the scope of Natural England's remit. We note that the applicant intends to continue to use the existing discharge point which is used by the Kingfisher Bridge Reserve as a source of water.

Notes that the Environment Agency in their letter dated 25th April 2016 in relation to the information about the clay cap and liner other than that the liner will need to be geotechnically as well as chemically suitable. The Environment Agency agrees with the applicant's approach for an artificial liner to be considered in the event of their being insufficient or unsuitable material for use as a liner. Natural England accepts the specialists' views on this.

Natural England accepts the draft conditions and informatives produced as part of this report.

6.7 **Cambridgeshire County Council's Ecology Officer**

Initial holding objection: - Recognised that there was potential for it to be satisfied upon provision of further hydrological information to satisfy that the statutory and non-statutory nature conservation sites would not be adversely impacted and that a revised scheme be developed focusing upon the delivery of a high quality nature conservation restoration scheme.

Further to receipt of Hydrological Information:-

- Welcomed the hydrological addendum but disappointed that the current groundwater level and quality data available is

insufficient to fully characterise the Cam Washes and Upware North Pit SSSI and support applicant's proposal to address this by undertaking a monitoring programme;

- No impact on groundwater system to Upware North Pit SSSI and Cam Washes until Phase 6 but potential for groundwater seepage from the limestone and potential impact on Cam Washes SSSI/Upware North Pit SSSI/Upware North Pit SSSI). Essential that Phase 6 must not take place until a programme of mitigation measures to protect groundwater of the SSSI's based on output of monitoring results.
- There is a potential risk of accidental release of hydrocarbons within the quarry floor which could potentially adversely affect the quality of the discharge water. Concerned in relation to potential contamination from recycling plant – appropriate mitigation measures (e.g. bunding) will be needed in both locations.
- Noted that proposed landfilling will include both clay lining and capping, which will ensure low-level restoration design and will ensure that there will not be a groundwater pathway between the restored site and any of the surrounding sites of ecological interest or surface water system.
- Satisfied, as is Natural England, that potential hydrological impact can be mitigated by appropriately worded conditions to include:-

    - Prior to commencement of phases 1and 7 groundwater and surface water level and water quality monitoring schemes to monitor impact of the proposals of the SSSI's and Kingfisher Bridge Wetland County Wildlife Site (CWS) to be agreed and reported annually through each phase of the operation; together with a detailed hydrological mitigation scheme to protect ground and surface water and implemented throughout the scheme to include measures to protect against hydrocarbon spillage from recycling and leaching from landfill cells – mitigation scheme to be updated annually to reflect the findings of the monitoring scheme being submitted prior to the commencement of phase 1;

<u>Protected Species</u>

- Welcomed majority of features of ecological interest will be retained
- Necessary to resurvey for water vole prior to removing any water bodies and instigate an appropriate mitigation scheme
- Site of District Value for breeding birds with 45 species recorded within the site. Removal of habitat which could support birds to be done outside of nesting season. Noteworthy nesting features for sand martin and kingfishers could be lost as part of restoration works. If so features should

be graded to a shallow angle to deter nesting and compensatory features preferably retention of natural face should be provided.

- A small number of grass snake had been recorded within existing quarry. If any reptile habitat to be lost from infilling area will need to be trapped and moved into retained area.
- Site of county value for great crested newts. Proposal will affect a small area of habitat. Capture and relocation will be necessary. A management plan detailing on site protection during works and management of restored site needed.
- Invertebrates- no detailed surveys undertaken. Site is considered to be of County value for invertebrates as a result of range of wetland habitats. Measures to enhance invertebrate habitat should be incorporated into restoration scheme.
- Badgers- consideration needed as quarrying progresses.
- Pre-commencement condition requiring a detailed ecological design strategy addressing mitigation, compensation and enhancements to be submitted, agreed, implemented, and retained.

<u>Restoration</u>

- Welcome the proposal to retain majority of ecological features but disappointed by lack of consideration of previous restoration schemes. Original restoration had been to agriculture but there had already been a section 106 agreement for the existing quarry to be left as void. Additionally, also a scheme for restoration to wetland, grassland and mosaic habitat. Although this was not formally approved due to minor amendment seeking dog rose and other native shrub species MPA has confirmed to applicant 'working towards' this scheme.
- Disappointing lack of initial ecological assessment to demonstrate whether proposed new scheme will result in a net biodiversity gain (Policy109 NPPF) when compared with the existing scheme.
- Noted loss of species rich grassland from south west corner of existing quarry (proposals show retention of industrial buildings) and the loss of naturally colonising grassland/wetland mosaic floor within existing eastern section of quarry proposed to be filled.
- Disappointing that despite comments emphasising the strategic importance that the grassland/wetland habitat would be considered the most appropriate and beneficial after use.
- Welcomes inclusion of 2.6 hectares of semi improved calcareous grassland and approximately 765 m of hedgerow, which will provide a biodiversity benefit overall of an additional 0.4 hectares.

- Recognises proposal to reinstate to best and most versatile agricultural land accords with national policy for reinstating agricultural land however a missed opportunity to restore site to a strategic nature conservation site of highest biodiversity value. Acknowledges applicant intends to reinstate all agricultural to low intensity pasture rather than high intensity arable, which will have some limited ecological benefit largely by acting as a protective buffer between adjacent intensive farm land and the quarry's biodiversity interest.
- Following further clarification received within agent's email dated 22nd April 2016 comparing the habitat creation of the 2004 scheme and this restoration proposal the Ecology Officer considers that it has been demonstrated that the proposals would result in a net increase in biodiversity habitat and considers that the scheme accords with both national and local policies, which seek net biodiversity gain/enhancement as part of sustainable development.
- landscaping scheme sought including cross-sections of ponds, a planting schedule methodology for establishment of calcareous grassland .

Revised Management Plan

- Request site is managed for a period of a least 10 years (ideally in perpetuity) rather than 5 years proposed to allow sufficient time to convert from arable cropping to pasture or ley, which will be of greater benefit to biodiversity interest.
- Seek an annual update report to monitor progress of habitat establishment and update of management schedule the following year – particularly important for removal of unwanted species e.g. shrub and weeds and establishment of calcareous grassland.
- Seeks opportunities to maximise biodiversity interest including seeding of fields with appropriate wildflower/grass seed mix.

Subsequently, welcomes the agent's letter date 12 May 2016 including the information from the Habitat Management Plan on the revised restoration plan, with the only change being the omission of a native hedgerow along the western boundary of the proposed southern agricultural field. Satisfied that the restoration Plan demonstrates that the ecological mitigation set out within the application documentation can be achieved as part of the scheme.

6.8 **Royal Society For the Protection of Birds (RSPB)**

Response dated 6th February 2015 Supports Natural England's request for further information to deal the means by which the following potential impacts could be avoided or mitigated namely:-

- Draw down of water by quarrying from area overlapping Cam Washes SSSI and its features;

- Reduction in supply of calcareous water to Upware North Pit SSSI, water quality (also relevant to Cam Washes SSSI and Kingfisher Bridge CWS) and subsequent impact upon the sensitive germander (already lost from Cambridgeshire's Botany Bay SSSI) and potential indirect effects upon sensitive species;
- Indirect pollution of groundwater with contaminates from landfill on designated sites due to hydrological connectivity;
- Lack of consideration of above impacts on wider ecological impacts in particular within the existing quarry.

Mitigation proposed should be capable of removing any reasonable uncertainty as to whether significant impacts on the designated sites and wider ecological impacts may occur. This should include details of financial arrangements and/or legal agreements that may be required to secure mitigation. If this information cannot be provided the application should be refused.

The restoration proposals for the extension currently include 40% of total being restored to intensive arable agricultural after use. Considers that given its rare proximity to important wetland sites of considerable nature conservation importance the allocation area commented upon in response to the draft Minerals and Waste LDF should be restored to wetland habitat. Council should consider full area or at least a greater proportion being restored to wetland habitat including habitat, lowland wet grassland, complimentary to the breeding waders on the Cam Washes SSSI. This could be managed through cattle grazing. This would be inline with the NPPF paragraph 109 and Policy CS35 of the CMWCS and the duties of the Council under section 28G of the Countryside and rights of Way Act to further and enhance SSSI's.

No further comments received.

6.9 **Cambridgeshire Wildlife Trust**

Initial response:- Comments

- Key location due to its proximity to sites such as the Cam Washes, Wicken Fen, and Kingfisher's Bridge Wetland;
- Significant rare opportunity for restoration to new wetland habitats and link up areas of the wider habitat network; and contribute to local Biodiversity Action Plan targets;
- No formally approved previous restoration scheme, but intention to restore all of existing site to nature conservation. Urges similar approach;
- Importance of habitat networks is recognised in National Planning Policy and in the Cambridgeshire and Peterborough Minerals and Wastes Core Strategy;

- Habitats in existing quarry are of at least county-level significance, and would qualify as a County Wildlife Site (CWS) under several wetland/swamp criteria and valuable complementary habitat to the surrounding SSSIs and CWSs. Supports intention is to retain the majority of these areas;
- Long-term management required. Details of proposed management should be set out in an ecological management plan;
- Interest of site and surrounding sites hydrology dependent. Kingfisher's Bridge dependent on dewatering of the application site to maintain water levels- habitats below existing water table. If pumping ceased, these could be flooded, and much of existing interest lost. Important that the long-term management of water levels should continue. A management agreement / planning condition to ensure continued permanent pumping if permission granted.

Further comments:

Maintains the above position seeking a larger area of priority habitat. Notwithstanding the above would request management of arable land should avoid/limit use of fertilisers and chemicals, area restored to grazing be seeded with native species rich grassland. Satisfied with 5 year ecological management plan and the stated intention t o review. Longer term management should be controlled by S106 agreement. The applicant is encouraged to liaise with Kingfishers Bridge to help secure the continued availability of the source of clean water from the quarry in the long term. Water quality and prevention of contamination will be vital – welcomes clay liner and cap proposals for infill site and strict waste control including testing and capacity for quarantining unacceptable materials. Proposals welcomed for ongoing monitoring of water levels and quality, which should be secured by a planning agreement.

6.10 **National Trust**

Concerns about proposal to infill with inert waste and restoration to agriculture arising principally due to risk to ecology, lack of potential lining or capping of landfill area, waste storage and handling, discharge management and monitoring to demonstrate risk of contamination to ground and surface water is minimised as highlighted by Natural England.

- Owns and manages Wicken Fen 1.5km to south – the UK's oldest nature reserve, and a rare surviving remnant of an un-drained fen – one of only four surviving remnants of the great fen basin of East Anglia (99% of fens having been replaced by arable);

- One of Europe's most important wetlands containing many UK Biodiversity Action Plan rare species;
- Designated SSSI, Ramsar site, and Special Area of Conservation. Important wetland habitat forming part of network with other SSSI's;
- Wicken Fen Vision project is a landscape-scale conservation project stretching south into Cambridge, which is part of the Cambridgeshire Green Infrastructure Strategy strategic, and is a greenspace project with the ambition to create a mosaic of new wildlife habitats and spaces for people to explore on bike, horse and foot.
- Purity of water critical to rare flora and fauna as acknowledged in EA response;
- Quarry is within area that supplies water to Wicken Fen and Natural England highlights a pathway for contamination exists via groundwater flowing into surface water at Spinney Abbey, subsequently pumped over drainage ditches into the designated site. Contamination could seriously impact upon the ancient Sedge Fen and Verrais Fen. Request further information upon potential impact upon Wicken Fen rather than being left to a planning condition;
- A decline in quality of the SSSI was suffered in 2010 due to falling water levels. Water level management measures were put in place and the site is beginning to recover. Water being pumped out upstream could be contributing to depletion of the water table. Further information required about potential impact and steps that can be taken to mitigate against further depletion.
- Should be considered if infill is the most beneficial after use of the quarry. It is questionable whether a biodiversity rich habitat would be more appropriate to the needs of the area than intensive agriculture.

<u>Further comments:-</u>

Our position has not changed. Continue to have concerns about the increase of HGV traffic movements through Wicken village during quarrying phase and an increase in the landfill phase and support Wicken Parish Council. Now clear, that infill will only be permitted by the EA subject to a landfill permit to include strict conditions for lining and capping. Haffren Water acknowledge possible impacts upon Upware North Pit SSSI and the Cam Washes SSSI. Further surveys, monitoring and possible suggested mitigation must be a requirement and not optional. Remain concerned about impact upon Wicken Fen Vision.

6.11 **Internal Drainage Board (Middle Fen and Mere IDB)**

Response dated 11 December 2014 No objections:-

- Application site outside of Middle Fen and Mere Internal District and plans for surface water disposal would not affect the District.

No further comments have been received.

6.12 **CCC Archaeology**

- Site located in a landscape of high archaeological importance.
- Investigations to immediate south revealed extensive prehistoric activity including Neolithic pits, a Bronze Age ring ditch; Bronze and Iron Age burials, and a small enclosure thought to be a mortuary.
- Likely settlement related Iron Age activity within application site.
- Contrary to 9.4 of The Heritage Assessment there will be significant effect upon known cultural heritage features – agree in principle this can be mitigated through excavation, recording and publication of excavation results.
- Excavation should be undertaken as a complete programme in advance of any site works. Recommends condition to secure implementation of programme of archaeological work.

6.13 **CCC Highways Development Management**

The junction layout is adequate to serve the proposed development without improvement.

6.14 **CCC Transport Assessments Team**

Initially, further trip generation information and consideration required.

Identified a need for further information in relation to trip generation which needed to be based upon a worst case with the peak trip generation for both asphalt filler and agricultural lime, with the TA setting out all the trip generation evidence, including shift patterns, trips likely in network peak periods, sources of the inert material and the routes that would be used. Confirmed the acceptability of the traffic data which was collected in term-time collected traffic data. The future year assessment for 2019, and the growth rates used were agreed. However, it was noted that a junction is deemed to be operating at capacity when it exceeds 0.85 and not 1 as referred to in the initial transport statement.

Further comments – the revised Transport Assessment has addressed all the outstanding issues and is considered to be fit for

purpose and indicates that the proposed development will not have a severe cumulative residual impact on the local highway network. No further comments to make on the application.

6.15 **CCC Asset Information Definitive Map Officer**

Recommends consideration be given to improving the existing rights of way network. Restoration plan CP/FF/DCN/05 shows the route of a permissive footpath from Fodder Fen Drove to a hide and the exposed quarry face and does not offer adequate provision for public access to the restored site for the public to enjoy this open space, or improve the public rights of way network.

The site is bounded to the west by Public Bridleway 2 and to the east by Public Byway Wicken. The formation of a new 4m wide bridleway along the northern edge of the quarry and along the southern edge of the site (allowing users to avoid the narrow verge along the A1123 without footpath) was suggested. Additionally recommends informatives relating to public rights of way legislation.

Further comments following consideration of the agent's letter dated 11 August 2015. Accept the comments made, which state that the developers are not willing to amend their original restoration scheme to make provision for additional rights of way.

6.16 **National Planning Casework Unit**

Acknowledged receipt and stated "We have no comments to make on this application".

6.17 **Health and Safety Executive**

The Health and Safety Executive (HSE) has an interest in three aspects to this development. The first concerns Hazardous Substance Consent, but as this application is not proposing to change the use or storage of PLG there is nothing to report about that. The second is in relation to recording details of mines and quarries – at the time of finalising this report this aspect was being considered and will be reported at committee. The third part is that the extension to the quarry is planning development within the consultation distance of a hazardous installation, which based on the development has not raised any reasons for refusal based on safety grounds.

6.18 **Wicken Parish Council**

Initial response:- No fundamental objections, but concerned that the proposed changes should not lead to a significant increase in heavy vehicle movements through the village. Increase should not be allowed to take place at unsocial hours and should be conditioned.

In response to additional Information:-

New information particularly in Traffic Addendum has not allayed but strengthened concerns- difficult and frustrating document to interpret. Planning permission should not be granted until clarification received:-

- Number of HGV movements through villages of Wicken and Stretham. Lives of villagers already blighted. Any significant increase resulting from quarrying activities unacceptable. Appears that continual phased quarrying over next 20 years would lead to small but acceptable increase. Important to clarify hours of transport – times vary within application from 0700 to 1800, 1830 and 1900.
- Proposed infill and recycling operations could lead to a very large increase in traffic with tipper movements predicted to rise from 6 per day at present to 50 per day (eightfold increase).
- Absolute clarity needed regarding proposed HGV movements –how much of the increase would arise from recycling rather than filling?
- Where is filled to be sourced from and what will it contain? How will it be handled? How can it be satisfied that will not lead to groundwater contamination? –Critical for nearby wildlife reserve, and SSSI's including Wicken Fen. National Trust also concerned. A different strategy for restoration should be considered?

6.19 **Stretham Parish Council**

Recommends outright refusal and has serious concerns:-

- A1123 is already very busy and goes directly through Stretham and Wicken. If approved the application would result in an additional totally unacceptable 36,000 lorry movements on A1123 per annum;
- Highway safety concerns raised about speeding HGV's and tractors ignoring pedestrian crossing and mounting slim pavements. The Parish Council has installed Belisha Beacons to improve visibility at the crossing, which links the recreation ground used by children for play and request careful consideration of road safety concerns;
- Landfill requirements already covered to 2026 – why needed?
- Already an SSSI. Why site landfill next door? Concerned about water pollution and how would it be monitored?
- No information on types of inert waste;
- Would much rather see an extension to current Nature Reserve only.

Further comments:-

- Work had started (October 2015), and is now well progressed, upon a 70 house development at Manor Farm Stretham, which will enter and exit only from the A1123 and will result in an increase of people living and working in Stretham and using the A1123;
- At 1st March 2016 meeting agent unable to provide accurate average daily number of vehicles that would travel through Stretham. Do not want to see any increase in heavy goods vehicles through village – grave highway safety concerns;
- Tight bend close to Green End junction where HGV's and tractors mount pavement;
- Applicant would have no control over contractors bringing waste in and out of quarry.
- No consultation with people living nearest Dimmock's Cote quarry, which is unacceptable.

6.20 **Haddenham Parish Council**

- Grave concerns about amount of increased HCV traffic through our village and resultant impact of residents.
- Routing agreement for vehicles to stay on A142 and A10 instead of travelling on the A1421 and A1123 requested.
- At the least a planning condition should require a letter to be sent to each haulier requesting that they follow the route and a record kept for possible inspection by planning enforcement (as agreed with the Straw burning plant at Sutton). Far from perfect but reduced numbers of HCV's driving through our village.

6.21 **Wilburton Parish Council**

Objects – firmly opposed. Concerned that the application will lead to an increase in the volume of vehicles passing through our village where the primary aim of the Parish is to find ways of reducing the volume of traffic. It is of great concern that the District Council seems to be pulling in completely the opposite direction and wishes to increase the number of HCV's running through our village adding the danger and disruption this causes. Traffic was the Parishioners' greatest concern expressed in relation to community led plan work.

6.22 **Rt Hon Sir James Paice MP (Jan 2015)**

- Extension to quarry and storage building, if necessary, are acceptable;
- Strongly opposes proposal for inert fill, recycling of inert material and revised restoration – not acceptable. Existing

quarry required to be returned to wildlife habitat – same condition should apply to the proposed extension.
- Proximity to Kingfisher Bridge Wetland Creation Project. Water must be clean and uncontaminated – could never be guaranteed.

6.23 **Lucy Frazer QC MP (Oct 2015)**
Recommends refusal:-

- Substantial increase in HGV traffic through the villages of Stretham and Wicken along the A1123 estimated at around an additional 32,600 additional HGV movements per year with potential for more if operating hours extended;
- Potential for pollution of the water at neighbouring Kingfisher Bridge Wetland Project from planned landfill and recycling centre.

6.24 **County Councillor Anna Bailey (Ely South and West) and East Cambridgeshire District Councillor for Downham Villages Ward; East Cambridgeshire District Councillors Charles Roberts (Deputy Leader and Stretham Ward Councillor), and Councillor Coralie Green (Ely South Ward).**

Object to landfilling and recycling proposal only and request refusal of the application: -

- The application serves only commercial benefit to the applicants – no community, wildlife or environmental benefit;
- No justifiable need for recycling at Dimmocks Cote Quarry as sufficient provision at Block Fen until 2050 according to the Council's Minerals and Waste Core Strategy – waste should not be allowed;
- Particularly sensitive site, which is a SSSI – risk of damage to neighbouring wetland as importation for inert waste for recycling;
- Traffic impact. Cambridgeshire County Council's Transport Assessment Team has assessed an additional 21,760 lorry movements into and out of the site per year (80 per day x 272 working days). Hugh increase in heavy noisy traffic through Wicken and Stretham villages along A1123 and onwards to A10 and A142 (which already have significant congestion issues). Although the highways assessment deems that the roads can cope the villages cannot. Noise vibrations, pollution would have a enormous significant impact upon residents and their amenity and would be a danger to highway safety. Serious detriment to a wide area in which the vehicles will travel including Wicken, Stretham, Haddenham and Wilburton.

6.25 **Lavendon Parish Council (Buckinghamshire)**

Objects: - having seen Kingfishers Bridge to seek advice on similar project it is criminal that this planning would be considered – irreversible damage to wildlife in such a valuable conservation area.

6.26 **Kingfisher Bridge Wetland Creation Project Trust and others**

28th October 2015 Recommends refusal.
Objects:- to the proposal to infill both the extended quarry and part of the existing quarry with waste and to create a recycling business in the quarry (with no objections to the proposal to quarry limestone)on the following grounds (in summary):

- Would breach condition A10 of existing planning permission E/0422/98 requiring restoration of existing quarry to a nature conservation and geological afteruse, seeking to use the breach to justify a change of use to waste infill and recycling; The scheme significantly reduces the area (the full 16ha of the existing quarry would be used for nature conservation purposes if the permission were to be complied with).
- No waste should be deposited by way of infill. Import of waste threatens the purity of the water supply upon which the project depends;
- Import of waste is not in accordance with the development plan and would be a departure;
- Inadequate information relating to landfilling for planning authority to properly assess the significant effects of the proposal- insufficient to rely upon stating can be dealt with by Environmental Permit conditions;
- Entirely inadequate justification for the waste landfill at paragraph 3.22 of the Environmental Statement.
- Stability can be obtained far more easily than by inserting a landfill structure and inert wastes.
- Import of waste is not deliverable and during land purchase undertook to continue “the existing surface water drainage arrangements” – breach of agreement – potential proceedings by the Project;
- Significant impact from additional lorry movements from import of waste and export of recyclate without any associated community benefit;
- Worst possible place to put and process waste- in effect at the bottom of an empty and porous swimming pool, from which a accumulating water has to be pumped to most sensitive recipients (the nature reserves);
- The project is down-catchment of the quarry. Water naturally flows from the quarry to the project whether pumped or as groundwater or surface flows;

- CCC pointed out in scoping opinion that the site “is uniquely positioned to create stepping stone/buffer areas complementing biodiversity features….” That opportunity should be taken;
- There is misinformation and misunderstanding in the Quarry’s various document about its drainage and the water supply to the project;
- The quarry and the Project are contractually committed to existing drainage arrangements;
- Lack of clarity about proposals relating to future water supply to the project;

The applicant should resubmit deleting the infill and recycling element.

The project (which commenced in 1995) includes the Kingfisher Bridge Reserve and the Cam Washes SSSI to the west. It consists of approximately 100 hectares of wetland. It supports the rare water Germander, some 435 Vascular plant taxa have been recorded, and some 215 bird species have been recorded including endangered (red data list species) – including bitterns breed fledged and flying young on a recreated wetland for the first time in Cambridgeshire since 1936, and lapwing, black tailed godwit and the amber listed crane noted. The whole locality is managed in such a way as to further conservation.

Water is pumped to a collector on land outside of the quarry company’s ownership. At times of ordinary flows it then flows downhill through a pipe to the southern most point of the project. At times of heavy flow the water overflows the collector into the ditch in which the collector is constructed flowing westwards down cuts running into the Cam. Routeing of the flows is dependant upon quantity and not quality. The agent (in a letter dated 11 August 2015) asserts that permanent pumping is not proposed because it is said that the discharge point is elsewhere and at the moment that the water is “diverted” to the project. This misunderstands the nature of the collector ad ignores the agreement between the Quarry and the Project. The quarry does not have permission to discharge its flows in whatever quantity and of whatever quality onto neighbouring land. Nor will such permission be forthcoming given the Project’s contractual entitlement to water as currently supplied. In so far as the quarry assert this to be the basis of its application it is undeliverable. Natural England (in a letter dated 15 September 2015) suggests that the quarry offered in July 2015 uncontaminated pumped calcareous water to the SSSI’s and the Project to be secured by a planning condition and that this would be provided in perpetuity. The offer was not made to the project. No proposed condition has been forthcoming and it is highly unsatisfactory that this application may come before the committee without the quarry making its position clear on this critical point. If this remains the case

the project urges refusal upon this ground alone. It is difficult to see how the quarry could comply with such a condition. It would have to carry out a rigorous set of water sampling and analysis which in other contexts it seems reluctant to do.

Further comments dated 24 April 2016 in response to agent's letter dated 22nd April 2016

- The Kingfisher Bridge Wetland creation Project (KFB) includes the Cam Washes SSSI north of the A1123 road.
- We recognise the variability of supply of water and welcome comments relating to water storage and co-operation as to times of pumping.
- The position of the Environment Agency (EA) needs new clarification as should pumping cease KFB would loose its only supply of water. If quarrying ceases but the quarry remains a suitable arrangement to allow pumping to continue and be paid for by KFB would be essential to avoid loss of the wetland. Do not believe that this is what the EA is suggesting. The quarry restoration is a vital not incidental source of water for KFB.
- KFB can accept and manage any quantity of water that the quarry needs to pump and sees no reason for the discharge consent to be limited. The quantity to be pumped should be certainly not less than discussed in the 2004 Atkins report given reasonable timing.
- KFB welcomes the suggested cooperation.
- The KFB Cam Washes SSSI does not include the Cam Washes SSSI to the south of the A1123. This needs to be clearly defined in the conditionality. It would be outrageous if water were pumped under the road to the south SSSI, which has been allowed to become s totally disturbed area of boat moorings including resurfacing the illegal road built on it (supposed to have been removed).
- More details need to be shares including clarification of 'approximately 1MA OD' and how and where exactly water will be discharged
- Is it correct that material brought in for recycling will be clearly defined as inert industry building waste?
- KFB have continually questioned the practicality of the quarry operator and the EA maintaining and effectively monitoring a supply of 'inert' building industry waste if such exists for such a sensitive site. KFB believes it is impossible- where are the successful exemplars?
- How will polluted material and substrate be disposed?
- Can be believe that it will be possible for the operator to carry out all of the requirements together with the required burden of monitoring?
- Can we believe if will be possible for the agencies particularly the EA to effectively monitor?

The opportunity to create a major new limestone based wetland reserve as discussed with Natural England needs to be borne in mind for its long term wildlife value, the safety of the neighbouring sanctuaries and to the benefit of the County and wider public here and abroad.

6.27 **Additional Representations**

Representations have been received which can be grouped mainly into four categories. Firstly, from 5 households and local land owning groups living within the immediate locality of the site; secondly from 10 households concerned about vehicle movements of the nearby villages of Stretham, and Wicken,; thirdly from more than 33 additional households referring to concerns relating to impact upon the Kingfisher Bridge Wildlife Project mainly from more distant addresses within Cambridgeshire and beyond, including Cambridge, London, Kings Lynn and Hertfordshire; and fourthly representations received on behalf of the Cambridgeshire Geo Sites Team in support of the application. A copy of their letters and emails will be placed in the Members' Lounge one week before the meeting. The matters raised are summarised below:-

Concerns relating to adverse impact upon nature conservation including SSSI's including Wicken Fen which is also a SAC and RAMSAR site and County Wildlife Sites (CWS) including the Kingfisher Bridge CWS:-

- Highly sensitive site - proximity to SSSI's, including Wicken Fen also a SAC and RAMSAR site. Infilling with inert waste and recycling on site would present an unacceptable risk to nature conservation interests and could not be adequately controlled to prevent risk of contamination and leachate- must force rejection of the application;
- Exceptional wetland in lowland Britain with water and low nutrient concentrations would lead to consequences of international importance if polluted;
- Significant potential for Nature conservation after use - should be restored to use for nature conservation as required by previous restoration schemes;
- Kingfisher Bridge County Wildlife site is dependent upon calcareous water of high quality being pumped from the existing quarry – contamination would threaten the reserve;
- Lack of disturbance and noise essential to development of successful ecosystem at Kingfisher Bridge Project (stressed by Sir Peter Scott when gave advice);
- Concerns about impact of activity on wildlife – including several protected red data book species. Bitterns, cranes, kingfishers and may other species noted as using the Kingfisher Bridge Reserve;

- “Nature reserve has a riparian right to the very, very, special water coming from the pit” – concerns relating to quality and securing quantity;
- No policy justification for waste – County Minerals and Waste Core Strategy – provision at Block Fen / Langwood Fen until 2050;
- How can 60 loads of builders’ rubble per day be properly screened? May include Chemicals;
- Should the proposal be approved urged to put in place same set of conditions that apply to existing quarry;
- No biodiversity gain if restored to agriculture and little environmental benefit;
- Believed water supplies routed across the extension area.

Concerns relating to loss of neighbouring amenity including:-

- Adjacent field to north occasionally used as an airstrip and used daily by resident and family including children;
- No bund on the northern boundary, which would reduce noise for residents to north and within the Kingfisher Bridge Project;
- Would leave a cliff directly into the site as at the existing northern boundary resulting in a considerable health and safety risk to the general public, easier to access from the north (notwithstanding a lack of public right of way);
- expansion of quarry will inevitably impact upon reserve, SSSI and neighbours;
- Proposed relocation of electricity pylons to north would result in serious health and safety risk to aircraft users and family;
- No objections to inert materials filling the pit but movement and disturbance from potential increase in heavy lorries close to SSSI could disturb the Cam Washes site;
- Exponential increase in activity likely because of site’s proximity to Cambridge;
- Effect upon conservation area, highway safety, loss of privacy, noise sensitive, odour issues, parking and turning, pollution;
- Pre-Christmas initial consultation – lack of public awareness; consultation period too short, lack of consultation;
- Recycling plant would result in unpleasant smells vermin and flies.
- Application does not outline benefits to the community

Traffic related concerns:-

- Huge traffic increase through Wicken and Stretham;
- Concerns re increase in heavy commercial vehicles using the A1123 and passing through Stretham and Wicken. Principal impact will be on Stretham and Wicken with 710 HGV’s passing through village each week;

- The typical traffic generation associated with the quarry extension represents an approximate unacceptable doubling of HGV movements;
- The planning indicates current average of lorry movements over nine weeks corresponds with holiday period over nine weeks – the average should be over 50 weeks plus 16-20 light vehicle movements;
- Increased traffic, noise, pollution and dangers to highway safety;
- Consideration should be given to restricting vehicle movements during week days, around school start and finish times and at weekends;
- 30% of vehicles pass through Wicken (figure may increase)- equates to an additional 4 vehicles per hour going through the village between 7am and 10pm – road already carries heavy agricultural traffic, double trailer lorries carrying straw bales to power station and 50,000 visitors to National Trust;
- Already understood to be a goods vehicle diversion route for County, speeding traffic, vehicles obeying speed limit over taken at Hawes Land junction and accident blackspot at Padney Lane;
- The section of the A1123 that was resurfaced is reported to have been stated to be poor and substandard by highways;
- The Transport Team's analysis that there will be 80 movements per day equates to 21,760 per year. Incorrect statement that existing pattern of vehicles will remain the same;
- Agents figures of 35 additional movements per day absolutely incorrect – Traffic assessment team have confirmed 80 movements per day;
- Road not wide enough at bend in Wicken for two vehicles to pass and is close to residential properties, within a Conservation area, suffering vibration. Vehicles use pavement, which is used by children, slow traffic, horses, used as a short cut to Ely, highway safety concerns, accident waiting to happen – likely to result in death.
- Damage to the road - A1123 a former B road is the only road between Wicken and Stretham –;
- Difficult to understand technical information.
- In relation to operators 2008/9 application East Cambridgeshire District Council expressed concerns that the A10 had reached capacity then – cannot sustain another 60 movements per day.

Comments in Support

- Present limits of the quarry are near to exhaustion for extraction of the Upware Limestone with no possibility to expand downwards because the underlying rock unit the

Dimmock's Cote Marl is unsuitable being a wrong lithology and being poorly lithified. Southwards expansion is limited by the A1123. The outcrop ceases to the west of Fen Drove and eastwards is blocked by a farm. The field to the north is a logical direction towards former limestone pits at Upware North Pit.

- It is a very localised deposit and only source of this limestone in the region.
- If the quarry is not allowed to expand commercial activity on the site will cease and the quality of the geological exposure and the SSSI will deteriorate. The present site and geological SSSI are unique in being the best exposure of Upware limestone ever and the only exposure of Dimmock's Cot Marl.
- Continued commercial activity at Dimmock's Cote will allow daily monitoring of all activities in the quarry both commercial and conservational.
- Local exploitation of Upware Limestone has been documented as active since at least the 1830's.
- Important source of local employment.
- Public viewing platform completed in N W corner of the quarry with access off Fodder Fen Drove. No access to the quarry but allows the public to view the geological, biological SSSI 's within the quarry without danger.
- Quarry operator is supporting the preparation of 3 sign boards for the viewing platform to explain the quarrying process, the geology of the site, the biological importance of the site.
- Important educational asset with insight into commercial activity, geology and biology.
- The quarry is a major source for Late Jurassic fossils housed in the Sedgewick Museum at the University of Cambridge.
- There is extensive scientific literature on the geology of the site with recent studies of lithostratigraphy, biostratigraphy, and palaeontology especially corals and ammonites. Further quarrying will allow studies to continue.
- Staff and Management of the quarry have always been extremely helpful in allowing professional lead visits to the active part of the quarry and ensuring that health and safety requirements are met

7. PLANNING POLICY

National Planning Policy Framework (March 2012) (NPPF)

7.1 The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its

core is a presumption in favour of sustainable development, which should be permitted providing that development that accords with the local development plan "unless other material considerations indicate otherwise" (para 12). The NPPF also provides that there are three dimensions to sustainable development: economic, social and environmental, which are all mutually dependent roles of the planning system that should not be treated in isolation. The policies of the Development Plan Documents are generally consistent with the policies contained within relevant policies of NPPF, which are set out below.

National Planning Policy for Waste (October 2014) (NPPW)

7.2 The National Planning Policy for Waste (NPPW) provides that positive planning plays a pivotal role in delivering the country's waste ambitions. This is achieved through (amongst other criteria) the delivery of sustainable development and resource efficiency by driving waste management up the waste hierarchy, recognising the positive contribution that waste management can make to the development of sustainable communities and helping to secure the re-use, recovery or disposal of waste without endangering human health or harming the environment.

7.3 It also sets out that Waste Planning Authorities (WPA's) should only expect applicants to demonstrate the quantitive 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, WPA's should consider the extent to which the capacity of existing operational facilities would satisfy any need identified.

7.4 In particular applicants should be expected to demonstrate that waste disposal facilities not in line with the Local Plan will not undermine the objectives of the local plan through prejudicing movement up the waste hierarchy.

7.5 Also, the likely impact on the local environment and on amenity should be considered against listed criteria (included below within the planning considerations section of this report) taking into account type of facility and scale.

7.6 It should also be ensured 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.

7.7 Additionally, WPA's should 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. National Waste Planning Policy provides that they should assume that the relevant pollution control regime will be properly applied and enforced.

Cambridgeshire and Peterborough Minerals and Waste Core Strategy Adopted July 2011 (CMWCS)

CS1	Strategic Vision and Objectives for Sustainable Minerals Development;
CS2	Strategic Vision and Objectives for Sustainable Waste Management Development;
CS3	Strategic Vision and Objectives for Block Fen / Langwood Fen, Earith / Mepal;
CS5	Block Fen / Langwood Fen, Earith / Mepal;
CS7	Recycled and Secondary Aggregates;
CS10	The Scale and Location of Future Mineral Extraction for Specialist Uses;
CS14	The Scale of Waste Management Provision;
CS15	The Location of Future Waste Management Facilities;
CS18	Waste Management Outside Allocated Areas;
CS20	Inert Landfill;
CS22	Climate Change;
CS24	Design of Sustainable Minerals and Waste Management Facilities;
CS25	Restoration and Aftercare of Mineral and Waste Management Sites;
CS29	The Need for Waste Management Development and the Movement of Waste;
CS32	Traffic and Highways;
CS33	Protection of Landscape Character;
CS34	Protecting Surrounding Uses;
CS35	Biodiversity and Geodiversity;
CS36	Archaeology and the Historic Environment;
CS38	Sustainable Use of Soils.
CS39	Water Resources and Water Pollution Prevention.
CS40	Airport safeguarding
CS41	Ancillary Development

Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Adopted February 2012 (CMWSSP)

SSP M8B	Dimmock's Cote Quarry, Wicken (M9H)
SSP W2	Site specific allocations for inert waste landfill disposal

The Location and Design of Waste Management Facilities Supplementary Planning Document (SPD) adopted 19 July 2011

East Cambridgeshire Local Plan Adopted April 2015 (LP)

East Cambridgeshire Council's Local Plan 2015 was adopted on 21 April 2015 and the relevant policies are:

GROWTH 2 - Locational Strategy
GROWTH 3 – Infrastructure requirements
GROWTH 3 – Presumption in favour of sustainable development
EMP 1 – Retention of existing employment sites and allocations
EMP 2 – Extensions to new businesses in the countryside
EMP 4 – Reuse and replacement of existing buildings within the countryside
ENV1 - Landscape and settlement character
ENV2 - Design
ENV4 - Energy efficiency and renewable energy in construction
ENV7 - Biodiversity and geology
ENV8 - Flood risk
ENV9 – Pollution
ENV 12 – Listed buildings
ENV 14- Sites of archaeological Interest
COM 5 – Strategic green infrastructure
COM 7 - Transport Impact
COM8 - Parking provision

8. PLANNING CONSIDERATIONS

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that all applications for planning permission be determined in accordance with the development plan unless other material considerations indicate otherwise. The relevant policies from the development plan are set out in section 7.7 above.

Principle of Development and Need – Minerals

8.2 It is proposed to extend the existing limestone quarry into a 9.1 hectare area immediately to the north of the existing working quarry to extract 1.2 million tonnes of limestone over a period of 18 and a half years at an approximate rate of 65,000 tonnes per annum.

8.3 Policy CS1 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Adopted July 2011 (CMWCS) sets out the strategic vision and objectives for sustainable minerals development within Cambridgeshire. It provides strategic objectives including maintaining an adequate and steady supply of minerals, including specialist minerals; to safeguard residential amenity; to maximise biodiversity and community benefits; and to protect and enhance biodiversity and historic environment including designated sites.

8.4 Policy CS10 of the CMWCS refers to the scale and location of future mineral extraction for specialist uses and provides that where there is a demonstrated need provision will be made for a continued supply of mineral for specialist uses, including limestone at Wicken (around 15 hectares, limestone), which refers to Dimmocks Cote Quarry. Policy M8B of the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals (CMWSSP) allocates land at Dimmock's Cote Quarry, Wicken for the extraction of limestone, and details of this allocation are provided under an associated Minerals Site Profile. The allocation is a 13 hectare area of land, which includes the proposed extension area of 9.1 hectares at Dimmocks Cote Quarry. The remaining 4.1 hectares of land lies to the north of and outside of the existing application site and is in separate ownership.

8.5 The existing quarry was stated (in paragraph 6.2 of the Planning Statement dated October 2014) to have remaining reserves, which would last for a period of approximately 2-3 years. The existing quarry is now understood to be within 12 to 18 months of exhaustion of its remaining reserves. Planning permission reference E/3020/05/CM requires by condition A1 that the winning and working of limestone within the quarry shall cease no later than 2025 (a further nine and a half years).

8.6 The quarry is stated by the applicant to provide the only deposit of this mineral in the East of England area and that the extension to the site is required to maintain continued supply. The current production is stated to provide approximately 10% of the UK demand for asphalt filler, serving the East of England and London markets. In addition it has provided between 5,000 and 10,000 tonnes per annum of agricultural lime for the local market.

Principle of Development and Need – Waste

8.7 The application has been advertised as a departure to the development plan given that the CMWSSP does not make any allocation for inert landfill at Dimmocks Cote quarry. The proposed application voidspace is 0.32 million m3, which will be filled with inert waste to achieve the proposed restoration. The annual infill rate proposed is 17,300 m3 per annum.

8.8 Policy CS14 of the CMWCS allocates 12.09 million m3 of inert landfill capacity over the Plan period. Policy CS20 provides that 8.4 million m3 is allocated at Block Fen / Langwood Fen with an anticipated annual infill rate of 0.5 million m3 per annum from 2011 onwards to 2026 (and beyond). An additional 3.69 million m3 of inert landfill is allocated through the CMWSSP, Policy SSPW2. Only one of the sites allocated through this policy is within Cambridgeshire i.e. at Cottenham.

8.9 The mineral and waste allocations at Block Fen / Langwood Fen are strategic allocations and their delivery is fundamental to the success of the Minerals and Waste Plan. It is therefore essential that they are not compromised by other development. Dimmock's Cote Quarry and Block Fen / Langwood Fen are likely to draw material from the same potential catchment areas e.g. Ely and Cambridge. When considered in the context of Block Fen / Langwood Fen, the amount of inert landfill proposed at Dimmock's Cote Quarry equates to 3.8% of the total provision made at Block Fen / Langwood Fen over the period to 2026. The input rate at Dimmock's Cote Quarry would be equivalent to 3.4% of the annual input to Block Fen / Langwood Fen. This would continue on an annual basis over the expected life of the inert landfill proposed at Dimmock's Cote Quarry, a period of 18.5 years.

8.10 In terms of existing inert landfill capacity in the Block Fen / Langwood Fen area the creation of landfill void through extraction of sand and gravel has been at a lower rate that envisaged by the CMWCS as two of the three areas have not come on stream in terms of generating the anticipated void space. This is in part owing to the decrease in mineral extraction which resulted from the slowing of the wider economy. As a result there is less void space capacity for inert fill created than anticipated by Block Fen / Langwood Fen Master Plan (around 1.48 million m3 less).

8.11 However, there has also been less inert waste going to landfill than forecast by the Core Strategy. The Environment Agency's Waste Interrogator reports 0.97 million m3 was sent to inert landfill between 2011 – 2014 inclusive, an annual average of 0.24 million m3; when the Core Strategy assumed that over the period 2011 to 2015 inclusive there would be a deficit of 2.77 million m3 of inert landfill void space, equivalent to an average arising 0.55 million m3 per annum. With regard to inert landfill provision outside Block Fen / Langwood Fen, it was anticipated in the CMWSSP that inert landfill at Cottenham, for between 680,000 to 720,000 m3 of landfill, would come on stream around 2014. However, the creation of this void space is dependent on the prior extraction of sand and gravel which has yet to be permitted.

8.12 The central focus of the inert waste strategy in the Core Strategy is the strategic site at Block Fen / Langwood Fen which relies on inert landfill for its restoration, principally for the creation of lowland wet grassland to complement the Ouse Washes.

8.13 If inert landfill on the scale proposed at Dimmock's Cote is permitted it would draw waste from the same catchment area. However, given the proposed rate of infill; and that areas expected to be creating inert landfill void space at Block Fen / Langwood Fen, and the Cottenham site, have not come on stream as anticipated it is not evident that it would have a significant adverse effect on Block Fen / Langwood Fen.

8.14 In the absence of any allocation at Dimmocks Cote Quarry for inert landfill, the applicant has sought to justify the proposal to infill approximately 8 hectares of the quarry (part within the existing quarry and part within the proposed extension area) on grounds that it would protect best and most versatile agricultural land (the proposed extension area is identified within the soils resources section of Chapter 12 of the submitted Environmental Statement as being grade 3a agricultural land). The NPPF recognises that planning authorities should put in place policies for high quality restoration including restoration to agricultural land thereby safeguarding the best and most versatile agricultural land. Policy CS25 of the CMWCS states that where there is high grade agricultural land restoration back to this use may be appropriate; and Policy CS2 states that inert waste which requires disposal will be used in a positive manner, including securing restoration of mineral extraction sites.

8.15 The applicant also states that this would reduce the long-term pumping requirements, which has been questioned within the representations given that the proposed discharge of water would be similar to that of the existing quarry. The level of the natural groundwater table is stated to vary between 3.5 metres and 1.5 AOD. It is envisaged that the pumping requirement would become greater as a result of predicted changes in climate and if the quarry was extended. Upon grounds of sustainability, the Environment Agency commented that it did not consider "'permanent'" dewatering as a very sustainable long term solution Notwithstanding this, the Environment Agency has accepted that it will be necessary to continue to dewater following restoration. This would be necessary to keep the geological SSSI within the quarry dry, to protect the habitat within the quarry, which is currently below the natural water table, and supports protected species; and to ensure the protection of best and most versatile land. Additionally, the quarry faces are expected to require support, including regrading to ensure continued stability in the longer term.

8.16 For the above reasons, it is considered that the proposal would not prejudice the inert waste capacity allocations and therefore would not result in demonstrable harm to the strategic waste strategy including policies CS5, CS14 and CS20 of the CMWCS.

8.17 Policy CS29 of the CMWCS provides that proposals for new waste development will be permitted where they meet a demonstrated need within Cambridgeshire and Peterborough. To ensure that excessive provision is not made within the Plan area, which could result in unacceptable importation of waste, it is provided that planning permission will be dependent upon applicants entering into binding restrictions on catchment area, tonnages and or types of waste. It is recommended, should planning permission be granted, that the catchment area be limited to a 25 miles radius as proposed in the

application; and the importation of inert waste to be no more than 40,000 tonnes per annum of inert waste (to allow for flexibility between years to enable any potential shortfalls to be made up and to take account of the removal of recyclates) by planning conditions, which would meet the requirements of this policy.

Principle of Development and Need – Waste recycling and sale of recyclates

8.18 The purpose of the proposed recycling on site is to screen and crush mixed loads of inert wastes containing soils to ensure appropriate restoration materials are provided for filling for restoration suitable for agricultural use. A core principle of the NPPW 2014 is to minimise waste and to thereby drive it up the waste hierarchy. More specifically, Policy CS7 of the CMWCS states that Mineral Planning Authorities will give priority to the production of and supply of recycled / secondary aggregates to be used in preference to land won aggregates. Allocations for inert waste recycling are provided by this policy including a strategic facility at Block Fen / Langwood Fen. Policy CS7 provides that facilities may also be located in rural areas subject to other policies of the CMWCS and provides for temporary recycling facilities and secondary aggregate recycling facilities on mineral sites.

8.19 To landfill recoverable materials would waste resources and be inappropriate. Policy CS2 of the CMWCS states for this reason that inert waste which requires disposal will be used in a positive manner, including securing restoration of mineral extraction sites. Screening and crushing elsewhere would also be likely to increase the distance travelled by the inert waste and overall transport movements. Therefore for the above reasons, in association with the proposal to infill to restore 8 hectares of the site to agricultural use, which would protect to a significant extent the best and most versatile agricultural land, it is considered that the need for such a facility is demonstrated.

Principle of Development and Need - The proposed storage building

8.20 Planning permission was previously granted (reference E/3021/05/CM) in a location similar to that now proposed for the erection of this reclaimed building for a limited period until 31st December 2025 or upon cessation of mineral workings whichever was the sooner. This permission was not implemented and has now lapsed. The building is proposed to provide additional undercover storage capacity (for approximately 5 months' worth of production) to protect it from the rain. This would enable the mineral to be extracted in summer when drier and to be kept undercover during winter to allow the drying process to begin naturally, thereby reducing the energy requirement of the site by approximately 300 tonnes of liquid petroleum gas per annum. This energy saving is also expected to

reduce the site's Carbon Dioxide emissions by a similar amount and to result in a reduction of traffic movements of one liquid petroleum gas road tanker per fortnight.

8.21 The principle of erecting this building in a similar position has been previously accepted. It is a reused building to be brought from elsewhere. The increased energy efficiency and reduction in carbon and the avoidance of one delivery tanker per fortnight is supported by policies CS22 Climate Change of the CMWCS which seeks measures to minimise greenhouse gas emissions. It is also supported by Policy ENV 4 of the LP, which requires all proposals for new development to aim for reduced or zero carbon development.

8.22 Should permission be granted, it is recommended that the life of the building would be limited by condition to require its removal by 18 months after the cessation of mineral extraction, in accordance with the restoration proposals, to minimise the continuation of built development in this location. This is in accordance with Policy CS41 of the CMWCS which ties the life of ancillary development to existing operations; and general policy seeking sustainable development including Policy CS1 of the CMWCS and policies Growth 2 (Locational Strategy) and Growth 3 Presumption in favour of sustainable development of the East Cambridgeshire Local Plan (LP). No objections have been received to the proposed erection of the building.

Protection of Water Quality and Resources and Potential Land Use Conflict

8.23 As identified within the Site and Surroundings paragraph 1.2 of this report, the application site is located within a highly sensitive locality for nature conservation and geology supporting wetland habitat of international, national and local importance, which are dependent upon water quality and quantity.

Groundwater

8.24 The Hydrology and Hydrogeological Impact (contained within Chapter 7 of the Environmental Statement) found the impacts upon the groundwater flow regime and levels to be of minor significance. The risk to groundwater quality of an accidental spill of oil or fuel from mobile plant operating in the quarry was considered to be high with a significance of impact of major should this occur. Operational measures are already in place as part of the existing quarrying operation and additional bunding in relation to working areas for the ancillary recycling operation including the screener and crusher are proposed. Should an incident occur discharge from the site would be closed off until the spill or leakage had been cleaned and the issue would be contained within the quarry. Chemicals are not proposed to be used on the site. With the mitigation measures in place, the

applicant's consultants consider that the impact from a spill would be negligible. It is not considered that this risk would be significantly different to that which currently exists and is managed in relation to the existing quarrying operations.

8.25 Concerns have been expressed in particular in relation to the proposals to deposit inert waste within part of the existing quarry and the proposed extension and to screen and crush mixed waste within the quarry. Inert waste only is proposed. The Environment Agency has confirmed that subject to recommended conditions to ensure that a clay side and basal liner with a cap is put in place to protect against the potential for contaminates to leach from the inert fill, and that monitoring is carried out for chloride (which could arise from saline water resulting from exposure following extraction), and ammonical nitrogen and nitrate that could arise from inert waste, then the development is acceptable subject to recommended conditions being imposed. To comply with the Landfill Directive the clay liner would need to be a minimum of 1 metre thick with a minimum level of hydraulic conductivity. It is proposed to use indigenous clay from within the existing quarry, which would be tested and controlled as part of the Environment Agency's permitting process.

8.26 The agent states in his letter dated 31 March 2016 that sufficient material to achieve the .required seal would be achieved by extracting a metre of clay from the base of the quarry area to be infilled for the sides and cap with a further metre being engineered in situ to provide the cap subject to proving suitable. Should the Dimmock's Cote Marl member prove unsuitable alternative sealing materials will be considered which may include supplementing the indigenous clay with an artificial liner or digging deeper in places to extract underlying Oxford Clay deposit. The Environment Agency has raised no concerns other than pointing out that the material will need to prove both geotechnically and chemically suitable and are in agreement with consideration being given to the use of an artificial liner should the identified material be found to be of insufficient volume or unsuitable for use as a liner. This is a matter which will be addressed through the Environment Agency's permitting regime in accordance with national planning policy. National planning policy provides that WPA's should 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. The NPPW provides that it should be assumed that the relevant pollution control regime will be properly applied and enforced.

8.27 The Hydrological Assessment Addendum has confirmed that the current understanding of the groundwater system suggests that there would be no impacts to Upware North Pit SSSI and the Cam Washes SSSI until working into the extension progressed beyond Phase 6. Within the Cam Washes SSSI the data suggests that groundwater seepage from the limestone may occur at the eastern edge of

superficial limestone deposits associated with the River Cam and this Addendum also provides that the rate of seepage will depend upon the groundwater gradient of the limestone. Available data suggests that levels decline rapidly from March onwards, which may coincide with the critical period for bird breeding between March and June. A new monitoring programme is proposed to be introduced and would be required by condition prior to the working of phase 7 to enable appropriate mitigation measures to be agreed based upon the outputs of the monitoring programme. This would provide for a longer record of data with which to develop the understanding of the interaction between the groundwater and surface water in the Upware North Pit SSSI and whether discharge to the Cam Washes SSSI is likely to be occurring in the March-June period; provide background data against which to assess the scale of any impacts to, in particular, the Upware North SSSI from groundwater changes and the potential for seepage into the quarry. The Upware North Pit SSSI supports flora including the rare water germander, which relies upon and is susceptible to changes in water level. In the event that impacts are observed to provide trigger levels these could be used to control when mitigation is required. It is considered that mitigation measures are likely to comprise of discharge of dewatering water from the quarry at the appropriate time. It is proposed that an annual monitoring report would be submitted to ensure that any impacts would be monitored reported to enable appropriate mitigation measures to be provided. This can be required by condition.

8.28 Fears remain that it is not possible to satisfactorily safeguard against inappropriate waste or rogue loads and that should contamination occur that it could impact upon conservation and wetland features of international, county, district and local significance. The Environment Agency has confirmed that it is satisfied that the risks can be adequately mitigated and controlled by conditions. The Environment Agency has also confirmed that an Environment Agency permit will be required to ensure that there would be no adverse impact upon the environment and that very strict acceptance criteria and increased engineering mitigation would be required. The NPPW clearly states that WPA's should assume that the relevant pollution control regime will be properly applied and enforced.

8.29 It was also confirmed within the Hydrological Assessment Addendum, in relation to the concerns raised in relation to the potential for groundwater pollution to result from the infilling proposal that the low level restoration and ground levels within the site will be below the groundwater level in the limestone. Accordingly, groundwater flow in the limestone adjacent to the quarry will be towards the quarry void preventing migration of any contamination and therefore no groundwater flow pathway between the site and any of the surrounding sites of ecological interest, which includes Wicken Fen was considered to exist.

Surface water

8.30 There are no surface water drains within the immediate vicinity of the site. The risk from accidental spillage of oil and fuel from mobile plant operating in the quarry to the contamination of dewatering discharge is considered by the applicant's consultants to have potential for a major impact upon the Kingfisher Bridge Reserve. The impact upon Upware North Pit SSSI from impact upon water level within it was considered to be negligible with a significance of minor, given that it is connected to the Cam by the New Cut.

8.31 There is also potential for the discharge originating from the quarry floor to be contaminated owing to accidental release of hydrocarbons. The significance of this upon the Kingfisher Bridge Reserve is regarded as high with a significance of major. This risk is in existence with the existing quarrying operations. Additionally, there is a considered risk to surface water quality in the Upware limestone and at the Kingfisher Bridge Reserve of contaminated material being imported within the inert fill required to fulfil the restoration proposal. The applicant's consultants consider that quantities are considered likely to be small and dispersed within a large volume of fill and considered the magnitude of the impact to be low with a significance of moderate. Therefore mitigation measures are proposed to monitor groundwater.

8.32 Boreholes have been established to the north and south of the site and it is proposed to install monitoring equipment (subject to permission being obtained from the landowner) within the Upware North Pit SSSI. The need to carry out strict control of the imported waste stream is recognised such as by ensuring for example that waste is only accepted by prior arrangement and waste arriving at the site would undergo a rigorous acceptance procedure. It is concluded within the Environmental Statement that with these mitigation procedures in place the magnitude of the impact was considered to be negligible with an acceptance of minor.

8.33 The potential impact from an accidental spill of fuel or oil from the existing quarrying operations already coexists and has been managed successfully, notwithstanding the sensitive location of the site. With the proposed controls and conditions relating to the inert waste infill and in the absence of objection from the Environment Agency and Natural England it is considered that this risk can be appropriately managed.

Dewatering

8.34 The existing quarry is worked below the water table and the current dewatering is received by the Kingfisher Bridge Wetland CWS and

the Cam Washes SSSI, which rely upon a quantity and quality of water. The Hydrology and Hydrogeological Assessment of the Environmental Statement concludes that this planning application will have no impact upon the future quantitative or qualitative status of the groundwater body. Dewatering is expected to continue at similar levels to existing (90-140 cm3 per day on average). It is proposed that dewatering would continue in perpetuity. The Environment Agency has accepted that permanent dewatering will be necessary to safeguard the geological SSSI and the ecological interest within the quarry. The proposed restoration and aftercare scheme could not be achieved were dewatering to cease.

Groundwater Abstractions

8.35 It is stated that there are no groundwater abstractions from the Upware limestone and licensed surface water abstractions are located on the low lying agricultural area off the limestone outcrop.

Summary

8.36 In summary, both Natural England and the Environment Agency have confirmed that they have no reasons to object to the proposed development and that adequate mitigation measures can be controlled by planning condition alongside the controls provided by other legislation including that Environment Agency's permitting controls. Both of these statutory bodies have been consulted upon the recommended schedule of conditions that accompany this report. It is considered therefore that with the proposed mitigation measures in place that the proposed development would not result in significant risk or adverse impact in relation to ground and surface water resources and quality or groundwater flow in accordance with Policy CS39 Water Resources and Water Pollution Prevention of the CMWCS.

Flood Risk Management

8.37 A site specific flood risk assessment has been provided within a submitted Hydrology and Hydrogeology Assessment and the relevant addendum. The former was required as the site exceeds 1 hectare. The initial assessment was on the basis that the site being considered was located entirely within Flood Zone 1 and noted that all ordinary watercourses flow away from the site. In conclusion, the hydrological assessment states that the site location and surface water management during both operational and restored phases will ensure that flood risk to internal receptors will not be significant and external receptors will not be affected. The area around the site was not identified as having a dense sewer network and it was therefore not considered that there was any risk of flooding to sewers.

8.38 There are no objections upon flood risk grounds raised by the Environment Agency in respect of the proposal. The majority of the site is within Flood Zone 1, with only a very small proportion of the site at the north-west corner falling within Flood Zone 3 where no operational development is to take place. The Environment Agency has stated (by letter dated 5th January 2015) that there would remain a risk if the whole site were to be lowered (not part of the proposal). Given that the western edge is proposed to remain at its current level the Environment Agency has assessed flood risk as low. The surface water is drained via the Internal Drainage Board network. Middle Fen and Mere IDB Internal Drainage Board was consulted and advised the site is outside of their district and that the proposed surface water disposal would not affect their district and confirmed that it had no objections.

8.39 It is considered that the proposal incorporates a sustainable drainage scheme to satisfactorily manage flood impacts and has taken into account the likelihood of further climate change and therefore that the proposal would be compliant with Policy CS22 (Climate Change) of the CMWCS and Policy ENV 8 Flood Risk of the LP.

Restoration, Nature Conservation

8.40 Policy CS25 of the CMWCS requires that mineral workings and waste management sites be restored in a phased manner to a beneficial afteruse with aftercare arrangements and restoration proposals to be considered on a site by site basis, providing where appropriate specific contributions which include provisions including requirements for relevant biodiversity afteruse where restoration could assist or achieve the creation of priority habitats and or Biodiversity Action Plan Targets; where restoration could protect geodiversity and improve educational opportunities important geological faces should be left exposed and access retained; and where there is high grade agricultural land restoration the policy provides that restoration beck to this use may be appropriate. The proposed restoration scheme provides for all three of these elements. Additionally an extended period of aftercare has been sought to cover a 10 year period.

8.41 The proposed restoration scheme provides for the partial relocation of the Upware Bridge Pit North geological SSSI by proposing the retention of the exiting geological SSSI, along part of the western side of the quarry and providing for its extension westwards along the proposed extension area and returning at the north west corner just on to the northern boundary to replace the existing northern face, which would be lost by the working of the mineral during the later phases. A temporary geological viewing platform has been provided, which would enable observation for educational purposes during working

.

8.42 As set out within the proposal within paragraph 2.11 of this report, it is proposed to retain the existing quarry buildings on approximately 1.3 ha (including existing landscaping) within the south west corner of the quarry, to provide a conservation habitat of approximately 16.6 ha including some 11.5 ha of wetland habitat within the base of the existing quarry (of which approximately 8.3 ha is existing) and approximately 4.7 ha of calcareous grassland and to restore 8 ha at the eastern and north-eastern parts of the quarry to agriculture as low input grassland.

8.43 Significant objection has been received to the infilling of the quarry to provide low level land suitable for agricultural use. It has been stated that a significant opportunity to provide further wetland habitat will be lost. But the restoration to a use suitable for agriculture (proposed to be used after initial preparatory cropping as low input grassland) is supported by Natural England and would be in accordance with policy CS25 of the CMWCS given that it seeks to preserve best and most versatile agricultural land because the existing agricultural land that would be taken into the quarry is grade 3a agricultural land as referred to in paragraph 1.10 of this report. The proposed agricultural land would also provide a buffer between the wetland conservation area proposed and the more intensively farmed land to the east that is beyond the application area.

8.44 The conditions of the review of mineral workings planning permission reference E/0422/98 (granted 6 August 1998) condition A10 required that a phased scheme of progressive restoration to a nature conservation and geological conservation afteruse to be submitted to and approved in writing by the Mineral Planning Authority within 1 year of the date of planning permission E/0422/98 coming into effect. Amongst the details that were required to be included within the scheme were any drainage proposals “including pumping in perpetuity if necessary”. The phased scheme of working was required to be implemented in accordance with the approved details and completed within two years of permanent cessation of mineral working unless otherwise approved in writing by the Mineral Planning Authority. Additionally condition B1 requires the processing plant and silos to be dismantled and removed upon completion or cessation of mineral workings and required a scheme for restoration of the plant area to be submitted within one year of planning permission E/0422/98 coming into effect.

8.45 A scheme for the restoration of the existing quarry was submitted in 2004, which showed three broad phases of proposed restoration progressing from west to the east of the existing quarry, which broadly included the proposed restoration of the plant area to car park and proposed species rich grassland, the retention of and access to the Upware Bridge Pit North SSSI, mainly conservation wetland habitat within the first phase at the western side of the

quarry, low level inundation vegetation and or calcareous grassland to be achieved through natural colonisation. A proposed water reservoir was shown in the north-western area of the quarry. The proposed scheme was annotated to state that water would continue to be pumped out of the drainage ditch within the quarry to maintain "current water levels within quarry" on Figure 3 the accompanying Restoration Proposal Plan. Additionally, on figure 2 the accompanying Existing Landscape and Ecology Context Plan was annotated "water pumped out of this ditch to Kingfisher Bridge Project". Furthermore, at paragraph 3.2 within the text it was stated "It is intended that pumping will continue in order to maintain current water levels and provide a resource to Kingfisher Bridge Project." There is no other requirement by a planning condition of planning permission E/0422/98 to require the pumping or provision of water from the quarry to any specific location.

8.46 The above mentioned restoration scheme was the subject of discussions and minor amendments were expected to be made, which did not come forward and the scheme was not formally agreed by the Mineral Planning Authority. Additionally, mineral reserves have been exploited within the site in the meantime and the agent has pointed out that the proposed restoration levels are no longer achievable.

8.47 In any event, should any planning permission be granted for the working of the mineral reserve that is allocated by Policy M8B of the CMWSSP a new restoration scheme would be needed in any event. The current application area includes the entire existing quarry site and the proposed extension area. If permission were granted it would supersede all of the previous permissions for extraction of mineral including all previous restoration schemes. The applicant has confirmed that a 10 year phased aftercare period would be accepted and management of the existing habitat would be expected to shortly follow the implementation of any permission granted and would be required by condition. Where planning conditions are able to give control, LPA's are not expected to seek additional legal agreements.

8.48 Historically, some of the existing processing buildings were granted on the site by East Cambridgeshire District Council, and historically were not required to be removed by planning condition. Condition B1 was imposed upon the review of mineral workings permission reference E/0422/98 to require the restoration of the plant site although the permissions relating to those buildings were not expressly stated as being the subject of the review.

8.49 The current application proposes the retention of the existing buildings to enable them to be used for industrial purposes. The proposed retention of the existing buildings has not been the focus of objection of itself although it has been stated within the representations from the Kingfisher Bridge Wetland Creation Project

Trust that the 2004 scheme would have provided the full 16ha of the existing quarry capable of use for nature conservation purposes and concern expressed that the current application would significantly reduce the area that would be available for nature conservation purposes.

8.50 Policy EMP 1 Retention of Existing Employment Sites supports in principle the retention of land or premises currently or last used for employment purposes. Also Policy EMP 4 Reuse and Replacement of Existing Buildings within the Countryside of the LP supports in certain circumstances the re-use and replacement of existing buildings in the countryside when amongst other criteria it can be demonstrated that the building is of substantial and permanent construction.

8.51 The desirability of adding to the existing wetland habitat within the locality, the geological and ecological importance, and sensitivity of the site and its locality is recognised and appreciated. However, it is considered that the desirability of achieving additional conservation wetland habitat, to which quarrying has contributed, has also to be balanced with the national and local planning policies that provide for the protection to best and most versatile agricultural land and seek to protect and grow the economy. The Ecology Officer for Cambridgeshire County Council is satisfied that the amended restoration and aftercare proposals would retain the majority of the existing ecological features present within the existing site including the protected species, which include the presence of Great Crested Newts. Additionally, given the loss of approximately 8.3 ha of existing arable land to the north of the existing quarry and its proposed phased replacement by 7.9 ha of agricultural land to be prepared to a condition suitable for use as low intensity species rich pasture, and the creation of diverse biodiversity habitats including 11.5 ha of wetland habitat (8.3 ha currently exists within the base of the quarry) and 4.7 ha of calcareous grassland, it is considered that the proposed scheme would result in an overall net increase in biodiversity habitat. For these reasons, and subject to the proposed and recommended mitigation measures, it is considered that the proposal would be in accordance with Policies CS25 Restoration and Aftercare of Minerals and Waste Management Sites and CS35 Biodiversity and Geodiverity of the CMWCS given that the proposed scheme incorporates priority habitats, calcareous grassland thereby contribution to biodiversity targets, provides for geodiversity and incorporating appropriate restoration in part to a use suitable for agriculture (of a large enough area to afford significant opportunity for additional biodiversity through creation of species rich grassland).

Traffic and Access

8.52 Policy CS32 of the CMWCS provides that minerals and waste development will only be permitted when opportunities for the use of

alternative transport modes have been considered and pursued where practicable. It has been suggested amongst the representations received that river traffic should be considered. The applicant has stated that owing to the location of the mineral to be worked, the proposed rate of working and the dispersed market that there are no practicable alternatives to road transport in this case, which is accepted by officers. The proposed traffic generation details are set out within the Proposals Section of this report at paragraphs 2.4-2.7 inclusive.

8.53 The Highway Authority is satisfied that the access junction layout is acceptable to meet the needs of the proposed development without improvement. The Transport Assessment within Chapter 7 of the Environmental Statement concludes that it is considered that the proposed development is acceptable in transport terms. It states that in total a maximum of 6 two way vehicle movements an hour are estimated to result from the proposed development and that in the vicinity of the site that all HGV's will use A class roads and are not required to use local roads. There were no accidents identified in the vicinity of the site involving HGV's for the 5 year period prior to the 6 November 2014 report and described proposed the increase in HGV's as modest concluding that it would contribute to any existing road safety problems.

8.54 Significant concern has been raised with Stretham, Wilburton and Haddenham Parish Councils objecting to the application, and Wicken Parish Council raising concerns and seeking further clarification. Additionally, individual representations expressing concerns in relation to traffic that would travel along the A1123 and pass through the villages of Wicken and Stretham, and objections from politicians have been received (as listed in the Consultations and Representations section of this report). There is concern about the existing impact of heavy commercial road traffic upon residential amenity, vibration, and noise, volume of traffic, pollution, and highway safety issues.

8.55 In contrast, the applicant's case is that the increase in HCV traffic would be modest and would not exacerbate any existing road safety issues. Traffic would directly access the A1123 and use other strategic routes.

8.56 At the proposed rate of extraction and infill, the average rate of movements per hour for the entire proposal would be expected to generate 35 HCV movements per day into and out of the application site in total. Approximately 14 to 16 of these movements per day would be generated by the infill proposal and additional to the current vehicle movements that are generated by the quarry. At average rates, 11 of these movements would be expected to travel east through Stretham and 5 travelling through Wicken. Therefore over and above the existing mineral production it is reasonable to expect

that there would be approximately 1 extra HCV movement generated through Stretham when averaged out over a 10 hour working day and one extra every 2 hours travelling through Wicken over and above the existing levels of minerals production.

8.57 Waste movements are not expected to arrive at or leave the site at consistent rate throughout the year. The worst case scenario proposed would be 40 waste tipper lorry movements on any working day spread over a 10 hour working day. If a worst case scenario occurred for the site to total existing lorry and tanker movements would generate 3.3 movements per hour. Such levels would not be typical and would be compensated during quieter periods.

8.58 The light commercial vehicle traffic would not be expected to increase significantly, as set out in Paragraph 2.7 of this report.

8.59 It is understood that residents have been circulated with information referring to a maximum figure of 21,760 movements per year, which is calculated from multiplying 272 by the maximum transport figure of 80 movements per day provided for capacity assessment purposes, which require a worst case scenario to be presented. The initial Transport Assessment worked upon an average of 39 lorry movements per day and a maximum of 80 movements. The maximum potential movements per day given as a result of the detailed breakdown is 72 lorry movements per day. In fact, the average movements expected of 35 movements per day expected at the proposed rates of production would equate to 9,520 movements per annum – less than half of the 21,760 referred to above. The maximum amount of the infill imported is recommended to be limited by condition to 40,000 tonnes per annum, which would allow for a shortfall in one year to be made up within a following year. The applicant's would also accept a maximum limit of 70,000 tonnes per annum in relation to mineral worked and removed from the quarry each year (to allow for flexibility of operations to meet demand). See recommended conditions 9 and 10 within Section 10 below. The worst case scenario was based upon an annual production figure of 85,000, which would exhaust the reserve much sooner than proposed.

8.60 To address concerns raised about the potential for vehicles to travel through Wilburton and Haddenham, the applicant, (although considering this unlikely to occur in relation to minerals vehicles) has expressed a willingness to seek to address the concerns of the community. The applicant has offered to accept a condition (See recommended condition 14 within Section 10 below) seeking to achieve a practicable solution to put measures in place to dissuade drivers from travelling through either Haddenham or Wilburton, based upon a routing agreement.

8.61 Upon already busy main road networks, which pass through villages, it is appreciated that any increase in traffic is likely to give rise to concerns. Consideration has been given to the detailed concerns, including in relation to the volume of traffic through the Wicken Conservation Area; the proximity of buildings to the main road; and the narrowness of pavements as summarised within Section 6 of this report. However, on balance given the average increases in the movements proposed, the presence of a local plan allocation of the mineral reserve, and the absence of any highway authority objections, it is considered there are insufficient grounds to justify a recommendation of refusal upon grounds of increased traffic or highway safety, nor upon grounds that the levels of increase would result in demonstrable noticeable additional harm to the environment or residential amenity nor the setting of the Wicken Conservation Area. For these reasons it is considered that the proposal would be compliant with Policy CS32 Traffic and Highways of the CMWCS, and Policy Com 7 of the LP.

Air Emissions, Including Dust Noise Light and Vibration

8.62 The Environmental Noise Assessment (ENA) within Chapter 10 of the Environmental Statement predicted that noise levels may exceed the background note level by more than 10db at two of the closest receptors. And concluded that the NPPF noise criterion of LAeq1hour 55dB(A) is unlikely to be breached even at the nearest residents under a worst case scenario and recommends best practice measures.

8.63 Local representations were received in December 2014, stating that a bund along the northern boundary to the remaining strip of the mineral allocation that is outside of the ownership of the applicant would reduce noise pollution. In paragraph 9.1 of the ENA it was stated that predictive modelling had showed that a 3 metre high bund along the entire north of the quarry would reduce noise levels by less than 2dB under most scenarios which was considered to be a barely perceptible decrease in noise levels and therefore the assessment did not include a recommendation that a bund should be erected along the northern boundary. Additionally the noise monitoring had been based upon a worst case scenario that is proposed to exist, given the modelling of an access road on the land to the north, which is not owned by the quarry and is outside of the application area. In March 2016, the noise monitoring was further questioned upon the basis that there had been one day of monitoring and that it was carried out 120 metres away from one of the nearest noise sensitive properties and that the reading had been taken within woodland. It was also requested that new readings be taken 1m from the façade of the property and within an outdoor living area. Concern was also then expressed in March 2016 that a lot of time is spent out of doors by the family and that the proposed development would have a

significant effect upon the residents health and quality of life and be contrary to the Noise Policy.

8.64 The proposed extension area is allocated as a mineral reserve by Policy M8B of the CMWCS together with the grass strip or field immediately to the north of the application area.

8.65 East Cambridgeshire District Council's Environmental Health Officer responded to the additional points raised and confirmed that the proposal was compliant with guidance and that it was considered that there were no noise grounds upon which the Environmental Health Officer considered would justify a recommendation for refusal of the application. A recommended condition was revised to relate to 1 metre from the façade of the relevant noise sensitive property, which has been included in recommended condition 13 in Section 10 below.

8.66 No significant additional issues have been raised in relation to vibration. In relation to mitigation measures, conditions would be imposed to control and or require hours of operation, noise limits, a register of complaints, the submission and implementation of a noise management plan, the implementation of dust control measures, and restrictions upon pump installation and replacement as recommended in conditions 12-18 in Section 10 below.

8.67 It is considered that with the mitigation measures in place to cover the noise concerns above, that the proposal would be compliant with Policy CS34of the CMWCS which seeks to protect surrounding uses and Policy ENV 9 of the LP and would not be likely to result in unacceptable demonstrable harm in relation to surrounding uses.

Landscape and Visual Impacts

8.68 The Landscape Assessment provided within Chapter 6 of the Environmental Statement concludes that given the presence of several complexes of farm buildings and the industrial buildings of the quarry that the existing landscape is of low quality and that the visual envelope is limited to the middle distant views to the east and west with the plant site being more extensive to the middle and long distant views to the south east and west owing to its elevated position in the local landscape. It concludes that the extension will not have a significant impact upon the majority of viewpoints over and above that of the quarry buildings. It is stated that as part of the proposals that consideration should be given to the removal of the existing processing buildings as part of the site restoration (one of which is 11.5 metres to eaves), which has not come forward within the proposal nor has this given rise to specific local objections being raised (paragraphs 8.48 and 8.49 also refer to these buildings).

8.69 The impacts of the views from east and west of the extension area are proposed to be mitigated by soils screening bunds relating to the working phases and advanced landscaping.

8.70 It is considered with the mitigation measures proposed in place that the proposed development would be compliant with policy CS33 Protection of Landscape Character of the CMWCS and Policy ENV 1 of the LP.

Conserving the Historic Environment

8.71 High Fen Farmhouse, the listed building approximately 250 metres to the north, as described in paragraph 1.9 of this report, is sufficient distance from the site and adequately screened and separated from the site that its setting would not to be adversely affected by this proposal.

8.72 It is considered by officers that the proposal is located within a landscape of high archaeological importance and it is likely that there is settlement, related to Iron Age activity within the application site and Bronze Age activity beyond. Contrary to paragraph 9.4 of the Environmental Statement it is considered that there will be significant effect upon known cultural heritage features but that this can be appropriately mitigated by condition (see recommended Condition 27 in section 10 of this report). The proposal is therefore considered to be compliant with policy CS36 of the CMWCS for the above reasons given that it is not considered that it would adversely affect the setting of the listed building nor have a significant adverse effect upon archaeological importance with the recommended condition in place.

Public Rights of Way/Access to the quarry

8.73 There are no public rights of way within the proposed application area. Access via Fodder Fen Drove, an existing Public Right of Way, is gained to a temporary geological viewing platform. The restoration proposal includes a permissive right of way to facilitate access to the geological SSSI within the quarry, Upware Bridge Pit North. Notwithstanding that further enhancements to link existing public rights of way along side the northern and southern boundaries of the quarry are not proposed, it is considered still that compliance with policy CS37 Public Rights of Way of the CMWCS would be achieved by the proposal.

Land Instability

8.74 It has been identified that in the longer term the existing quarry faces could become unstable if left as is. The proposals include battering of some exposed phases and infilling which would significantly reduce the extent of exposure of some of the existing faces. No significant issues in relation to land instability that would not be mitigated by the proposals within this planning application are identified. The proposal

has been designed appropriately and in this respect is considered compliant with Policy CS1 of the CMWCS.

Aircraft Safety

8.75 The agricultural land immediately to the north of the application area was initially stated in December 2014 to have been historically and presently used as “an occasional airstrip”. In correspondence dated 24 September 2015 it was stated that the grass airfield has been actively used regularly for many years and that it is sown with slow-growing grass and that the strip had for many years been registered with the VFR Flight Guide UK , that landings were by prior arrangement and that the windsock had recently been replaced. In October 2015, it was stated that it was intended to make an application for a certificate of lawfulness and then that the airstrip had been in “regular use for approximately 20 years” and that evidence was being gathered for the period prior to the then two and a half years that the current owner had knowledge of.

8.76 The land does not have the benefit of planning permission as an airfield.

8.77 Concern was expressed that the proposed relocation of overhead power cables from the existing northern boundary of the quarry to run alongside the proposed northern boundary would impact upon the safe use of the grass airstrip. The proposal has therefore been amended to address this concern and the power cables are now proposed to be located under ground within a proposed easement, which will not impact upon the use of the neighbouring field. The Council is unaware of any existing safeguarding area and therefore considers that Policy CS40 which refers to minerals and waste management development within airport safeguarding areas is not applicable. No other specific concerns have been raised in relation to what appears to be most accurately described as the claimed informal use of the land for take off and landing of aircraft other than in relation to the relocation of overhead power lines, which no longer form part of the proposal.

Odours, Vermin and Birds and Litter

8.78 It is considered that no issues are likely to arise given that only inert waste is proposed.

9. CONCLUSION

9.1 Although there is no inert waste allocation and for this reason the proposal is a departure to the development plan, it is considered that material considerations set out above indicate that the proposal would not in principle result in demonstrable harm to the policies of

the development plan nor significant harm in relation to the material planning considerations, which having taken the concerns into account cannot be mitigated by the proposed measures and planning conditions

10. RECOMMENDATION

10.1 Planning permission be granted subject to the following conditions:-

Schedule of Conditions:-

E/3008/14/CM
Without prejudice, Schedule of Draft Conditions:-

Commencement

1. The development hereby permitted shall be commenced not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the Mineral and Waste Planning Authority in writing of the exact start date.

   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

Approved Plans

2. The development hereby permitted shall not be proceed except in accordance with the application forms, planning statement and Environmental Statement (accompanied by certificates dated 17th November 2014) as amended by the additional supporting information and amendments included within and accompanying letters dated 18 February 2015 (capacity figures); 11 August 2015 (including Transport Addendum July 2015, and Revised Management Plan 13 August 2015, Hydrological Assessment Addendum August 2015); 22 January 2016 (including Revised Aftercare scheme and Geological viewing platform proposal); 15 March 2016 (Lorry Routeing); 22 April 2016 (Dewatering clarification); 31 March 2016 (Clay Capping), and 12 May 2016 (Restoration and Ecology) , and the following conditions. The site shall be worked, engineered, and restored in accordance with the following approved drawings:-

CP/FF/DCN/01	Location Plan dated September 2014
CP/FF/DCN/02	Block plan dated September 2014
CP/FF/DCN/04	Rev a Phasing Plan dated September 2014
CP/FF/DCN/04a	Rev b Phase 1 dated September 2014
CP/FF/DCN/04b	Rev a Phase 2 dated September 2014;
CP/FF/DCN/04c	Rev a Phase 3 dated September 2014
CP/FF/DCN/04d	Rev a Phase 4 dated September 2014
CP/FF/DCN/04e	Rev a Phase 5 dated September 2014

CP/FF/DCN/04f	Rev a Phase 6 dated September 2014
CP/FF/DCN/04g	Rev a Phase 7 dated September 2014
CP/FF/DCN/04h	Rev b Phase 8 dated September 2014
CP/FF/DCN/04i	Rev a Phase 9 dated September 2014
CP/FF/DCN/04j	Rev a Phase 10 dated September 2014
CP/FF/DCN/04k	Rev a Phase 11 dated September 2014
CP/FF/DCN/04l	Rev a Phase 12 dated September 2014
CP/FF/DCN/04m	Rev a Phase 13 dated September 2014
CP/FF/DCN/05	Rev b Restoration Plan dated September 2014 and accompanying key sheet
CP/FF/DCN/06	Sections dated October 2014
CP/FF/DCN/07	Elevations Roof Plan dated June 2014
CP/FF/DCN/10	Advanced Planting dated April 2016
CP/FF/DCN/11	Great Crested Newt Fencing dated April 2016
CP/FF/DCN/13	Recycling Plant (Section and Layout) dated April 2016
CP/FF/DCN/14	Relocated Upware Bridge Pit North SSSI dated May 2016

(Note – Drawing number CP/FF/DCN/08 was superseded and there is no submitted plan numbered CP/FF/DCN/09. Drawing number CP/FF/DCN12 relates to an Electricity Easement which is relies upon permitted development rights).

Reason: For the avoidance of doubt and to minimise harm to the local environment in accordance with policies CS1, CS2, CS24, CS25, CS34, and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and policy ENV 9 of the East Cambridgeshire Local Plan (2015).

Working Time Limit

3. All winning and working of mineral, waste importation, ancillary waste management processes, and the deposit of waste shall cease no later than 31st December 2035.

Reason: To ensure proper and expeditious restoration of the site and to ensure that the ancillary waste management facilities are limited to the life of the operations in accordance with policies CS41 and CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Removal of storage building and remaining items

4. The storage building hereby permitted and all items including vehicles, plant and equipment relating to the development hereby approved shall be removed from the application site in its entirety by no later than 18 months from the permanent cessation of the extraction of mineral within the site edged red on drawing number CP/FF/DCN/02 dated September 2014 or no later than 30th June 2037, whichever is the soonest.

Reason: To ensure proper and expeditious restoration of the site and to ensure that the ancillary waste management facilities are limited to the life of the operations in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

5. Restoration time limit

The site edged red on drawing number CP/FF/DCN/02 dated September 2014 shall be restored in its entirely in accordance with Restoration Plan Drawing Number CP/FF/DCN/05 Rev b Dated September 2014 no later than 21 months of the permanent cessation of mineral extraction within the site edged red on drawing number CP/FF/DCN/02 dated September 2014 or no later than 30th September 2037, whichever is the soonest.

Reason: To ensure proper and expeditious restoration of the site and to ensure that the ancillary waste management facilities are limited to the life of the operations in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Vehicular Access

6. Vehicular access and egress to and from the site edged red on drawing number CP/FF/DCN/02 dated September 2014 shall only be gained via the existing quarry access, which is annotated on drawing number CP/FF/DCN/02.

Reason: To ensure satisfactory access to the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and COM7 of the East Cambridgeshire Local Plan (2015).

Inert waste and ancillary recycling

7. No waste except inert waste consisting of loads which shall include soil materials intended for the implementation of the permission hereby granted, shall be received at, processed, or deposited within the site edged red on drawing number CP/FF/DCN/02 dated September 2014.

Reason: To ensure the appropriate development and restoration of the site and to protect against pollution and the amenities of the locality in accordance with policies CS2, CS14, CS22, CS29 CS34, and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and ENV9 of the East Cambridgeshire Local Plan (2015)

Distance of arising waste

8. No waste arising at a distance greater than a 25 mile radius of the application site as shown on Plan CCC1 Waste Catchment Area

attached shall be received at or deposited on the site edged red on drawing number CP/FF/DCN/02 dated September 2014. The operator shall maintain a written record at the site of deliveries of the origin of waste delivered, the tonnage, and the date of delivery. These records shall be maintained and the results collated within a report to be supplied to the Mineral and Waste Planning Authority within 10 working days of a written request.

Reason: To limit the movement of waste when taken cumulatively with existing mineral operations, in accordance with policy CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Mineral extraction limit

9. No more than 70,000 tonnes of mineral shall be extracted from and removed from the site, within any one calendar year.

Reason: To limit the development, including vehicular movements proposed allowing for reasonable operational flexibility, in the interests of residential amenity and to ensure the appropriate working of the mineral reserve in accordance with policies CS1, CS32, and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Inert waste limit

10. No more than 40,000 tonnes of inert waste shall be received at the site edged red on drawing number CP/FF/DCN/02 dated September 2014 within any one calendar year.

Reason: To limit the development, including vehicular movements proposed allowing for reasonable operational flexibility, in the interests of residential amenity and to ensure the appropriate working of the mineral reserve in accordance with policies CS1, CS32, and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Mineral importation limit

11. No more than 40,000 tonnes of imported mineral shall be received at the area shown outlined in red on Plan CCC2 Mineral Importation Area attached within any one calendar year. No imported minerals shall be deposited outside the area shown outlined in red on Plan CCC2 Mineral Importation Area attached. The importation of mineral is permitted for a time limited period only expiring on 31 December 2025 or on cessation of the processing of mineral extracted from the site edged red on drawing number CP/FF/DCN/02 dated September 2014, whichever is the sooner. The operator shall maintain a written, dated record at the site of the amount and date of all mineral importation into the area shown outlined in red on Plan CCC2 Mineral Importation Area attached. These records shall be maintained and the

results collated within a report to be supplied to the Mineral and Waste Planning Authority within 10 working days of a written request.

Reason: To limit the development, including vehicular movements proposed allowing for reasonable operational flexibility, in the interests of residential amenity and to be consistent with the importation of minerals granted in planning permission E/03010/12/CM in accordance with policies CS1, CS32, and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

12. Hours of operation

No activity whatsoever shall take place within the application site edged red on drawing number CP/FF/DCN/02 dated September 2014 outside of the hours of:-

0700 – 1800 each day on Mondays to Fridays inclusive and
0700 - 13.00 each Saturday.

Subject to the following exceptions:-

a) Activity relating to Minerals processing within the plant area as hatched on Plan CCC3 Mineral Processing Activity Area attached (including the movements of bulk tankers), which shall be permitted only between the hours of:-

0700 – 2200 each day on Mondays to Saturdays.

b) No more than 1 bulk tanker lorry shall enter or leave the site between the hours of 22:00 and 07:00 for the purposes of loading or unloading. Vehicular movements during that time shall be restricted to the plant area as shown on Plan CCC3 Mineral Processing Activity Area attached.

c) Activity relating to employees arriving to start work and leaving work and for essential maintenance.

d) Action being taken in an immediate emergency and /or to address immediate health and safety issues.

Other than in accordance with exceptions c) and d) above, no activity shall take place within the application site edged red on drawing number CP/FF/DCN/02 dated September 2014 on Sundays, Bank or Public Holidays.

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

13. Noise limits

The level of noise emitted from the site shall not exceed the following limits at a distance of one metre from the façade of the specified noise sensitive property to which they refer when measured and, or calculated in accordance with BS4142 and the National Planning Practice Guidance:-

Location	Noise Limit (dBLAeq, I hour)
Kingfishers Bridge House (40 Stretham Road)	52
Dimmocks Cote Farm	45
Red Barn Farm	53

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

14. Lorry Routeing

The application site edged red on drawing number CP/FF/DCN/02 dated September 2014 shall not be operated except in accordance with the lorry routeing scheme, accompanying Clover Planning's letter dated 10 March 2016, and Plan CCC4 Traffic Routeing attached.

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

15. Register of complaints

A register of all complaints received in relation to the development shall be kept at the application site edged red on drawing number CP/FF/DCN/02 September 2014 and shall be made available for inspection by officers of the Mineral and Waste Planning Authority upon request. All measures taken to prevent recurrence of a breach shall be recorded in the register of complaints.

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

16. Noise Management Plan

No development shall commence until a noise management plan, which shall include but not be limited to:-

a. Provisions for maintenance of haul roads, speed limit of maximum of 10 miles per hour within the site and avoidance of excessive revving;
b. Details of any new haul roads (to be sited as far away as possible from residential properties) and of the maintenance programme for the haul roads;
c. Locations and depths of siting of all crushers and screeners (to be located as far away from residential properties as possible and the crusher should be located at a depth of 6 metres of more within the quarry);
d. Installation and use of broadband reversing alarms and their use on all vehicles working on site;
e. Use of modern and well maintained quietest available equipment and plant at all times and in conformity with EU Directives including details of the use of enclosures and screens;
f. Shutting down of equipment when not in use where practicable and avoidance of unnecessary revving;
g. Minimising height of material drops from lorries and other plant and use of rubber line chutes, dumpers and transfer points to reduce impact noise from falling material;
h. Existing pumps to remain within the existing quarry as required by condition 17 below;
i. Consideration in relation to Sections 8.2 and 8.3 of BS5228:1 (Code of practice for noise and vibration on construction and open sites – Part 1: Noise) regarding Control of Noise;
j. Details of regular toolbox talks/training for staff members to ensure proper use of tools and equipment and avoidance of unnecessary noise and positioning of equipment to reduce noise to neighbourhood;
k. Details to limit use of any noisy plant or vehicles;
l. Details for starting up plant sequentially rather than all together;
m. Details for ensuring noise control measures fitted on plant and vehicles are utilised when in operation;
n. Details of consideration of acoustic treatment or retrofitting of existing plant;
o. Details of the procedure to investigate and to address all noise complaints, which may be received, who is responsible for the investigation and how they can be contacted.

shall have been submitted to and approved in writing by the Mineral and Waste Planning Authority. No development shall commence until all of the provisions of the approved noise management plan are fully in place. They shall be thereafter retained and no activity shall take place within the application site edged red on drawing number CP/FF/DCN/02 dated September 2014 unless fully in accordance with the approved noise management plan.

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Dust Control

17. No activity shall take place within the application site edged red on drawing number CP/FF/DCN/02 dated September 2014 unless fully in accordance with the approved dust control measures stated in paragraphs 9.40 to 9.46 inclusive of Chapter 9 Dust Assessment of the Environmental Statement October 2014, which shall be fully implemented and adhered to.

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

18. Pump Details

No pump shall be used within any part of the hereby permitted extended area of the quarry (Phases 1-13 inclusive) and no new pump installed or existing pump replaced on the site edged red on drawing number CP/FF/DCN/02 dated September 2014 except in accordance with details which shall have been previously been submitted to and agreed in writing by the Minerals and Waste Planning Authority.

Reason: In the interests of limiting the effects of noise on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Limit Mineral Stockpile Heights

19. Within any part of the hereby permitted extension area (Phases 1-13 inclusive as shown on drawing number CP/FF/DCN/04 Rev a) no stockpile shall exceed 9.50 metres AoD; and within the remainder of the application site edged red on drawing number CP/FF/DCN/02 dated September 2014 no stockpile shall exceed 13 m AoD.

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

20. Levels of base of quarry, Clay lining and cap

No waste shall be accepted at or deposited on the site edged red on drawing number CP/FF/DCN/02 dated September 2014 until a scheme showing the levels of the final base of the excavation, the provision of a restoration cap, side and basal liner for each landfill cell

has been submitted to and approved in writing by the Mineral and Waste Planning Authority.

No waste shall be deposited in any cell unless the side and basal liner has been completed in accordance with the approved scheme and no restoration soils shall be replaced unless the clay capping of the cell has been completed in accordance with the approved details.

The development shall be constructed wholly in accordance with the approved scheme.

Reason: To ensure the particularly sensitive water environment of Wicken Fen SSSI, Ramsar and SAC, Upware North and South Pits SSSI's and Upware Bridge Pit North SSSI and Cam Washes SSSI, the Kingfisher Bridge County Wildlife Site and the environment of the locality are not adversely impacted by any contaminants from the proposed inert landfill or as a result of mineral extraction and to protect and prevent the pollution of controlled waters in accordance with policies CS2,CS35 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and COM9 of the East Cambridgeshire Local Plan (2015).

Storage of Inert Waste and Recyclates

21. No inert waste or recovered recyclates shall be stored or processed outside of the bunded area (shown to contain the waste processing screener and crusher) at any time, as shown on the relevant phase drawings CP/FF/DCN/04a Rev b to CP/FF/DCN/04m Rev a in relation to the phase that is being worked.

Reason: To ensure the particularly sensitive water environment of Wicken Fen SSSI, Ramsar and SAC, Upware North and South Pits SSSI's and Upware Bridge Pit North SSSI and Cam Washes SSSIWicken Fen Upware Pits and Cam Washes, the Kingfisher Bridge County Wildlife Site and the environment of the locality are not adversely impacted by any contaminants from the proposed inert landfill or as a result of mineral extraction and to protect and prevent the pollution of controlled waters in accordance with policies CS2, CS35 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and COM9 (of the East Cambridgeshire Local Plan (2015).

Groundwater Flow

22. No development shall take place until a scheme has been submitted to and approved in writing by the Mineral and Waste Planning Authority in consultation with the Environment Agency and Natural England which demonstrates that there will be no resultant unacceptable risk of obstruction to groundwater flow or unwanted impact on groundwater features or abstractors from this development. The scheme should include but not be limited to:-

a) Refining the existing conceptual model and carrying out a risk assessment utilising the site specific data to establish the likely impacts from the extension, dewatering and restoration activities on the designated sites including but not being limited to Upware North Pit SSSI;
b) The installation of an additional borehole (in the proximity of existing boreholes BH14/2 and BH14/3) for the purposes of determining groundwater flow direction in relation to Upware North Pit SSSI;
c) Details of a pump test and the installation of an observation borehole (in close proximity to the pumped well) at the northern perimeter of the extension to determine the aquifer properties and to produce a site specific radial zone of influence of the extension upon Upware North Pit SSSI and calculations of inflow rates into the quarry void;
d) Calculations of the inflow rate into the Upware North SSSI;
e) Details in relation to monitoring the water levels of the Upware North Pit SSSI;
f) A timetable for implementation.

The approved scheme shall be implemented it its entirety in accordance with the approved timetable.

Reason: To ensure the particularly sensitive water environment of Wicken Fen SSSI, Ramsar and SAC, Upware North and South Pits SSSI's and Upware Bridge Pit North SSSI and Cam Washes SSSI, and the Kingfisher Bridge County Wildlife Site, and in particular Upware North Pit SSSI are not adversely impacted as a result of the impact of mineral extraction upon the groundwater flows in in accordance with policies CS2, CS35 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

23. Groundwater and Surface Water Monitoring Phases 1-6

No development hereby permitted shall commence until a scheme to provide for monitoring groundwater and surface water quantity and quality throughout each of Phases 1-6 (including an implementation timetable), has been submitted to and approved in writing by the Mineral and Waste Planning Authority.

- No development shall take place until all of the water monitoring devices relied upon by the approved scheme are provided in their entirety and are operational.
- Working phases 1-6 shall only be implemented entirely in accordance with the approved monitoring scheme. Monitoring shall be carried out in accordance with the timetable within the approved scheme.
- The Mineral and Waste Planning Authority shall be advised in writing of all significant changes when they arise and of details of any mitigation measures, including a timetable for

implementation, shall be submitted to and approved in writing by the Mineral and Waste Planning Authority.

- Monitoring results shall be submitted no less than annually and details of any necessary mitigation measures shall be submitted to accompany each monitoring report and approved in writing by the Mineral and Waste Planning Authority in consultation with the Environment Agency and Natural England, in accordance with the timetable to be contained within the approved scheme.
- All approved mitigation measures shall be implemented in their entirety in accordance with the approved details and timetable.

Reason: To ensure the particularly sensitive water environment of Wicken Fen SSSI, Ramsar and SAC, Upware North and South Pit SSSI's and Upware Bridge Pit North SSSI Cam Washes SSSI, and the Kingfisher Bridge County Wildlife Site, and the environment of the locality are not adversely impacted by any contaminants from the proposed inert landfill or as a result of mineral extraction and to protect and prevent the pollution of controlled waters in accordance with policies CS2, CS35 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and COM9 of the East Cambridgeshire Local Plan (2015). The scheme needs to be submitted, agreed and implemented prior to the commencement of development given that it is expected to involve off-site monitoring facilities on land that is not within the control of the applicant. Additionally monitoring needs to be agreed and in place prior to the commencement of the extraction of mineral or the deposit of waste hereby permitted.

24. Groundwater and Surface Water Monitoring Phases 7-13

No development hereby permitted shall commence upon phase 7 as shown on drawing number CP/FF/DCN/04g Rev a dated September 2014 until a scheme to provide for monitoring groundwater and surface water quantity and quality throughout each of working phases 7-13 (including an implementation timetable), has been submitted to and approved in writing by the Mineral and Waste Planning Authority.

- Working phases 7-13 shall only be implemented entirely in accordance with the approved scheme.
- Monitoring shall be carried out in accordance with the timetable within the approved scheme.
- The Mineral and Waste Planning Authority shall be advised in writing of all significant changes when they arise and of details of any mitigation measures, including a timetable for implementation, shall be submitted to and approved in writing by the Mineral and Waste Planning Authority.
- Monitoring results shall be submitted no less than annually and details of any necessary mitigation measures shall be submitted to accompany each monitoring report and approved in writing by the Mineral and Waste Planning Authority in

consultation with the Environment Agency and Natural England, in accordance with the timetable to be contained within the approved scheme.

- All approved mitigation measures shall be implemented in their entirety in accordance with the approved details and timetable.

Reason: To take account of any changes that may occur as mineral extraction moves towards the west in relation to the potential for seepage through the mineral to ensure the particularly sensitive water environment of Wicken Fen SSSI, Ramsar and SAC, Upware North and South Pits SSSI's and Upware Bridge Pit North SSSI, the Cam Washes SSSI and the Kingfisher Bridge County Wildlife Site, and the environment of the locality are not adversely impacted by any contaminants from the proposed inert landfill or as a result of mineral extraction and to protect and prevent the pollution of controlled waters in accordance with policies CS2, CS35 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and COM9 of the East Cambridgeshire Local Plan (2015).

25. Surface Water Management Plan

No development hereby permitted shall commence until a scheme to provide a surface water management plan for the proposed landfill and recycling facility, including a timetable, has been submitted to and approved in writing by the Mineral and Waste Planning Authority in consultation with the Environment Agency. The approved development shall be implemented wholly in accordance with the scheme in accordance with the approved timetable.

Reason: To ensure the particularly sensitive water environment of Wicken Fen SSSI, Ramsar and SAC, Upware North and South Pits SSSI's and Upware Bridge Pit North SSSI and the Cam Washes SSSI and the Kingfisher Bridge County Wildlife Site are not adversely impacted by any contaminants from the proposed inert landfill or as a result of mineral extraction and to protect and prevent the pollution of controlled waters in accordance with policies CS2 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

Ecological Design Strategy (EDS)

26. No development shall commence until an ecological design strategy (EDS) addressing mitigation, compensation, enhancements and restoration for protected species, and habitats of ecological value, including but not limited to measures to take account of and protect:-

- Great crested newts (to include a protection and translocation scheme);
- Water vole (to include a protection and translocation scheme as required);

- Breeding birds (to include compensatory measures and provision for removal of habitat that could support breeding birds outside of the nesting season);
- Reptiles (to include a translocation scheme and enhancement of habitat);
- Badgers (to include consideration);

has been submitted to and approved in writing by the Mineral and Waste Planning Authority. The EDS shall include, but not be limited to, the following:-

a) Purpose and conservation objectives for the proposed works;
b) Review of site potential and constraints including an update of the survey and monitoring work;
c) Updated detailed design(s) and/or working method(s) to achieve stated objectives;
d) Final details of ecological features including cross-sections of proposed Great Crested Newt translocation ponds and the depths and grading of water bodies to be formed (including cross sections) and levels;
e) Timetable for implementation of all measures, demonstrating that works are aligned with the proposed phasing of development;
f) Persons responsible for implementing the works; and
g) Details for monitoring and remedial measures.

The EDS shall be implemented entirely in accordance with the approved details and timetable and all features shall be retained in their entirety.

Reason: To protect species and habitat within the application site (including protected species) and to enhance biodiversity and the natural environment in accordance with policies CS25 & CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and policy ENV7 of the East Cambridgeshire Local Plan (2015).

27. Archaeological investigation

No development shall commence upon phase 1 shown on drawing number CF/FF/DCN/04a Rev b until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Mineral and Waste Planning Authority.

Reason: To mitigate the impacts on archaeological remains in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and policy ENV14 of the East Cambridgeshire Local Plan (2015). The condition needs to be pre-commencement given the undergrounding of the power lines.

28. Advanced Planting

Within two months of the commencement of development, or alternatively if development should commence outside of a planting season by no later than the 30th April of the first available planting season following commencement or development, both:

a) the advanced screen hedgerow planting shall be planted in the positions shown on Advanced Planting drawing number CP/FF/DCN/10 dated April 2016; in accordance with the details contained within Appendix 7 of the Planning Statement; and;
b) The reinforcement of the existing frontage hedgerow along the full length of the southern boundary of the site as detailed in paragraph 5.4 of the Landscape Assessment dated 14 November 2014.

shall be planted in their entirety. The reinforcement of the southern boundary frontage hedgerow shall be implemented fully in accordance with size and spacing details, which shall have been previously submitted to and agreed in writing by the Mineral and Waste Planning Authority.

Reason: To ensure that planting is implemented to mitigate visual impact in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Policy ENV1 of the East Cambridgeshire Local Plan (2015).

29. Replacement of any failed new planting

If within a period of five years from the date of the planting of any tree or shrub in accordance with condition 27 above and Appendix 7 of the supporting Planning Statement that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted in the same location.

Reason: To ensure that planting is established to mitigate visual impact in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Policy ENV1 of the East Cambridgeshire Local Plan (2015).

30. Protection of existing vegetation and habitat

The existing trees, bushes and hedgerows within the site edged red on drawing number CP/FF/DCN/02 dated September 2014 shall be retained and shall not be felled, lopped, topped or removed in areas outside of the current or succeeding phase of mineral working without prior written consent of the Mineral and Waste Planning Authority. Any such vegetation removed without consent, dying or being severely damaged or becoming seriously diseased as a result of the

operations hereby permitted shall be replaced with trees or bushes of the same size and species in the same location unless otherwise previously agreed in writing by the Mineral and Waste Planning Authority.

Reason: To ensure that the removal of vegetation is controlled to minimise impact upon habitats in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Policy ENV1 of the East Cambridgeshire Local Plan (2015).

31. Re-location and maintenance of geological interest

No mineral shall be extracted from within Phase 1 shown on drawing number CP/FF/DCN/04a rev b, until a scheme for the partial relocation of the Upware Bridge Pit North SSSI and geological access arrangements to the site including, but not limited to, a methodology and timetabled programme to facilitate the investigation and recording of geological interest throughout the duration of the extraction, creation and maintenance of a newly exposed face of geological interest and access arrangement has been submitted to and approved in writing by the Mineral and Waste Planning Authority, in consultation with Natural England. The Approved scheme shall be implemented in its entirety throughout the duration of the mineral extraction hereby permitted in accordance with the approved timetable.

Reason: In the interest of recording and protecting geological interest of the application site in accordance with Policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Policy ENV7 of the East Cambridgeshire Local Plan (2015).

32. Access to the Upware Bridge Pit North Site of Special Scientific Interest (SSSI), Bird Hide, and Permissive Footpath

No mineral shall be extracted from Phase 13 as shown on drawing number CP/FF/DCN/04m Rev a until schemes for the final restoration and maintenance and retention proposals, maintenance to be for a 10 year period commencing upon completion of final restoration to bring the relocated Upware Bridge Pit North geological SSSI, the permissive path and the bird hide into a condition suitable for amenity use, shall have been submitted to and approved in writing by the Mineral and Waste Planning Authority. The scheme shall include, but not be limited to:-

a) Details of access arrangements for the Site of Scientific Interest within the Quarry;
b) Elevation details including materials and finish of the hide;
c) Details of the permissive footpath; and
d) A timetable for the implementation of each part of the scheme.

The approved scheme shall be implemented in its entirety in accordance with the approved details and timetable.

Reason: In the interest of enabling observation of the geological and ecological interest of the application site in accordance with policies CS25, CS35 and CS37 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Policy ENV1 of the East Cambridgeshire Local Plan (2015).

33. Clean commercial vehicles upon leaving the site

No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean.

Reason In the interests of highway safety and safeguarding local amenity in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

34. Cleaning of haul road

The surfaced entrance to the haul road shall be cleaned as necessary to prevent materials including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

35. Control of external lighting

No new or replacement external lighting equipment shall be installed on site except in accordance with details that have first been submitted to and approved in writing by the Mineral and Waste Planning Authority. Such details shall ensure that light spillage is minimised.

Reason: To minimise nuisance, light pollution and disturbance in the interests of limiting the effects on local amenity to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and policy ENV1 of the East Cambridgeshire Local Plan (2015).

36. Restriction of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent order which supersedes it) no fixed plant, machinery or buildings (with the exception of temporary portable structures for site staff use) shall be erected or placed in the quarry without the prior written approval of the Mineral and Waste Planning Authority.

Reason: To safeguard the biodiversity and geodiversity interests within the application site in accordance with policy CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

37. Soil handling

No soils shall be exported from the site edged red on drawing number CP/FF/DCN/02 dated September 2014.

No soils shall be stripped, stored, handled or replaced except in accordance with the approved phasing drawings and a soil handling scheme for each phase that has submitted to and approved in writing by the Mineral and Waste Planning Authority. The schemes shall be submitted at least three months prior to the expected commencement of stripping of soil and include, but not be limited to, provision for:-

a) Identify clearly the origin, intermediate and final locations of soils for use in the agricultural restoration, as defined by soil units, together with details balancing the quantities, depths, and areas involved (taking into account the approved phasing Drawings);
b) a Scheme of Machine Movements for the stripping and replacement of soils;
c) the separate handling and storage of topsoil and subsoil;
d) the location profile and height of soil stockpiles (top soil bunds shall not exceed 3 metres; Upper subsoils 4 metres; lower subsoils 6 metres and overburden 6 metres in height respectively);
e) the handling of soils between November to March inclusive and when the full volume of soils are in a dry and friable condition including field tests as set out in Appendix 5 of the Agriculture and Soils report within the Environmental Statement accompanying this application;
f) the submission of a plan within 3 months of the completion of the stripping each phase showing the location, contours, and volumes of any soil bunds and identifying the types of soils and soil units there in;
g) details of any additional haul routes;
h) details of grass seeding and management of all soils bunds and stockpiles;
i) avoidance of double handling of soils;
j) Written notification shall be made giving the MPA seven clear working days' notice of the intention to start stripping soils;
k) separation between different types of material;
l) consideration of potential ecological impacts;
m) the timetable for the construction and removal of the screening bunds; and
n) details of how the soils are to be replaced including minimum settled depths of subsoil and topsoils and notification to the Minerals and Waste Planning Authority to facilitate appropriate inspections.

All soil movements shall be carried out entirely in accordance with the approved scheme and approved phasing drawings and the only vehicles used for soil movements shall be those stated on page 12 of Chapter 12 of the Environmental Statement dated 31 October 2014 and/or identified within the approved scheme.

Reason: To protect the quality of the best and most versatile agricultural soils in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

38. Soil handling – vehicle movements

All Plant or vehicle movements (except in the case of an emergency) shall be confined to approved haul routes, or to the overburden/infill surface and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To avoid unnecessary compaction and to protect the quality of the best and most versatile agricultural soils in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

39. Top metre of Infill

No objects larger than 150mm in any dimension shall be contained within the metre immediately below the base of the subsoil.

Reason: To ensure appropriate restoration to a condition suitable for agriculture in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). Larger objects are likely to cause an obstruction to deep cultivations or underdrainage.

40. Phased Restoration and Survey Levels

The site shall be completed in accordance with the submitted phasing plan drawings CP/FF/DCN04 a to m inclusive as listed in Condition 2 of this decision notice and the restoration contours shown on Drawing number CP/FF/DCN/05 Rev b. A survey of the levels shall be submitted within one month of the completion of the restoration of each phase in writing to the Mineral and Waste Planning Authority. A final survey shall be submitted to the Mineral and Waste Planning Authority within one month of the final completion of the restoration.

Reason: In the interests of monitoring the levels of the site to ensure the satisfactory restoration of the site to approved levels in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

41. Differential Settlement

Where differential settlement occurs during the restoration and aftercare periods, all depressions shall be filled to the final settlement

contours in accordance with details which shall have been previously submitted to and agreed in writing by the Mineral and Waste Planning Authority.

Reason: To ensure appropriate restoration to a condition suitable for use for agriculture in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

42. Existing Wetland Area

Within three months of the implementation of the planning permission hereby granted, in relation to the area identified as Area A, shown to be enclosed by the Great Crested Newt fence on Plan CCC5 Exiting Wetland Habitat Area to be Protected attached, details of the start date for the implementation of the programme within the Management Plan revised 13 August 2015 for the first 5 year period and the date by which the annual reports shall be provided, which shall include any necessary proposed mitigation measures shall be submitted to and approved in writing by the Mineral and Waste Planning Authority. Within three months of the expiry of the end of year 5 of the implementation of the approved Management Plan in relation to Area A, a review report and proposals for the further management of Area A (for the period until the aftercare scheme for phase 13 as shown of the phasing drawing CP/FF/DCN/04 Rev a is completed) shall be submitted to and approved in writing by the Mineral and Waste Planning Authority. Area A as shown on Plan CCC5 Existing Wetland Habitat Area to be Protected attached shall be managed in accordance with the revised approved details until the aftercare scheme for Phase 13 is implemented.

Reason: To protect species and habitat within the application site (including protected species) and to enhance biodiversity and the natural environment in accordance with policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and policy ENV7 of the East Cambridgeshire Local Plan (2015).

43. Nature Conservation and Agricultural Aftercare Scheme

No later than six months prior to the completion of the restoration of Phase 1 (as shown of the phasing drawing CP/FF/DCN/04a Rev b) details of the implementation of the Agricultural Aftercare Scheme (as revised December 2015) and the Management Plan details (including, but not limited to, a timetable and provision for monitoring and any necessary remedial work to be carried out) of a 10 year phased aftercare scheme for the entire site edged red on drawing number CP/FF/DCN/02 dated September 2014 to bring the land to a condition suitable for use for agriculture, conservation and wetland habitat, shall be submitted to and approved in writing by the Mineral and Waste Planning Authority. The approved aftercare scheme shall

be implemented in its entirety in accordance with the approved details and including any approved remedial work.

Reason: To protect species and habitat within the application site (including protected species) and to enhance biodiversity and the natural environment in accordance with policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and policy ENV7 of the East Cambridgeshire Local Plan (2015).

Early Cessation

44. Should for any reason the extraction of the mineral from the quarry or the infilling with inert waste cease for a period in excess of 18 months, upon written request of the Mineral and Waste Planning Authority a scheme shall be produced for the restoration of the site, including details of dewatering and submitted for approval in writing by the Mineral and Waste Planning Authority within three months of the date of its written request. All restoration work shall be completed entirely in accordance with the approved scheme within one year of the Mineral and Waste Planning Authority's written request for the submission of a restoration scheme or in accordance with a time limit detailed within a submitted scheme that has been approved in writing by the Mineral and Waste planning Authority.

Reason: To ensure the satisfactory restoration of the site in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011).

45. Annual site sales and remaining reserves

Details of annual site sales and remaining reserves shall be submitted to the Mineral and Waste Planning Authority by 31 March each year covering the preceding calendar year (1 January to 31 December). Each submission shall contain details of:

a) the categories of mineral and wastes; and
b) the quantity of each such category in tonnes.

Reason: To allow monitoring of mineral extraction progress and waste recyclates to assist the Mineral and Waste Planning Authority in the forward planning of mineral and waste resources.

46. Annual Environmental Report

An Annual Environmental Report shall be submitted to the Mineral and Waste Planning Authority by 31 March each year for the preceding period from 1 January to 31 December. The report shall contain the following:

a) a statement of operations over the past year, to include progress on mineral extraction, waste deposit and processing,

and restoration; and a summary of monitoring of noise, dust and HGV movements;

b) identification of any problems caused by the operations and action taken to address these;
c) a statement of future planned operations for the next year; and
d) identification of any potential problems which could be caused by future operations and action to be taken to address these.

Reason: To facilitate ongoing monitoring and assessment of the environmental impact of operations and to assist the Mineral and Waste Planning Authority in the forward planning of mineral and waste resources.

Informatives

The Environment Agency has advised that it expects that all monitoring baseline data submitted should be collected for a least a year before related changes in relation to dewatering are begun to allow for confidence in the data and seasonal variation.

Natural England has advised that if further groundwater monitoring and assessment demonstrates that the proposal will affect groundwater levels in the Cam Washes SSSI or input of groundwater into Upware north pit SSSI, options for mitigation should include consideration of the following, as agreed with the applicant:

a) Continuation of pumped discharge to Cam washes SSSI including, where required, appropriate water control infrastructure, to ensure that any loss of groundwater is effectively mitigated by appropriate distribution of replacement pumped water. Natural England wishes to advise how best to maximise benefits from this and considers that such provision of pumped water should not prejudice the quantity of pumped water currently received by other parts of the Kingfisher Bridge County Wildlife Site
b) Further enhancements within Cam Washes SSSI to complement work already supported by Natural England to improve habitat water-retention capacities particularly during the critical spring / early summer period.
- Pumped discharge to Upware north pit SSSI to ensure that any loss of groundwater is effectively mitigated by appropriate replacement with water pumped from the quarry. Such provision of pumped water should not prejudice the quantity of pumped water currently received by other parts of the Kingfisher Bridge County Wildlife Site nor quantity of water currently received by Cam Washes.

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Internal Drainage Boards/Middle Level Commissioners: - the applicant is reminded that they have a separate legal obligation to the Internal Drainage Boards and Middle Level Commissioners in the area. Granting or refusal of consent under the Internal Drainage Board's byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners. The applicant is advised to contact Middle Level Commissioners at their earliest opportunity to establish their requirements.

Source Documents	Location
Link to the National Planning Policy Framework:- https://www.gov.uk/government/publications/national-planning-policy-framework--2 Link to the National Planning Policy for Waste for England:- https://www.gov.uk/government/publications/national-planning-policy-for-waste Link to Cambridgeshire and Peterborough Minerals and Waste Core Strategy and Site Specific Proposals:- http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7 Link to East Cambridgeshire Local Plan 2015:- http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire	