

## **PLANNING COMMITTEE: MINUTES**

Date: Thursday 16<sup>th</sup> June 2016

Time: 10.00am – 12.05pm

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors P Ashcroft, B Ashwood, D Connor, L Harford, W Hunt, S Kindersley, A Lay, M Loynes, J Scutt and M Smith

### **186. APOLOGIES AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor Mason. There were no declarations of interest.

### **187. MINUTES – 12<sup>TH</sup> MAY 2016**

The minutes of the Planning Committee meeting held on 12<sup>th</sup> May 2016 were agreed as a correct record and signed by the Chairman.

The Chairman advised Members that it had been brought to his attention that a member of the public had tried to register their intention to speak against the application within the allocated timescale but due to an IT issue, their request was not received by Democratic Services in time. Therefore on that basis, a member of the public that had registered in time had been informed they would be given the full five minutes to speak. The Chairman therefore proposed to exercise his discretion and amend protocol in this instance and allow all speakers, including those in support of the application, to speak for five minutes. The Chairman highlighted that the amendment was seen to be an exceptional circumstance and as such the adjustment would not be seen to set a precedent for any future meetings of the Planning Committee.

### **188. 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**

Further to a committee site visit having been undertaken on 15 June 2016, the Committee received an application for an extension to the quarry for extraction of limestone, provision of a new storage building, the importation of inert landfill, ancillary recycling of inert material and revised restoration.

Officers highlighted to Members the site setting displaying a plan showing the location of the five Sites of Special Scientific Interest (SSSI), namely Wicken Fen SSSI which was also a Ramsar site and a Special Area of Conservation; the Upware Pit South SSSI; Upware Pit North SSSI; Upware Bridge Pit North SSSI; and the Cam Washes SSSI within the locality. Additionally, the position of Kingfisher's Bridge County Wildlife Site (CWS) was pointed out to the north of the application site. The position of a neighbouring strip of land in respect of

which information had been received relating to its use for the take-off and landing of aircraft; the positions of nearby properties; and the position of the site in relation to the A1123 was also drawn to Members attention.

Photographs of the existing quarry access and site including buildings and activity were displayed. A plan was displayed showing the locations of Dimmocks Cote Moorings; numbers 40, 38A and 36 Stretham Road; the Kingfisher's Bridge visitor building; and High Fen Farmhouse, a listed building.

Officer's stated that the proposed extraction of limestone would be carried out over a period of eighteen and a half years in thirteen phases of operation. The proposed landfilling of inert waste would also take place in 13 phases. Copies of drawings showing the phasing plan, phases 1 and 13, and the proposed restoration plan, were also displayed and the positions of the proposed building and the proposed waste recycling areas were also identified. Attention was drawn to fencing that would be erected to protect the Great Crested Newt population in areas of the quarry that had re-vegetated.

During discussion:

- Members were informed that the site would receive mixed loads of soil and inert waste. 35,000 tonnes of waste would be received per annum of which approximately 5,000 tonnes would be recyclable material and leave the site which equated to 15% of the total waste received.
- Officers explained that the proposals had been examined in terms of their effect on the Minerals and Waste development plan. Officers were satisfied that the delivery of inert waste at the site would not prejudice strategic sites at Block Fen. It was also noted that allocations within the Mineral and Waste Site Specific Proposals Plan had been made based on existing capacity within Cambridgeshire and Peterborough, therefore the policy assessment was particularly relevant in this case.
- It was questioned whether the airstrip was registered as an emergency landing strip. Officers were unsure and recommended that the owner of the airstrip would be better placed to confirm this. However, they understood that it was booked for flights / landings etc. to take place for less than 28 days per year under permitted development rights so it was unlikely that it would take emergency landings. However, it was agreed that this point would be parked and if required checked with Mr Bent as the landowner.
- It was confirmed that the Great Crested Newt population would be free to migrate once restoration work had been completed and that the restoration plans were consistent with the habitat needs of the newts.
- Attention was drawn to forty-eight letters of objection having been referred to (in relation to paragraph 6.27 of the officer report). It was also confirmed that one letter in support of the application had been received. Officers reminded Members it was the content of the representations made that was of most importance rather than the volume as they had to contain a valid planning consideration.

The Chairman read out a statement from Councillor Coralie Green on behalf of East Cambridgeshire District Council in which she formally requested that members of the Planning Committee consider the concerns she raised as part of her objection to the planning application. In particular she drew members attention to the issues related to the traffic impacts on the surrounding villages and the impact this would have on the local residents.

Following the above statement members:

- Sought clarification regarding the potential increase in vehicle movements. Officers highlighted paragraphs 8.56 and 8.57 of the report that stated that the average rate of movements per hour for the entire proposal would be expected to generate, 35 Heavy Commercial Vehicle (HCV) movements per day into and out of the application site. Members were informed that when assessing the vehicle movements the applicant was required to test the maximum number of movements if the site was operating at full capacity over a period of a month.
- Expressed concern that the impact of the vehicle movements relating to the extraction of mineral would not be consistent on villages as there would be periods of intense activity because the site was quarried in “campaigns”, which would generate more vehicle movements. Officers advised that the quarried material would be stored on site; owing to the site only being able to accommodate a small number of HCVs the material would not leave at the same time. Reference was made to the mineral that was still evident on site during the member site visit from the last campaign and it was possible to see the limited space on site to operate; it was therefore unlikely that movement relating to the mineral process would be increased above existing rates.

Speaking on behalf of the applicant, Mr Ted Clover informed Members that Francis Flower were a family owned business that operated across a number of sites in the United Kingdom. Francis Flower supplied over 90% of the filler for the UK asphalt industry. The site had operated for many years without complaint. Francis Flower would be able to supply 70% of the asphalt requirement for the eastern region, the south east and London if the application was approved and the application was vital for the future development of the country, particularly with the growth agenda. The next nearest available sources of material were Derby and Somerset. The proposed restoration had been designed to deliver a landform that addresses a range of planning requirements which included protecting the existing water environment, protecting the ecological interest both within and adjoining the site, retaining the best and most versatile agricultural soil resource whilst seeking to reduce the need for long term dewatering and achieving a stable restoration scheme. Mr Clover emphasised the employment benefits of the development and was confident that the site could be quarried and restored with minimal impact on the environment.

In response to Members questions Mr Clover:

- Explained that currently there were 6,000 vehicular movements per annum. However, owing to tonnage and space constraints on the site, it was likely that the mineral movements were likely to continue at the same rates of approximately 11 movements per day. What had been addressed for highways was the fluctuations over a day, so while there would be fluctuations over the day and year due to agricultural demand around September; the maximum average number of daily movements assessed was 35, and taking everything into account on a worst case scenario 80 movements were assessed, although in reality what was proposed was 72. The site would be unable to generate HCV movements of 21,000 per year that had been quoted by an objector as the site could not accommodate that number of vehicles. Confusion has come about by taking the maximums and multiplied up by the days of the years. However, to clarify all vehicle movements proposed per annum would be 9,500 which included the infill operations and this was proposed to be controlled by officers through the use of conditions to limit the rates of materials.
- In relation to the extraction of mineral, drew attention to the site only being able to accommodate 2 HCVs per hour and therefore there would be a steady flow of HCVs;

around 10 per day. Many HCVs could not be back filled with recyclates because the HCVs were specialist vehicles and were unsuitable for that purpose. He explained further that it was not like a sand and gravel quarry where it was possible to backload most loads, as such the transport assessment did not account for any back-loading therefore, it was based on the worst case scenario.

- Acknowledged that confusion had arisen with the general public in relation to the transport figures owing to different measurements e.g. annually, daily and hourly etc. and that it was understandable that the local villages wanted to understand the true impact. It was confirmed again that the existing is 6,000 vehicular movements per annum with approximately one third travelling through Wicken and that with the waste element all vehicle movements proposed would be 9,500. The application would result in a 50% increase in vehicle movements.
- Explained that the row of trees that were situated close to the observation site were proposed to be removed as part of the proposal. These would eventually, pending discussions with Cambridgeshire County Council, need to be removed if the application was not granted as the material they were planted in would be required for the restoration of the existing site.
- In relation to concerns over the quality of water and the guarantees able to give the SSSIs, explained that a bespoke waste management license had to be obtained from the Environment Agency (EA) owing to the specialist nature of the site. A transfer note would be received detailing the infill received on site. All material would be inspected on arrival then tipped into an engineered, impermeable cell. The EA required that the site be lined and engineered to a higher standard than most inert waste management sites. Once sealed in the groundwater would not come into contact with waste from the site. The site relied on being pumped twice daily and there were safeguards in place in case of emergency or mechanical failures; which meant that water could be stopped from leaving the site in the event of any spill. With the restoration proposed, water entered between the junction of the grey and white levels, which was shown by officers on the presentation slides, which was why the inert fill was only proposed to go up to the grey area. The limestone comprised of 2 layers, of which the lower grey layer was all but impermeable and the cell would be constructed within the layer of grey limestone. The drainage ditch, as pointed out by officers using the restoration plan side, was proposed to intercept the water and retain and maintain water quality.
- Confirmed that inert waste that would be imported into the site was insoluble and therefore there would be no leachate. As such only moisture was likely to enter the cell when placing soils but this would not permeate the cells to the groundwater flow.

Speaking in support of the application, Dr Simon Kelly, a self-employed geologist who represented the Cambridgeshire Geosite Team and independent of the quarry, highlighted the long history of quarries in the area and the unique nature of the site. The limestone outcrop was minute in geological terms – stretching only 5km northwards from Upware. However, it contained a diverse shallow marine subtropical fauna that was approximately 150 million years old and was hugely significant internationally and could be described as Cambridgeshire's answer to a marine Jurassic Park. The site was abundant in the remains of sea urchins, molluscs and reptiles with over 150 species recorded. It was the only locality for Dimmocks Cote Marl. The quarry was invaluable for academic research, school trips, undergraduates, geologists and the Paleontological Association. The quarry processes exposed new material for research and without the proposed expansion; the limestone at the site as a teaching facility would deteriorate.

Dr Kelly stated that if quarrying ceases a significant, unique and long-standing Cambridgeshire industry would become extinct. Quarrying exposed new surfaces for geological examination. If the quarry could not expand, the quality of scientific collection - e.g., fossils and geological data, would rapidly deteriorate and the Dimmocks Cote Marl would soon become inaccessible. The teaching quality of the site would therefore correspondingly deteriorate.

Dr Kelly expressed concerns about contamination regarding the inert waste that was proposed to be deposited at the site and drew attention to the need for strict controls and monitoring. However, he acknowledged that the nearby geological SSSI's were all originally industrial sites working without the strict controls now in place.

In response to Members questions Dr Kelly:

- Explained that sites deteriorate over time. The quality of material that was able to be collected from the former working pits such as Commissioners Pit (South Pit) was very limited and can now only access the rock in very small areas.
- the educational benefits of the site as a place of academic research.
- Expressed the hope that when the works Emphasised were completed by 2037 there would still be a SSSI and the works would expose new material for research in the future.

Speaking against the application Mr Tim Bent informed the Committee of his objections. Mr Bent lived directly north of the quarry, at Kingfishers Bridge House, identified as 40 Stretham Road. The current operations at the quarry were inaudible but expressed concerns that the extension and change of use would have an impact on his enjoyment of the land so was relying on members of the Planning Committee to safeguard his amenity. Mr Bent appreciated the conditions that had been applied to the proposed development but the application would impact on his quiet home. The application was also inconsistent with the Minerals and Waste Core Strategy. The airstrip that was part of Mr Bent's property and shared a boundary with the quarry had been registered with VFR Flight Guide Ltd for a number of years. Mr Bent noted that Francis Flower had recognised the potential hazard of overhead power cables to landing aircraft and had agreed at considerable cost to bury the cables underground. However, he questioned the safety of the airstrip in line with Policy CS34 (neighbouring land uses) and National Planning Policy Framework (NPPF) paragraph 114 where there should be no adverse impacts on air safety, noting the depth into the quarry (6 metres) and in the absence of a bund along the northern boundary. Mr Bent also highlighted the potential pollution that could occur as a result of the need to extract clay from the site for the required cap and liner and the impacts associated with moving it and compacting it. He also raised concerns about the traffic movements to the site as he did not agree with the numbers quoted.

In response to a Member's question Mr Bent acknowledged that any financial benefit of the application would be realised by the applicant and not geologists and noted the educational benefit of the site, but argued that the educational benefit did not outweigh the impact that the application would have on villages in the local area. Mr Bent also drew attention to what he perceived to be contradictory information supplied by the applicant regarding proposed vehicle movements and that the agent had contradicted himself during his presentation.

Speaking against the application Mr Andrew Green explained that he had no objection to the quarry extension or to the continued operation of the quarry. However, he did object to the change of use for the site in relation to infilling and the creation of a recycling business.

Mr Green stated that he was the founding member of the Kingfisher Bridge and the SSSI's / CWS. He acknowledged that the project required a water supply from the quarry. He stated that the current proposal suggested this would be provided and pumped in perpetuity.

Mr Green believed that it would be highly unlikely that the level of checking and monitoring of inert waste delivered to the site would be possible. It was inevitable that there would be pollution of the water supply with the immediate loss of ecosystems and SSSIs. Mr Green emphasised the sensitivity of the location and therefore the site should not become a recycling centre, or be allowed to deal with waste.

In response to a Member question, Mr Green explained that the ability of the operator to inspect each load of waste delivered to the site was questionable and expressed doubts regarding the sustainability of the proposed clay cap as during a dry summer the clay would dry and crack; rain water would then be able to permeate the cap and pollution would therefore leach from the site. The application liner represented an experiment that had not been demonstrated to work. The alternative was a plastic liner that may not last.

The Chairman requested that Members noted it was for the Environment Agency to monitor the operation of the site with regard to the importation of inert waste. It was not for the Planning Committee to question the ability of the relevant agencies to monitor and enforce conditions at the site.

The Local Member for Soham and Fordham Villages, Councillor Joshua Schumann addressed the Committee. Councillor Schumann, highlighted the concerns of local residents regarding the inert landfill operation and acknowledged that he was representing Local Members that were unable to attend. Councillor Schumann drew Members attention to the recent debate at Full Council regarding capacity on the A10 and A142 and increased vehicle movements would have a significant detrimental impact. The application would utilise these routes, already at capacity, which would further exacerbate an existing problem.

Councillor Schumann highlighted that local residents had little objection to the quarry's activities but had concerns regarding the proposed change of use regarding recycling as it was inconsistent with the Waste and Minerals Core Plan and national planning policy. He requested Members note that whilst officers used the term 'concerns' within the report, they were in fact vehement objections. He also stated there were very few community benefits to local villages, although noted the educational importance of the quarry. Furthermore, he emphasised the potential risks of a landfill site being situated next to SSSIs.

Councillor Schumann drew attention to the objections received from Local Members, Parish Councils and M.P.s for the area.

In response to Members questions Councillor Schumann:

- Explained that it would be possible to refuse the application on grounds of impact on traffic and potential for pollution for SSSIs. However, he was of the opinion that the pollution issue could be challenged, but the traffic movements could be defended on the grounds that they would be significant in their increase. In addition he highlighted that it was contrary to planning policy so in planning terms it could be refused. He acknowledged that the application had to be considered as one but emphasised concerns regarding the importation of inert waste.
- Noted that while the material extracted at the site was important to the national infrastructure and that there was a requirement to consider the future in relation to

growth, it did not outweigh the demonstrable harm it would have on local communities from the traffic movements

- Agreed that it would not be unreasonable to consider that traffic could go straight over and on the A1123 instead of onto the A10, particularly as the A10 was not always the most free-flowing route so they might seek alternative routes. It was acknowledged that a routing map was proposed as part of the draft planning conditions that addressed the point.

During discussion of report:

- It was confirmed with officers that material that would be deposited at the quarry site would, depending on where it originated from, travel along the same roads namely the A10 to be deposited at the Block Fen site. Therefore the traffic would represent a displacement rather than an increase in the overall traffic level.
- Clarification was sought regarding the opening hours of the site and why exceptions had been listed. Officers confirmed that operations would not commence outside of the permitted hours and the exceptions took account of what needed to take place outside of the controlled hours, in particular it was explained that the tanker lorry that would arrive and leave late at night was a movement that occurred at the site already. Members noted that the site currently operated with fewer controls and the application provided the opportunity to greatly tighten operation of the site through the imposition of new conditions.
- The Local Member for Stretham at East Cambridgeshire District Council and Haddenham for Cambridgeshire County Council drew Members attention to the unique ecological surroundings to the quarry. Councillor Hunt noted the proposed routing agreements that were recommended as conditions but expressed concern for their enforceability and highlighted the concerns of local residents regarding traffic. Councillor Hunt therefore proposed that the application be refused on grounds of residential amenity, harm to the airstrip, highways safety and damage to SSSI's and the Kingfisher Bridge site with pollution and traffic being the key points. However, the Chairman advised that further debate should take place before proposals were made.
- A Member noted they had no objection with the quarry, but had concerns about the waste and the impact on the SSSI's.
- A Member thanked officers for the clear and concise report presented. Members were reliant on experts and ignored their advice at great peril to the Council. The reasons given for refusal of the application were not supported by the officer's report. Concerns regarding traffic would be largely unfounded as the material would be deposited at other sites nearby. While the concerns of objectors regarding pollution were noted; the applicant had demonstrated that controls would be in place that mitigated such risk and noted that it would be the role of the Environment Agency in the monitoring and enforcement of pollution, which sat outside the remit of the Planning Committee.
- Confirmed that the EA and Natural England had been consulted, agreed the draft conditions and had no objection to the application subject to the recommended conditions being imposed
- Sought clarity regarding the pollution controls that would be enforced if the application was successful. Officers explained that the applicant would be required to carry out monitoring, that visits to the site would be undertaken by the EA and that the Council would inspect the site to ensure compliance from a planning perspective. Natural England had a key interest in the site and had worked closely with the EA and the

Council on developing the conditions for the application. Both organisations were happy that the risks associated with the proposed operations at the site could be mitigated.

- A Member drew the Committee's attention to its role in judging the application against material planning considerations and to consider the advice of experts. It was noted that the competency of a planning committee is viewed on the material facts and steer from experts / officers.
- Officers clarified that when they were asked about whether the waste and related traffic movements could be seen as a displacement of waste rather than new movements the example was based on Block Fen and that the waste at that point was assumed to be coming from growth sites in and around Cambridge – although it was noted that the origin of the waste would impact on the roads to be used.

Officers clarified that the initial consultation followed the relevant regulation requirements and only dealt with the Parish Council in which the application sat. A member noted it was the proposals on page 14 of the report in relation to the ancillary recycling and the waste elements that required control and monitoring.

Following the debate regarding the application the Chairman acknowledged the earlier proposal made by Councillor Hunt to go against officers' recommendation and refuse the application. This was seconded by Councillor Loynes and when put to the vote the proposal was lost.

It was therefore resolved to grant planning permission subject to the conditions set out in appendix A to these minutes.

#### **189. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS**

It was resolved to note the report.

#### **190. DATE OF NEXT MEETING: THURSDAY 21<sup>ST</sup> JULY 2016**

Chairman

**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 17<sup>th</sup> 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 31<sup>st</sup> 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 entirety 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 30<sup>th</sup> 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, 1 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 or 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 SSSI, Wicken 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 in 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 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 30<sup>th</sup> 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 Existing 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 on 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.
  - o 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.

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.