

Agenda Item:

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Regulatory Committee

Dorset County Council



Date of Meeting	12 March 2015
Officer	Head of Economy
Subject of Report	To consider planning application 6/2013/0577 for Phase II restoration involving further restoration of quarry workings (13.19 hectares) to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions to approved Phase 1 restoration (6/2008/0810) and continued use of land for inert waste recycling (6/2008/0811) and retention of waste storage and treatment building (6/2010/0308) at Redbridge Road Quarry, Redbridge Road, Crossways, Dorchester, Dorset.
Executive Summary	<p>The proposal is for further restoration of Redbridge Road Quarry to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions for:</p> <ul style="list-style-type: none"> i. a previous scheme of restoration for land at the western end of the quarry approved under Decision Notice 6/2008/0810; ii. the continued use of land for inert waste recycling; and iii. the retention of the waste storage and treatment building. <p>The application raises a number of environmental, social and economic considerations, but is considered to be in general conformity with the development plan. A grant of conditional planning permission is recommended.</p>
Impact Assessment:	<p>Equalities Impact Assessment: The report concerns the determination of an application for planning permission and not any changes to any new or existing policy with equality implications.</p>

	<p>Use of Evidence: The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations received and all other material planning considerations as detailed in the main body of the report.</p>
	<p>Budget/Risk Assessment: No budget/risk assessment implications.</p>
<p>Recommendation</p>	<p>Grant planning permission subject to the conditions set out in paragraph 8.2 of the Report.</p>
<p>Reason for Recommendation</p>	<p>The reasons for granting planning permission are summarised in paragraphs 6.55-6.59 of the report.</p>
<p>Appendices</p>	<ol style="list-style-type: none"> 1. ROMP Notice 6/98/228 – Plan 4. 2. Phase I Restoration – Approved Phasing (Planning Permission 6/2008/0810). 3. Phase I Restoration – Approved Restoration (planning Permission 6/2008/0810). 4. Phase II Restoration - Proposed Restoration. 5. Phase II Restoration – Proposed Phasing. 6. Phase II Restoration – Site Progression (Middle 2018).
<p>Background Papers</p>	<p>PA File 6/2013/0577</p>
<p>Report Originator and Contact</p>	<p>Name: Mr Huw Williams Tel: (01305) 228264 Email: H.R.Williams@dorsetcc.gov.uk</p>

1. Background

- 1.1 Redbridge Road Quarry (formerly known as Moreton Pit) extends across approximately 37.4 hectares on the northern side of Redbridge Road, north-east of Crossways. The quarry stretches from Moreton Station in the northwest to Redbridge in the southeast and includes a very small area of land (1/3 ha) immediately to the east of the railway bridge at Redbridge. The Bournemouth to Dorchester railway line passes to the north and east and the B3390 (Station Road) lies to the west.
- 1.2 Planning permission to continue sand and gravel working at the quarry was granted on 02 March 1949 (Ref: 300317). The permission was effectively subject to one planning condition which required that *“the over-burden be returned to the excavations and dealt with to the reasonable requirements of the Planning Authority”*.
- 1.3 The quarry has operated under lease arrangements since the 1950s and was worked extensively until the 1980s, primarily for its gravel deposits. G. Crook & Sons (the applicant) took over the operational working of the quarry in 1997 and have since been working/reworking the site primarily for remaining sand deposits which are used for general building and concreting purposes. Prior to the applicant’s involvement, much of the quarry had naturally re-vegetated with a mix of low-lying scrub, immature trees and occasional ponds.
- 1.4 Planning permission 300317 was subject to a First Review under the Review of Old Mineral Planning Permissions (ROMP) procedure and updated planning conditions were issued on 29 April 1999 (Ref: 6/98/228). The updated conditions require that the extraction of minerals shall cease on or before 31 December 2018 unless otherwise agreed by the mineral planning authority (Condition 1) and that the site shall be reclaimed and managed for nature conservation and/or forestry purposes (Condition 35). Condition 36 requires that the restoration of the site shall be fully implemented within one year of the cessation of mineral working or such longer period agreed in writing by the mineral planning authority. The restoration strategy presented in the ROMP application provided for an undulating landform with wetland areas and natural re-vegetation by indigenous species.
- 1.5 Other conditions of the ROMP notice refer to a plan (Plan 4) which divided the quarry into *‘the Caravan Park’* (this being the Crossways Caravan Club Caravan Site situated to the north/northwest of the active operational area and accessed off the B3390) and areas defined as *‘Phase 1’* and *‘Phase 2’*. Parts of the Phase 1 and Phase 2 land were also identified within which either vegetation would be retained for screening, there would be no further working or there would be no further extraction. Plan 4 is produced at Appendix 1 of this report.
- 1.6 On 11 November 2009 planning permission 6/2008/0810 was granted for the restoration of approximately 6 hectares of land at the western end of the quarry involving the spreading of imported waste soils to achieve a mixture of agricultural, woodland and nature conservation uses. The permission provided for the landfilling of approximately 100,000 cubic metres with a maximum annual limit of 60,000 tonnes. In respect of both the importation of material and the intended site afteruses, the permission provided marked a

significant change from the restoration strategy presented in the ROMP application.

- 1.7 The planning permission was granted subject to a requirement that the approved development be completed by 31 December 2014. Simultaneously, planning permission 6/2008/0811 was granted for the change of use of approximately 2.5 hectares of land in the southern part of the quarry adjacent to the site main quarry access and egress to facilitate the relocation of inert waste recycling plant from Crossways Pit on the southern side of Redbridge Road. That permission was subject to a requirement that the approved development shall cease on or by 31 December 2013 and restoration of the site to a suitable condition for agriculture and amenity shall be completed by 31 December 2014.
- 1.8 The spreading of imported materials started in January 2011, but the approved restoration is incomplete. The inert waste recycling facility remains operational.
- 1.9 In 2008/2009, the approved restoration at the western end of the quarry was presented as 'Phase 1' of a wider restoration strategy, with the approved element to be undertaken in four stages or sub-phases (1A-1D). The Phase 1 restoration area is not the same area as the Phase 1 extraction area referenced in the ROMP conditions (Plan 4, Appendix 1). The extent of the approved Phase 1 restoration area is illustrated at Appendix 2 of this report and the nature of the approved restoration at Appendix 3.
- 1.10 A further planning permission (Ref: 6/2010/0308) was granted on 25 March 2011 for the erection of a replacement building for the storage and treatment of inert and non-hazardous waste, plant storage and vehicle maintenance on approximately 0.1 hectares of land within the inert waste recycling facility. The permission requires that inert waste recycling operations shall cease by 31 December 2013 (Condition 3) and other elements of the development shall cease by 31 December 2018 (Condition 2), with the building, plant and machinery removed and the site to be restored. The inert waste recycling use and other uses are ongoing.
- 1.11 The application that is the subject of this report was submitted on 08 October 2013. Following initial consultation and discussions with the applicant, the application was modified in June 2014. As modified, the application seeks planning permission for the restoration of a further 13.19 hectares of the Redbridge Road Quarry to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions for:
 - i. the scheme of restoration approved under Decision Notice 6/2008/0810 (the Phase 1 restoration area);
 - ii. the continued use of land for inert waste recycling; and
 - iii. the retention of the waste storage and treatment building.
- 1.12 The nature and extent (edged red) of the further restoration is illustrated at Appendix 4 of this report.

- 1.13 The application includes plans that refer to four broad phases of restoration (Phases 1 to 4) and a number of sub-phases (2A-2D and 4A-4C). The proposed phases are illustrated at Appendix 5 of this report.
- 1.14 Phase 1 comprises the approved Phase 1 restoration area less an area now referred to as Phase 4A which contains stockpiles of primary and secondary aggregate and stored overburden and mineral waste. The applicant wishes to continue to use this area for stockpiling purposes as part of ongoing quarrying and waste management operations. Completion of restoration of the other elements of the Phase 1 restoration area is proposed by 31 August 2015.
- 1.15 Sub-phases 2A to 2D extend across the central part of the quarry and are proposed for restoration by June 2020.
- 1.16 Phase 3 comprises an area for future extraction that lies outside of the current application site.
- 1.17 Phase 4B and 4C comprise areas used to crush and screen materials and the inert and non-hazardous waste treatment and storage building. It is proposed that restoration of these areas be completed by February 2022.
- 1.18 To limit confusion, unless otherwise specified, subsequent references in this report to any identified phase or sub-phase of development refer to the phases detailed in the current application as illustrated at Appendix 5 of this report.
- 1.19 An application for a First Review of the conditions of planning permission 300317 has been received, but not yet determined (Ref: PL/1751/13). The application refers to the restoration proposals and programme detailed in the subject application, but notes that if planning permission is refused for the proposed restoration or it is decided to quarry additional parts of the site, an alternative restoration scheme will be provided.

2. Site Description

- 2.1 The operational areas of Redbridge Road Quarry are characterised by stockpiles of primary and secondary aggregate, stored overburden, heaps of mineral waste and exposed areas of mineral with intermittent large ponds. The western end of the quarry is subject to ongoing restoration using a combination of indigenous and imported material.
- 2.2 The land leased to the applicant also includes areas of woodland and other vegetated areas which enclose operational areas to the north, east and west.
- 2.3 The inert waste recycling area in the southern part of the quarry is partly enclosed by bunds. Areas of stockpiled and heaped materials lie to the west and north. A large bund that in the past helped to screen operations from the Caravan Park is being removed in conjunction with the on-going restoration works.
- 2.4 Logistically the site operates on a one-way-in, one-way-out basis with the intervening area being hard surfaced. A weighbridge is situated between the

access and egress and a wheel wash facility is located to the west of the access.

- 2.5 The quarry is not subject to any national landscape designation, but is partly identified as a Site of Nature Conservation Importance (SNCI) because of the habitats developing on previously abandoned workings and its reptile population. Within the current application site, nearly all of the regenerated habitat has been lost to more recent quarry workings. Recent ecological surveys have found no evidence of protected species within the areas now proposed for restoration.
- 2.6 Warmwell Heath Site of Special Scientific Interest (SSSI) is located approximately 1.5 km southwest of the quarry and Winfrith Heath SSSI is located approximately 1.5 km to the southeast.
- 2.7 During the 1999 ROMP, an area of *Molinia* (purple moor grass) and wet heathland was identified in the northern part of the quarry. This area, which lies adjacent to the northern boundary of the application site, is managed for its biodiversity value in accordance with an approved management plan.
- 2.8 Drainage from the various ponds that have formed on the site either seeps into the ground or discharges to a pond close to the *Molinia* heathland. From there it finds its way through field ditches to the River Frome at Moreton, a distance of about 2.4 km.
- 2.9 Residential properties on the eastern limits of Crossways village lie to the west of the quarry and the hamlet of Redbridge lies immediately to the south-east. To the south of Redbridge Road, are a number of residential properties, a Scout Association Camp Site and the restored site of the former Crossways Pit, much of which is now a solar farm. The surrounding area also includes areas of woodland, heathland and agricultural land.
- 2.10 Redbridge Road forms the boundary between the districts of West Dorset and Purbeck and the parishes of Crossways and Moreton.
- 2.11 Mineral and waste operations at the site are subject to regular monitoring through site visits. Such visits have identified a number of apparent breaches of planning control, including:
 - i. the processing and stockpiling/storage of materials outside permitted areas;
 - ii. the absence of approved ground level markers;
 - iii. agreed signage advising drivers of routing arrangement has not been maintained;
 - iv. failure to maintain required site lines from site exit;
 - v. unauthorised dewatering/pumping within the quarry; and
 - vi. lack of noise monitoring.

- 2.12 It has also become apparent that ground levels within parts of the approved Phase 1 restoration areas exceed the permitted restoration levels.

3. The Proposal

- 3.1 The proposed restoration requires an estimated 244,400m³ (circa 366,600 tonnes) of material, of which an estimated 189,400m³ (circa 282,100 tonnes) would be imported to the site.
- 3.2 Proposed phasing is illustrated at Appendix 5 of this report.
- 3.3 Restoration is ongoing in the Phase 1 area using a combination of overburden, indigenous quarry waste and material derived from the inert waste recycling operation. The supporting Planning Statement prepared in May 2014 acknowledged that works are behind schedule, but indicated that the approved restoration levels would be reached by 31 December 2014. As planting and seeding were unlikely to take place before the beginning of 2015, planning permission was sought to extend the period for restoration until August 2015.
- 3.4 The Phase 2 area extends to approximately 9.3 hectares and is divided into four sub-areas (2A-2D). Each is proposed to be restored using a combination of site derived and imported material, with imported material spread to a maximum depth of 2 metres.
- 3.5 Phases 2A in the northern part of the quarry would be restored to acid grassland and the adjoining Phase 2B to the west to agriculture and a pond. The proposed landform provides for the drainage of surface water from Phase 2A to the wet heathland to the north. This would help to sustain the heathland habitat. Once the first metre of imported material is in place within Phase 2A (expected to be achieved in August 2017), it is proposed to commence restoration of Phase 2B, and then develop these phases alongside one another. This would allow for the selection of material, with any suitably free-draining acidic material being directed to Phase 2A. Keeping Phase 2A open longer would allow the most appropriate material to be placed to support the future acid grassland and heathland. It is envisaged that Phases 2A and 2B will be completed by March and May 2018 respectively. A woodland strip to the northeast of Phase 2A would be retained until restoration is complete in this phase. Once final levels are reached the trees would be felled, forming a corridor between the acid grassland and the wet heath. Scheduled progress of the restoration by the middle of 2018 is illustrated at Appendix 6 of this report.
- 3.6 Phase 2C to the east of the inert waste recycling facility is proposed to be restored to agriculture and a pond using indigenous and imported material and should be restored by August 2019.
- 3.7 Phase 2D comprises a strip of land to the north of the recycling and processing area and is proposed to be restored to a combination of agriculture and woodland/scrub using indigenous and imported material. This area is the last part of Phase 2 to be restored as it is required for plant storage until the cessation of quarrying in December 2018. An existing bund marks the southern extent of Phase 2D. This would be used to provide a

physical barrier for restoration operations. It is envisaged that Phase 2D will be complete by June 2020.

- 3.8 Further mineral working is planned in the Phase 3 area, which lies outside the current application site boundary. The Supporting Statement notes that the Phase 3 area will be restored to heathland, woodland and ponds and that in accordance with ROMP notice 6/98/228 restoration will be completed by February 2019. It is further noted that it is not envisaged that inert material will be required to achieve the indicative restoration contours shown in the application.
- 3.9 Phase 4 comprises three sub-areas (4A-4C) and extends to approximately 6.5 hectares.
- 3.10 Phase 4A comprises part of the Phase 1 restoration area approved under Decision Notice 6/2008/0810, which required restoration by 31 December 2014. The area contains stockpiled materials and the application seeks permission for the continuation of this use pending the planned cessation of mineral extraction by 31 December 2018 and the sale of stockpiled material. It is envisaged that imported materials will not be required, with restoration achieved by the breaking up of the compacted surface and re-grading of existing materials. Restoration is proposed by December 2019.
- 3.11 The Phase 4B area is currently used for recycling and processing operations and is proposed to be restored to a combination of agriculture and woodland using indigenous and imported material. Restoration is proposed to be complete by August 2021.
- 3.12 Phase 4C is also currently used for recycling and storage. Restoration to agriculture will require demolition of the waste sorting and storage building, the clearance of storage areas, and the removal of containers, stockpiled material, plant, equipment and hardstanding. Phase 4C will be completed by February 2022 using indigenous and imported material.
- 3.13 The applicant's Planning Statement notes that the indicated timescales have been worked out assuming a gradual increase (5,000 tonnes each year) in the quantity of inert non-recyclable material available for restoration from a base year of 2013 when a reported 15,000 tonnes of non-recyclable imported material was used in the ongoing restoration. With the assumed increase in material availability, this would rise to 60,000 tonnes in 2022. Although it is apparent that this projection does not necessarily deliver the required quantities of material to achieve the completion of the indicated phases exactly on time, the projected increase in material availability is described as "*a worst case scenario of only a gradual increase in available restoration materials*" and it is stated that the applicant is confident that 40,000-60,000 tonnes per annum of material will be available in the short to long term.

4. Consultations and Representations

- 4.1 The application was advertised in the local press and by site notice. Consultation letters were sent to 10 properties.

4.2 **Purbeck District Council**

No objection subject to DCC being satisfied that further importation of inert material is necessary to achieve a satisfactory mixture of agricultural woodland and nature conservation use, plus operation of site in accordance with appropriate environmental controls, including ensuring amenity of occupiers of residential properties is protected throughout life of proposed restoration works.

4.3 **West Dorset District Council** (adjacent to site)

No response.

4.4 **Moreton Parish Council**

Request that the current permissions are adhered to – the site to be restored by 2018.

- Concern raised that use of quarry is being 'strung out' and that there is no intention of the restoration date being met.
- Clarification requested as to why the current restoration date of 2018 is not going to be met.
- Request that wheel wash is cleaned on a more regular basis to reduce the mess on the road.

4.5 **Crossways Parish Council** (adjacent to site)

Object on following grounds:

- Nuisance caused by burning of industrial waste on a weekly basis. Concerned about reports that smoke drifts across houses to east of site.
- Planning permission states that wheel wash to be installed. Advised this has not been done resulting in road being either muddy or dusty.
- Advised that aggregate recycling machine is sited just inside the western gate whereas permission stated it had to be behind tall bunds in south east corner of site. This was to reduce noise and from where it is sited the noise is clearly audible.
- Concerned that recently whenever planning applications for this site have come before it there is a request for an extension to restoration timetable. Request DCC refuses extension and insist applicant adheres to existing timetable.
- Concerned about condition of Redbridge Road caused by amount of heavy traffic using it to and from this site.
- Concerned that site appears to be used for parking of other equipment (e.g. earth moving vehicles) which are not directly connected with workings on site. This contributes to damage to road.

4.6 **Highway Liaison Engineer**

No objection.

4.7 **Network Rail**

Noted that site boundary abuts Network Rail property, but that restoration areas are located to the south with wooded areas between. In circumstances, concerns relate to any redirection of any surface water toward railway. To protect safety of railway request that conditions be imposed relating to surface water management.

4.8 **Environment Agency**

No objection. This activity has been granted a permit by the Environment Agency (EPR/AB3107HP / EAWML 400403) which the applicant must comply with.

4.9 **District Environmental Health Officer**

Has reviewed submitted noise assessment and agrees with conclusion. Notes potential for impacts relating to dust, noise and air quality, but understands that such issues will be controlled to a minimum by Environmental Permit/s issued by the Environment Agency. Advises that District Council has not received any complaints regarding these issues since site was given planning permission.

4.10 **Dorset Wildlife Trust**

Objected to original submission. To remove objection would need to see:

- an increase in area of heathland creation and provision made for necessary sandy soils required to support them;
- a commitment to create species-rich grassland fields rather than agriculturally improved low species diversity grassland that are much poorer value for biodiversity; and
- a condition that prevents use of artificial fertilizers.

Note: No response received to further consultation.

4.11 **Nature Conservation Officer**

Has confirmed satisfied with details of areas and treatments for restoration and species selection in revised proposal. Recommends that proposed Restoration and Aftercare scheme is incorporated within a Landscape and Ecology Management Plan (LEMP) addressing establishment phase (with the aforementioned details) and aftercare phase (requiring further information on options and methods to be used) and that this be conditioned. Comments that this will provide assurance that management of site is likely to be successful to meet objectives for restoration.

4.12 **Senior Landscape Officer**

Comments that a detailed landscape plan will be required, but this and its implementation can be conditioned.

4.13 **Other Representations**

Very detailed representations have been submitted by a local resident commenting on many aspects of both the proposal and the submitted supporting material. The representations include a number of reasoned recommendations including:

1. That application to extend life of quarry to 2022 is denied. Applicant has ample time to complete aggregate activities by 31 December 2018 and restore site by 31 December 2019.
2. That no extension is granted to extend restoration of Phase 1 to August 2015. Applicant has had 16 years to restore Phase 1. So far they have only attempted to restore less than half of the Phase 1 area. They should be pressed to complete the small area they have started with urgency.
3. That the restoration phasing programme in the planning application

be rejected and that applicant be recommended to adopt an alternative restoration phasing programme proposed. The applicant's phasing programme is unnecessarily and excessively long. Alternative is practical programme which involves the restoration of Phase 2 and 4 now and running a number of activities in parallel.

4. That applicant be advised that the *synchronisation* (Supporting Statement page 20, paragraph 7.1.4) of the restoration of Admiralty Quarry and Redbridge Road Quarry is not acceptable. The two quarries are extremely different in terms of their restoration volumes and hence it would be totally impractical to synchronise their restoration and, as the planning application illustrates, lead to Redbridge Quarry restoration being continually deferred as material is diverted to Admiralty Quarry.
5. That no stockpiling of any quarry material or equivalent is allowed to be retained on Phase 1 land after 31 December 2014. Applicant has not even partly restored half of their originally designated Phase 1 area. The stockpiles on the Phase 1 land have remained about the same since 1999 and are unnecessarily large for the scale of aggregate activities on site. Applicant should start to remove them now in order to complete the restoration of Phase 1 and start on Phase 2 much earlier than planned.
6. That applicant adopts a designation system for the phases of restoration based upon the extant grant of planning permission. The 2014 Supporting Statement designations serve to confuse the correct interpretation of the extant permission.
7. That future restoration planning applications be required to show a plan of yearly material requirements and likely yearly sources and quantities supply.

The representations also raise concerns in relation to:

- Lack of supporting data to justify the failure to complete the Phase 1 restoration on time.
- Noise – contrary to submitted noise report, Redbridge Road Quarry does emit very significant noise which can easily be heard over half a mile away. A DVD recording has been submitted as an indication of the noise impact.
- Mud on Redbridge Road.
- Failure to stockpile material for restoration.
- Redbridge Road Quarry serves very little purpose in being open, apart from burning material on a weekly basis.
- Aggregate extraction is very small and makes an almost insignificant contribution to Dorset's aggregate supply.
- Blaming delayed restoration on economic recession. DCC's Total Aggregates Supply data shows that the economic recession had no impact on recycling of inert waste. Spreading of inert waste to a height of 2 metres on West Fossil Farm shows that there has been no shortage of inert waste.

- Recycling activity at Redbridge Road is a very small scale activity and will never really produce sufficient material to complete the restoration of the quarry.

5. Planning Policy Framework:

5.1 Applications for planning permissions must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the Bournemouth, Dorset and Poole Minerals Strategy adopted May 2014 (the Minerals Strategy), the saved policies of the Bournemouth, Dorset and Poole Waste Local Plan originally adopted June 2006 (the Waste Local Plan) and the Purbeck Local Plan Part 1: Planning Purbeck's Future adopted by Purbeck District Council in November 2012 (the Purbeck Local Plan). The term '*material considerations*' is wide ranging, but includes national, emerging and supplementary planning policy documents. Material to the current application are the *National Planning Policy Framework* issued in March 2012 (the NPPF) which sets out the Government's planning policies for England and how these are expected to be applied and the associated online Planning Practice Guidance. Also material is the National Planning Policy for Waste issued in October 2014 and the Waste Management Plan for England published in December 2013. The most relevant policies and provisions are listed below.

5.2 Bournemouth, Dorset and Poole Minerals Strategy, May 2014

- Policy SS1 – Presumption in Favour of Sustainable Development.
- Policy RE1 – Provision of Recycled Aggregates.
- Policy RS1 – Restoration, Aftercare and Afteruse of Minerals Development.
- Policy RS2 – Retention of Plant, Machinery and other Ancillary Development.

5.3 Bournemouth, Dorset and Poole Waste Local Plan, June 2006

- Saved Policy 1: Guiding Principles.
- Saved Policy 2: Integrated Waste Management Facilities.
- Saved Policy 4: Landscape Character.
- Saved Policy 6: Local Designations.
- Saved Policy 7: Wildlife Corridors and Stepping stones.
- Saved Policy 13: Water Resources.
- Saved Policy 20: Safety and Capacity of the Highway Network.
- Saved Policy 21: Transport Impact.
- Saved Policy 31: Materials Recovery Facilities.
- Saved Policy 32: Recycling of Inert and Construction and Demolition waste.
- Saved Policy 42: Landfilling Inert Waste in areas not covered by Policies 40 and 41.
- Saved Policy 45: Reclamation of Landfill Sites.

5.4 Purbeck Local Plan Part 1: Planning Purbeck's Future, November 2012

- Policy SD: Presumption in Favour of Sustainable Development.
- Policy BIO: Biodiversity & Geodiversity.
- Policy FR: Flood Risk.
- Policy GP: Groundwater Protection.
- Policy D: Design.

- Policy LHH: Landscape, Historic Environment and Heritage.

5.5 National Planning Policy Framework, March 2012 (the NPPF)

- Achieving sustainable development – paragraphs 6-10 and 14.
- Building a strong, competitive economy – paragraph 19.
- Conserving and enhancing the natural environment – paragraph 109, 118 and 123.
- Facilitating the sustainable use of minerals – paragraph 144.
- Decision-taking - paragraph 186-187.

5.6 National Planning Policy for Waste, October 2014

- Determining planning applications – paragraph 7; and
- Location Criteria – Appendix B.

6. Planning Assessment

6.1 Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received, the main issues in the determination of the application relate to:

- i. the acceptability in principle of the proposed development;
- ii. whether the proposal provides for high quality and appropriate restoration;
- iii. the availability of permitted inert disposal capacity, need and the availability of material;
- iv. whether the proposal provides for timely, phased restoration;
- v. amenity and operational matters.

Principle of Development

6.2 Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development which is endorsed by Policy SS1 of the Minerals Strategy. Paragraph 8 of the NPPF provides that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

6.3 Paragraph 19 of the NPPF confirms that the Government is committed to ensuring that the planning system does all it can to support sustainable economic growth and that planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should therefore be placed on the need to support economic growth through the planning system.

6.4 The Waste Management Plan for England recognises that sustainable waste management has an important role in supporting economic growth and protecting the environment. The Plan also expresses the Government's commitment to taking a more sustainable approach to the use of materials, delivering environmental benefits and supporting economic growth through prioritising efforts to manage waste in line with the waste hierarchy and reducing the carbon impact of waste.

- 6.5 Paragraph 142 of the NPPF recognises that minerals are essential to support economic growth and our quality of life, but paragraph 144 states that, when determining planning applications, local planning authorities should provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards. Minerals Strategy Policy RS1 endorses and elaborates on that principle.
- 6.6 The timeliness and quality of the proposed restoration are matters discussed later in this assessment. However, in principle, the restoration of Redbridge Road Quarry to a state that will enable an appropriate after-use and the long-term maintenance and enhancement of the environment is clearly both acceptable and very much encouraged by planning policy.
- 6.7 Paragraph 15.15 of the Minerals Strategy notes that, in some cases, materials such as inert waste will need to be imported to ensure that sites can be restored and returned to beneficial use. However, from a waste management perspective, Policy 42 of the Waste Local Plan provides that outside of: selected strategic mineral voids (Warmwell and Henbury); the west of Dorset (defined as the Bridport and Beaminster area); and North Dorset, landfilling with inert waste will normally only be permitted at existing mineral voids and where:
- i. there is no permitted capacity available for disposal of such waste within reasonable proximity;
 - ii. evidence is provided that sufficient fill will be available to ensure satisfactory completion of the scheme;
 - iii. the proposal is for a “stand alone” scheme of working or for restoration on a portion of the site; and
 - iv. the proposal includes facilities for recovery of inert waste where these are not already provided at the site.
- 6.8 The applicant has submitted that Policy 42 of the Waste Local Plan is not a material consideration because the proposal provides for waste recovery rather than waste disposal, and that the term ‘*landfilling*’ in Policy 42 applies only to disposal. However, I consider that the term “landfilling” in Policy 42 is used in a generic sense capable of embracing both recovery and/or disposal operations. The Waste Local Plan defines the term landfill as the controlled deposit of waste into or onto land in such a way that pollution or harm to the environment is minimised or prevented and notes that the term is particularly used to describe the deposit of waste in voids in the ground, generally created by previous mineral working (and where landfilling provides a means to restore the land affected by past mineral extraction). Policy 42 is therefore applicable and material to the determination of the application.
- 6.9 The waste hierarchy gives top priority to waste prevention, followed by preparing for re-use, then recycling, other types of recovery (including energy recovery), and last of all disposal. Both national and local planning policies seek to move the management of waste up the waste hierarchy and hence recovery is preferable to disposal.

- 6.10 When operations involve the placement of material on land, distinguishing between what constitutes waste disposal and recovery can be difficult, but a key factor is that the principle objective of waste recovery should be that the waste serves a useful purpose in replacing other materials which would have had to be used for that purpose, thereby conserving natural resources. Whether in this instance the proposed placement and spreading of imported material should be regarded as a recovery or disposal is debateable, both because the Redbridge Road Quarry could perhaps be satisfactorily restored without any imported inert material or alternatively with less imported material.
- 6.11 However, whether regarded as disposal or recovery, in addition to the need for planning permission, the proposed operations will be subject to control through the Environmental Permitting Regulations administered by the Environment Agency. The Waste Management Plan for England is clear that it is for the Environment Agency to determine on a case by case basis whether an application for an environmental permit constitutes a waste recovery or a waste disposal operation. The Environment Agency has already issued an Environmental Permit (EPR/AB3107HP / EAWML 400403) indicating that the operations proposed in this application involve the deposit of waste to land for the purposes of recovery. In this regard, there is therefore no conflict with Policy 42(iv) – the proposed restoration of itself includes facilities for recovery of inert waste.
- 6.12 The issues of availability of other permitted capacity locally and sufficient fill are considered later in this assessment, but the proposal does provide for a “*stand alone*” scheme of working and for restoration on a portion of the site and therefore accords with Policy 42(iii).
- 6.13 The site also accommodates processing facilities for the recycling and recovery of inert waste, including construction and demolition waste. Whilst those facilities are temporary, the likely appropriateness of such provision within landfill sites and quarry operations is recognised in Policy 32 of the Waste Local Plan.
- 6.14 The other waste management operations conducted from the site have also previously been deemed to be acceptable, again, albeit on a temporary basis. However, in land use terms, subject to compliance with relevant criterion and requirements, the continuation of the ongoing activities remains acceptable under saved Policies 2, 29 and 31 of the Waste Local Plan.
- 6.15 Minerals Strategy Policy RE1 similarly allows for temporary facilities for the production of recycled aggregates at suitable locations, including quarries, provided that any negative impacts can be avoided or mitigated to an acceptable level and Minerals Strategy Policy RS1(d) provides that where inert waste is to be used in restoration the constituent parts capable of use in the production of high quality washed recycled aggregates should, as far as is reasonably possible, already have been removed. The existing provision at Redbridge Road Quarry enables this to happen.
- 6.16 Accordingly, in that the application proposal provides for the continued operation of the ongoing waste handling, sorting, processing and recycling operations as well as recovery and/or disposal through restoration, the constitute elements of the proposal are considered to be acceptable in principle and broadly in accordance with the development plan.

High Quality and Appropriate Restoration

- 6.17 Minerals Strategy Policy RS1 seeks high quality and appropriate restoration scheme which will enable an appropriate after-use and the long-term maintenance and enhancement of the environment. It is noted that schemes will be required to have regard to the Landscape Management Guidelines and, where possible, contribute to the targets of the Dorset Biodiversity Strategy. Amongst other matters, proposals must demonstrate that the restoration scheme will maximise the potential of the site for the successful adoption of the proposed after-use and where necessary offer flexibility for a range of potential after-uses.
- 6.18 The planning conditions contained in ROMP Notice 6/98/228 provided that the site shall be reclaimed and managed for nature conservation and/or forestry purposes. This does not, however, preclude the acceptability of an alternative restoration strategy as has already been demonstrated by the approval of the Phase 1 restoration (Planning Permission 6/2008/0810).
- 6.19 The ROMP restoration strategy provided for an undulating landform with wetland areas, with natural re-vegetation by indigenous species. Both the previously approved Phase 1 restoration and the now proposed further restoration provide for a mixture of agricultural grassland, woodland and seasonal wetland that would promote nature conservation.
- 6.20 The approved Phase 1 restoration was recognised as an opportunity to create a landform that would contribute to the enhancement of the surrounding environment and very much the same position applies to the proposed further restoration. In the context of the surrounding heathland/farmland Mosaic and the relevant Landscape Management Guidelines, the current proposal provides for an acceptable landform and provides flexibility for a range of potential after-uses. The proposal also provides for a welcome net gain in biodiversity, particularly through the proposed surface water management arrangements in relation to the Molina wet heath.
- 6.21 Accordingly, I consider that the application proposal provides for a high quality and appropriate restoration scheme which will enable appropriate after-use and the long term maintenance and enhancement of the environment in conformity with Minerals Strategy Policy RS1. In these regards, the proposal is also considered to be in accordance with saved Policies 4, 6 and 45 of the Waste Local Plan and Policies BIO and LHH of the Purbeck Local Plan.

Permitted Capacity, Need and Availability of Materials

- 6.22 Waste Local Plan Policy 42(i) indicates that landfilling with inert waste will normally only be permitted in the context of the application site if there is no permitted capacity available for disposal of such waste within reasonable proximity. Waste Local Plan Policy 42(ii) and Minerals Strategy Policy RS1(c) require evidence that sufficient material will be available to ensure satisfactory completion of the scheme. Policy 45(i) of the Waste Local Plan similarly requires applicants to provide an assessment of the availability and source of materials required for infilling, restoration and aftercare and the time required to complete individual phases and the development in its entirety.

- 6.23 Under Waste Local Plan Policy 40, Warmwell Quarry, which lies 3km to the west of Crossways, was identified as an appropriate location to meet the need for an inert waste recycling facility in the south east of the Plan area. However, that allocation has not progressed and it is not anticipated that proposals for such a facility will now be forthcoming. Planning permission 6/2008/0810 was granted, in part, on the basis that there was a demonstrable need for an inert waste disposal facility to serve the locality. There is, however, significant additional disposal/recovery capacity available locally at West Fossil Farm, near Winfrith where planning permission has been granted for the creation of a golf course (6/1999/0039).
- 6.24 Completion of the golf course development is dependent upon the importation of an estimated (probably conservatively) 800,000 tonnes of material, well over half of which remains to be imported to the site. This represents a considerable amount of permitted capacity that is likely to remain available for some time.
- 6.25 The West Fossil Farm operation does not, however, provide any additional waste recycling and/or recovery facilities, whereas Redbridge Road Quarry does. Accordingly, notwithstanding that there is some permitted capacity for inert waste disposal within reasonable proximity of the application site, it is considered that the application proposal provides for a more sustainable (and therefore preferable) waste management option and should not be dismissed on the basis of existing provision.
- 6.26 The applicant does operate another disposal site at Admiralty Quarry on Portland, but this similarly does not provide recycling facilities and is some distance away.
- 6.27 The operation at Admiralty is intended to serve a seven mile radius covering Weymouth and Portland, Chickerwell, Upwey and Broadway. In the absence of recycling facilities, the site accepts appropriate loads segregated at source and other loads not suitable for recycling. Loads collected within the Admiralty catchments that merit sorting and/or processing are currently directed to Redbridge Road. Recycled material is then either combined with indigenous mineral and/or exported from Redbridge Road as product, with any suitable residual material being used for restoration in preference to being exported from the site. From a sustainability perspective, there is considerable merit in this “synchronized” operation. Directing additional heavy traffic towards Weymouth and Portland from other parts of West Dorset would also not be favoured from a traffic management point of view.
- 6.28 With regards need, paragraph 7 of the National Planning Policy for Waste provides that, when determining waste planning applications, waste planning authorities should only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an-up-to-date Local Plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need. In relation to both the policy context and available capacity, I do not consider the proposal to be unacceptable.
- 6.29 In relation to restoration need, as distinct from waste management need, the applicant considers that, to maximise the potential of the site for the

successful adoption of the proposed after-use and where necessary offer flexibility for a range of potential after-uses, the use of imported inert material is consistent with the requirement of Minerals Strategy Policy RS1(e). The applicant's position is that there are clear need for and benefits of using imported material so that the restored quarry can support agriculture, woodland and nature conservation afteruses. In particular, it is noted that in the absence of the importation of inert material there will be insufficient materials available to achieve a high quality, free draining restoration scheme as that proposed.

- 6.30 In this regard, it is acknowledged that imported inert waste can be of considerable benefit to ground conditions in restored areas and that the volume of imported material proposed is consistent with the environmental, operational and reclamation requirements of the planned after-uses.
- 6.31 Some concern has been expressed over the availability of materials, particularly in light of the late running of the approved Phase I restoration.
- 6.32 Inevitably there can be no guarantee that the applicant will be successful in securing the necessary waste management contracts to deliver the required restoration materials in a timely fashion, but as the operator of the largest 'muck-away' business in area, the applicant has expressed considerable confidence that there will be no shortage of material.
- 6.33 There was a delay in commencing the Phase I restoration and the applicant submits, and I accept, that progress was then hampered by the economic climate. It is, however, evident that considerable progress has been made on site over the past two years. With improved economic performance, there is a good prospect that such progress will now be maintained.
- 6.34 Having regard to the submissions and representations received and past experience, I am therefore satisfied that sufficient fill is likely to be available to ensure satisfactory completion of the scheme proposed and that the requirements of Policy RS1(c) and Policy 42(ii) are met.

Timely Phased Restoration

- 6.35 As required by Minerals Strategy Policy RS1, the application provides an indication of the amount of time expected to be required for restoration of the site. However, considerable disquiet has been expressed about both the pace and late running of the Phase 1 restoration, the delay in restoring the wider quarry site and the risk that the now proposed end date will also be exceeded.
- 6.36 It is the case that the proposed phasing allows for completion of the site restoration beyond the period specified in the current ROMP conditions i.e. February 2022, rather than 31 December 2019. Consequently, it can be argued that the application does not minimise the period of operations to protect settlements and residential amenity nor minimise the duration of landscape and environmental impacts as required by Minerals Strategy RS1(a). It may also be questioned whether the proposal accords with requirement of Policy RS1(f) that restoration will be undertaken at the earliest opportunity.

- 6.37 Subject to material availability, restoration of the site in accordance with the ROMP timeframe is still considered to be a practicable option. However, to achieve the proposed landform, this would require material to be imported at (or near to) the maximum rate previously permitted for the duration of the proposed operations. Any slippage would then be likely to result in a shortage of materials and/or further over-run. It should also be noted that the wording of the ROMP condition (“*unless a variation has been agreed*”) does suggest that a variation to the final restoration date may be agreeable.
- 6.38 Site importation data provided by the applicant for 2014 is as follows
- Total material imported: 91,014 tonnes
 - Material sorted / recycled: 59,461 tonnes
 - Material imported and directly used in recovery operations: 31,553 tonnes
 - Material exported as recycled aggregate: 31,285 tonnes
with remaining sorted/recycled materials either unsaleable and used in restoration, or stockpiled and awaiting sale.
- 6.39 The reported quantity of material imported and used directly in site restoration in 2014 is considerably greater than for previous years, but is still well below the placement limit for site restoration (60,000 tonnes).
- 6.40 Nevertheless, the applicant’s own assessment acknowledges that the proposed phasing takes account of a “*worst case scenario of only a gradual increase in available restoration material*” and that completion may therefore be achieved sooner. In the circumstances, I consider that the length of the planned phases should be kept under review and a condition to facilitate this is recommended.

Amenity and Operational Matters

- 6.41 Paragraph 7 of the National Planning Policy for Waste states that, when determining waste planning applications, waste planning authorities should consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B of the Policy. The identified criteria are: protection of the water quality and resources and flood risk management; land stability; landscape and visual impacts; nature conservation; conserving the historic environment; traffic and access; air emissions, including dust; odours; vermin and birds; noise, light and vibration; litter; and potential land use conflict.
- 6.42 Continued operation of the site will perpetuate a range of activities that have the potential to give rise to pollution, nuisance and or annoyance. Such impacts are particularly associated with traffic movement and the operation of equipment. Matters of particular potential concern include noise, dust and sand/mud on Redbridge Road. Such impacts are, however, likely to be similar to those experienced previously. Other relevant concerns relate to water quality, drainage and landscape and visual impacts.
- 6.43 The quarry has been operated for more than fifty years and quarrying is a long established part of the character of the surrounding area. Operation of the site will continue to be subject to control under the Environmental Permitting Regulations and various safeguards would be implemented to

reduce pollution risk and the potential for detrimental effect on water interests in and around the site.

- 6.44 Paragraph 7 of the National Planning Policy for Waste is clear that, when determining planning applications, waste planning authorities 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. It is further noted that waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. For example, correct handling and storage of potentially polluting materials as required under an Environmental Permit should ensure that groundwater quality is not impacted. Other matters, may more appropriately be controlled by planning condition.
- 6.45 The quarry is classified as being in Flood Zone 1 and is therefore at low risk of flooding from rivers and sea. There are no permanent surface water features within or adjacent to the application site, but temporary perched bodies of rainwater on clay areas are found which fluctuate with site workings and weather conditions. Network Rail has requested that surface water and drainage conditions be imposed to protect the safety of the railway and appropriate conditions are recommended.
- 6.46 Complaints have been received over a prolonged period about the condition of Redbridge Road. Additional hard surfacing and a wheel wash facility were installed in 2011 and the situation has improved. The applicant acknowledges that, on occasions, particularly during dry weather, sand is inadvertently carried onto the road and that the road should then be swept and dust collected in a road sweeper. Again, relevant planning conditions are recommended. Contrary to the suggestion in Crossways Parish Council's representation, a wheel wash facility is installed. Moreton Parish Council's request that the wheel-wash is cleaned on a more regular basis to reduce mess on the road has been brought to attention of the applicant,
- 6.47 There are no long distance views into the quarry and short distance views are generally filtered by roadside and boundary vegetation. Existing tree and hedge screening along Redbridge Road, whilst limited in places, will be maintained and that there will be no significant change to the visual impact of operations. It is not considered that the pro-longed operation and delayed restoration of the site will significantly impact on either visual amenity or landscape character. Some stockpiles and storage mounds exceed current height restrictions, but the applicant has acknowledged that this is the case and undertaken to work to resolve this situation. A requirement for a scheme to ensure works are undertaken within a reasonable period is appropriate.
- 6.48 The applicant has similarly acknowledged that there has been a degree of over-filling within the Phase I restoration area and has indicated that surplus material will be moved to Phase 2B and that Phase 1 will then be re-graded to achieve the levels shown on Drawing no. 424/11 within 6 months of the grant of planning permission. A condition requiring adherence to this timetable is recommended.
- 6.49 Particular concerns have been raised in relation to noise and the locations in which various items of plant and machinery are operated. Various items of plant and equipment have been routinely operated outside of permitted

areas. However, this has not generated a large number of complaints, suggesting that some relaxation of the previous restrictions may be appropriate.

- 6.50 Paragraph 123 of the NPPF advises that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. In relation to minerals development, paragraph 30 of the Technical Guidance to the NPPF suggests that, subject to an upper maximum level of 55dB(A) LAeq 1hr free field), planning authorities should aim to establish a noise limit at the noise sensitive property that does not exceed the background level by more than 10dB(A). This approach has been taken previously and the noise assessment submitted with the application indicates that this is readily achievable. Appropriate conditions are recommended.
- 6.51 In response to previous complaints relating to fires and smoke, the applicant committed in 2011 to provide at least 24 hours notice of any burning on site of scrub or vegetation. It is not apparent that the commitment has been honoured, but complaints relating to burning have eased. A condition prohibiting the burning of imported waste materials is recommended.
- 6.52 No change to the established traffic controls is proposed. Current volumes are not perceived to be problematic from either a network capacity or safety perspective. The continued operation of the inert recycling facilities means that the potential for vehicles importing waste to leave the site loaded with primary and/or recycled aggregate and thereby help to reduce overall vehicle movements will be maintained.
- 6.53 A dust management scheme has previously been agreed and its continued operation can be secured by condition.
- 6.54 Overall, subject to the imposition of appropriate planning conditions, the implications for the local environment and amenity are considered to be acceptable.

Conclusion

- 6.55 The NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this, economic, social and environmental gains should be sought jointly and simultaneously (paragraphs 6 and 8). Planning authorities are advised to approach decision taking in a positive way to foster the delivery of sustainable development (paragraph 186), looking for solutions rather than problems and to approve applications for sustainable development where possible (paragraph 187). Development proposals that accord with the development plan should be approved without delay (paragraph 14).
- 6.56 The application has been assessed in light of the development plan and other material planning considerations. Full account has been taken of the Planning Statement submitted in support of the application and of the representations received.
- 6.57 The Waste Management Plan for England provides that inert waste can and should be recovered or recycled whenever possible. The proposal provides

for both the recycling and recovery of inert waste alongside, and in conjunction with, other temporary waste operations and an appropriate restoration scheme for a significant part of Redbridge Road Quarry.

6.58 The details of the proposed restoration, after-use and aftercare arrangements are considered to be generally in accordance with the development plan and acceptable. Such further details as deemed appropriate as well as satisfactory implementation of the proposals and operation of the site can be secured by planning condition.

6.59 Accordingly, the proposed development is considered to be in general conformity with the development plan and there no material considerations indicating that the application should be determined other than in accordance with the development plan. Therefore, planning permission can and should be granted.

7. Human Rights Implications:

7.1 The provisions of the Human Rights Act and the principles contained in the Convention of Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols of particular relevance are:

- i. Article 8 - Right to respect for private and family life; and
- ii. The First Protocol, Article 1 - Protection of Property.

7.2 Having considered the impact of the development, as set out in the assessment above as well as the rights of the applicant and the general interest, the opinion is that any effect on human rights does not outweigh the granting of the permission in accordance with adopted and prescribed planning principles.

8. Recommendation

8.1 Grant planning permission subject to the conditions set out in paragraph 8.2 below.

8.2 SCHEDULE OF CONDITIONS

Time Limit – Commencement of Development

1. The development hereby permitted shall be begun not later than the expiration of 3 months from the date of this permission.

Reason

In accordance with the application and to achieve satisfactory restoration at the earliest opportunity having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 42 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Duration of Permission

2. Restoration of the land subject of this permission shall be complete by 31 December 2022 by which date all plant, buildings, hard standing,

access tracks and stockpiled materials shall have been removed from the site and the site shall have been restored in accordance with the approved details.

Reason

To limit the maximum duration of disturbance from the development and to secure restoration of the site having regard to Policies RS1 and RS2 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1, 31, 32, 42 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Compliance with Approved Documents

3. Unless otherwise required by the conditions of this permission or any scheme, plan, programme or other details submitted to and approved in writing by the waste planning authority, the development hereby approved shall be carried out in accordance with the proposals detailed in the Planning Statement dated 30 May 2014 submitted in support of the application and the following approved plans and drawings:
 - i. Drawing Number 14-53558/01 dated 27/05/2014 and titled '*Planning Area Boundary Plan*';
 - ii. Drg. No 424/11 dated May 2014 and titled '*Restoration Proposals*';
 - iii. Drg. No 424/12 dated May 2014 and titled '*Phasing*';
 - iv. Drg. No 424/13 dated May 2014 and titled '*Sections A-A to D-D*';
 - v. Drawing Number 14-53558/05 dated 27/05/2014 and titled '*Site restoration progression – Middle of 2018*';
 - vi. Drawing Number 14-53558/06 dated 27/05/2014 and titled '*Site restoration progression – End of 2019*'.
 - vii. Drawing Number 14-53558/07 dated 27/05/2014 and titled '*Site restoration progression – End of 2021*';
 - viii. Drawing Number 1150-E-100-1 dated September 2013 showing the north and east elevations of the recycling building; and
 - xiii. Drawing Number 1150-E-100-2 dated September 2013 showing the south and north elevations of the recycling building.

Reason

To enable the waste planning authority to adequately control the development and to safeguard the natural environment and local amenity having regard to Policies SS1, RE1, RS1 and RS2 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1, 4, 6, 13, 31, 32, 42 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Type and Quantity of Waste to be Processed at the Site

4. No wastes other than inert and non-hazardous waste as defined in Landfill Directive (99/31/EC) shall be brought to the site for processing and/or use in restoration. Any other waste brought to the site shall be stored in a designated container prior to being removed off site as soon as is practicable. The quantity of waste brought to the site for processing shall not exceed 60,000 tonnes per annum.

Reason

In the interests of local amenity and to safeguard the environment having regard to Policies DM1 and DM2 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Type of Waste to be Used in Site Restoration and Import Limit

5. No waste other than inert waste as defined in Landfill Directive (99/31/EC) shall be used as a restoration material at the site. The quantity of inert material imported to the site for use in the restoration of the site shall not exceed 60,000 tonnes per annum. In so far as is reasonably possible, recyclable material capable of producing high quality washed aggregate shall be removed from any material used in the site restoration.

Reason

In the interests of sustainability, local amenity and to safeguard the environment having regard to Policies SS1 and RE1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1 21 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Record of Waste Imported

6. The site operator shall maintain records of the throughput of all waste streams imported to the site and make these available to the waste planning authority (in writing) within three days of receiving any written request.

Reason

To enable the waste planning authority to monitor the approved restoration and use having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Phased Restoration

7. The development hereby approved shall form part of the phased restoration of Redbridge Road Quarry for the purpose of agriculture and amenity uses that promote agriculture with nature conservation. Restoration shall be sequenced, undertaken and completed in accordance with the details set out in sections 5, 6 and 7 of the Planning Statement dated 30 May 2014 submitted in support of the application and the approved restoration and phasing plans. Prior to completion of any phase or sub-phase of restoration an updated topographical survey of that part of the site shall be submitted to the waste planning authority for approval in writing. Any discrepancy between approved and actual levels shall be made known to the waste planning authority. Any remedial action requested in writing by the waste planning authority shall be implemented in full within 3 months. Restoration of any phase or sub-phase shall not be taken to complete until a topographical survey of that part of the site has been approved.

Reason

To secure satisfactory restoration and the beneficial afteruse of the land having regard to Policies SS1 and RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Completion of Phase 1 Restoration

8. Restoration of Phase 1 as defined on approved Drawing Number 14-53558/01 dated 27/05/2014 and titled '*Planning Area Boundary Plan*' shall be completed in accordance with the approved plans and details within six months of the date if this permission.

Future Working Arrangements

9. No imported waste shall be deposited in Phase 2C as defined on approved Drawing Number 14-53558/01 dated 27/05/2014 and titled '*Planning Area Boundary Plan*' or in any subsequent phase of the development hereby approved until a detailed scheme of working arrangements for that phase has been submitted to and approved in writing by the waste planning authority. Any such scheme shall include details of:
 - i. the direction, method and phasing of tipping including details of the machinery to be used;
 - ii. the means of defining the boundary of the filling area including, as appropriate, the gradients of any banks enclosing the filling area;
 - iii. the location, width, height, bank gradients and planting of any temporary screen bunds;
 - iv. arrangements for drainage of the site during operations and after restoration;
 - v. measures for the protection of any adjacent trees and hedgerows;
 - vi. the location and construction of any haul routes within the site;
 - vii. the location (existing and proposed) and maximum height of any stockpiles of topsoil and subsoil;
 - viii. the location (existing and proposed) and maximum height of all stockpiles of waste, overburden and processed materials;
 - ix. arrangements for the installation and maintenance of ground level markers to include the details required for the Phase 1, 2A and 2B ground level marker scheme set out in Condition 10 below; and
 - x. a timetable for completing that Phase having regard to the anticipated availability of suitable inert material for use in the restoration and the requirement of Minerals Strategy Policy RS1 that proposals must demonstrate that restoration will be undertaken at the earliest possible opportunity.

Unless otherwise first agreed in writing by the waste planning authority, the development shall then be carried out in strict accordance with the approved scheme of working.

Reason

To ensure that the development is carried out in a orderly phased manner with minimum detriment to the character and amenities of the area having regard to Policies SS1 and RS1 of the Bournemouth,

Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Ground Level Markers

10. Within 1 month of the date of this permission a scheme for the installation of ground level markers shall be submitted to the waste planning authority for approval in writing. The scheme shall include:
- i. details of the type and number of ground markers to be used which may include posts, fencing and/or other means;
 - ii. a plan showing the location of ground markers relevant to the filling and completion of Phases 1, 2A and 2B as defined on approved Drawing Number 14-53558/01 dated 27/05/2014 and titled '*Planning Area Boundary Plan*';
 - iii. the level of the ground level marker relative to ordnance datum;
 - iv. the method/s of protecting the ground level markers from damage and movement; and
 - v. a timetable for installation of the ground level markers.

Unless otherwise approved in writing, the approved scheme shall be implemented and maintained in accordance with the approved scheme throughout the period of any tipping and restoration operations.

Reason

To enable the waste planning authority to monitor the approved restoration having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1, 4, 6 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Aftercare

11. Unless otherwise approved in writing by the waste planning authority, prior to the placement of the final layer of topsoil in any phase of restoration a detailed aftercare scheme for the restored part of the site shall be submitted to the waste planning authority for approval. The submitted scheme shall be presented as Landscape and Ecology Management Plan and shall provide for a five year period of aftercare beginning when the restoration of each phase has been completed and shall be designed to maximise the potential for agricultural and amenity uses that promote nature conservation. All schemes shall include:
- i. provision for annual aftercare to include appropriate management such as grazing, weed control and hedge and fence maintenance to maximise nature conservation value and the landscape character of the area;
 - ii. details of the management measures to be undertaken, the period during which they are to be undertaken, and the person or organisation that will be responsible for carrying out the work; and
 - iii. provision for an annual meeting and review of the aftercare with the waste planning authority and for the submission of proposals for the following year for approval by the waste planning authority.

The approved aftercare schemes shall thereafter be implemented in accordance with the approved details unless otherwise agreed by the waste planning authority.

Reason

To secure the beneficial afteruse of the site and the viability of newly created habitats having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1, 4, 6 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Drainage Works During Aftercare

12. During any aftercare periods, temporary drainage works shall be carried out as necessary to prevent (within and/or outside the site) soil erosion, flooding of land, the erosion of drainage channels and the silting up of drainage channels.

Reason

To secure the beneficial afteruse of the site and the viability of newly created habitats having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1, 4, 6, 13 and 45 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Hours of Operation

13. Unless otherwise agreed in advance by the waste planning authority no operations shall take place on the site outside of the hours 0800 to 1700 Monday to Friday and 0800 to 1300 on Saturdays. No operations shall take place on Sundays, Public Holidays or Bank Holidays. For the avoidance of doubt, for the purposes of this condition, the word 'operations' shall include commercial vehicles entering or leaving the site.

Reason

In accordance with the application and to safeguard the amenities of the locality having regard to and saved Policy 1 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Means of Access and Egress

14. No other means of gaining vehicular access to or egress from the site shall be used other than the existing arrangements as shown on Topographic Survey Drawing Number 1048-T-500-1 Revision A dated April 2014 submitted as part of the application.

Reason

In accordance with the application, to safeguard the amenities of the area and in the interests of highway safety having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Surfacing of Access and Egress Routes

15. All access and egress routes shall be hardened to ensure a smooth running surface free of pot holes and shall be kept free of mud and other debris at all times until completion of site restoration.

Reason

To safeguard the amenities of the area and in the interests of highway safety having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Limit on Vehicular Movements

16. Unless otherwise agreed in writing by the waste planning authority there shall be no more than a total of 100 vehicular movements into and out of the site (e.g. 50 vehicles in and 50 vehicles out) on any one day of which there shall be no more than 50 heavy goods vehicle movements into and out of the site on any one day (e.g. 25 HGVs in and 25 HGVs out).

Reason

To safeguard the amenities of the area and in the interests of highway safety having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Record of Vehicular Movements

17. A written record shall be maintained at the site office of all vehicular movements into and out of the site. For commercial vehicles, such records shall contain the vehicles' weight, registration number and the time, date and nature (access or egress) of the movement. The records shall be made available for inspection on request by the waste planning authority. For the avoidance of doubt, a vehicle entering the site shall be taken to be a movement and a vehicle exiting the site shall be taken to be a separate movement.

Reason

To ensure that the waste planning authority can monitor operation of the site in compliance with this permission having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Vehicle Cleaning

18. No commercial vehicles leaving the site shall enter the public highway unless their wheels and chassis are sufficiently clean so as to prevent material being deposited on the highway.

Reason

In the interests of highway safety and to safeguard the amenity of the local area having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Sheeting of Lorries

19. All loaded lorries leaving the site carrying materials with a diameter less than 50mm shall be adequately sheeted to prevent the emission of dust or debris.

Reason

In the interests of amenity and to prevent mud or dust getting on the highway having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Sweeping of Redbridge Road

20. The site entrance and egress areas and the adjacent section of Redbridge Road shall be swept using a road sweeper as necessary to remove dust and other material deposited on the public highway.

Reason

In the interests of amenity of the local area and the condition of the public highway having regard to saved Policies 1 and 21 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Plant Maintenance

21. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers to prevent unnecessary noise. All powered equipment when not in use shall be switched off.

Reason

To limit disturbance from operations having regard to saved Policy 1 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Noise Levels

22. Subject to a maximum of 55dB(A) LAeq 1hour (free field), noise emanating from the transportation, processing, disposal and/or recovery of waste within the site as measured at any noise sensitive property shall not exceed background level by more than 10dB(A) during the approved operating hours as specified in Condition 13 of this notice or 42 db (LAeq) 1 hour (free field) at any other time. Noise emanating from the transportation, processing, disposal and/or recovery of waste within the site as measured at the locations identified in Section 4 of the document entitled `Details Pursuant to Planning Permissions Ref Nos: 6/2008/0810 and 6/2008/0811 for Redbridge Road Quarry dated January 2010 as amended by the email and attachment received 23 June 2010 and approved by Dorset County Council pursuant to Condition 21 of planning permission 6/2008/0810 and Condition 22 of planning permission 6/2008/0811 on 02 July 2010 shall not exceed 54dB(A) LAeq 1hour (free field) at Location 1 (Oak Hill Lodge/Maple Lodge), 53dB(A) LAeq 1hour (free field) at Location 2 (Crossways Caravan Park) and/or 53dB(A) LAeq 1hour (free field) at Location 3 (Redbridge Road/Redbridge Lane).

Reason

To protect the amenities of the locality having regard to saved Policy 1 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006) and paragraph 30 of the Technical Guidance to the National Planning Policy Framework (March 2012).

Noise Control

23. Unless otherwise agreed in writing by the waste planning authority, operation of the site shall be in accordance with the details contained in Section 4 of the document entitled `Details Pursuant to Planning Permissions Ref Nos: 6/2008/0810 and 6/2008/0811 for Redbridge Road Quarry dated January 2010 as amended by the email and attachment received 23 June 2010 and approved by Dorset County

Council pursuant to Condition 21 of planning permission 6/2008/0810 and Condition 22 of planning permission 6/2008/0811 on 02 July 2010.

Reason

To protect the amenities of the locality having regard to saved Policy 1 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006) and paragraph 123 of the National Planning Policy Framework (March 2012).

Noise Monitoring

24. Within 28 days of a reasoned written request to the operator from the waste planning authority following a justifiable noise complaint, noise monitoring shall be undertaken in accordance with details submitted to and agreed by the authority and the results shall be reported to the authority.

Reason

To enable compliance with the established noise limits to be monitored having regard to saved Policy 1 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006) and paragraph 123 of the National Planning Policy Framework (March 2012)..

Retention of Bund

25. The bund shown to the south of the skip recycle area/station on Topographical Survey Drawing Number 1048-T-500-1 Revision A dated April 2014 and submitted as part of the planning application shall be retained in its entirety and maintained to the profile and form shown on the Topographical Survey until its removal is required as part of the restoration of Phase 4B.

Reason

To protect the amenity of the locality having regard to saved Policies 1 and 4 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Soil Stripping and Handling

26. Topsoil, subsoil and soil making material shall only be stripped or handled when in a dry and friable condition. Wherever reasonably practicable, both topsoil and subsoil shall be directly placed as part of the phased restoration of the site. Where this is not reasonably practicable, they shall be stored separately in stockpiles in locations approved by the waste planning authority. Top soil stockpiles shall not exceed 3 metres in height. Sub-soil stockpiles shall not exceed 4 metres in height.

Reason

To prevent damage of soil having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014).

Site Maintenance

27. All disturbed areas of the site and all topsoil, soil making material and overburden mounds shall be kept free from agricultural and pernicious weeds such as thistle, dock, Japanese knotweed and ragwort.

Reason

To prevent the build up of harmful weed seeds in soils that are being or will be used for restoration of the site having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014).

Storage and Stockpiling of Materials

28. Unless otherwise approved in writing by the waste planning authority, no imported or processed waste shall be stored or stockpiled outside of the bunded area shown on Topographical Survey Drawing Number 1048-T-500-1 Revision A dated April 2014 or outside of the area shown on Topographical Survey Drawing Number 1048-T-500-2 Revision A both submitted as part of the application. Stockpiles of waste and processed material shall not exceed 4 metres in height, measured from the floor of the stockpile area.

Reason

To protect the amenities of the locality having regard to saved Policies 1 and 4 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Scheme for Stockpile Reduction

29. Within two months of the date this permission, a scheme for the reduction in height of all stockpiles and overburden mounds within the application site that exceed 4 metres in height so as to achieve compliance with condition 28 of this notice shall be submitted to the waste planning authority for approval. Once approved, the scheme shall be implemented as approved,

Reason

To reduce the height of materials currently stored and/or stockpiled on the site in the interest of local amenity having regard to saved Policies 1 and 4 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Restriction on Waste Processing

30. No processing of waste shall take place outside of the skip recycle area/station and associated bunded area shown on Topographical Survey Drawing Number 1048-T-500-1 Revision A dated April 2014 submitted as part of the application. Only inert material shall be processed out of the skip recycle area/station and any such processing shall then be limited to the area shown on Topographical Survey Drawing Number 1048-T-500-2 Revision A submitted as part of the application.

Reason

To protect the amenities of local residents and visitors to the area in having regard to saved Policies 1 and 6 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006),

No Burning of Imported Waste Materials

31. No burning of imported waste materials shall take place on the site.

Reason

To ensure that the proposed use does not result in the generation of nuisance smoke, dust or particulates as a result of burning and to protect the amenities of the area having regard to saved Policy 1 of the Bournemouth, Dorset and Poole Waste Local Plan.

Dust Management

32. Unless otherwise agreed in writing by the waste planning authority, operation of the site shall be in accordance with the dust mitigation measures detailed in Section 10.4 of the Planning Statement dated 30 May 2014 submitted in support of the planning application.

Reason

To protect the amenities of locality having regard to saved Policy 1 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Surface Water Management

33. Unless otherwise agreed in writing by the waste planning authority, operation of the site shall be in accordance with the surface water mitigation measures detailed in Section 11.4 of the Planning Statement dated 30 May 2014 submitted in support of the application. There shall be no reduction in the effectiveness of any drain protecting the adjacent railway line and no increase in existing flow rates into any culvert that passes beneath the railway. Surface water must not be discharged onto the railway. Soakaways or lagoons constructed as a means of storm/surface water disposal or storage must not be constructed within 20 metres of the railway boundary or at any point which could adversely affect the stability of the railway infrastructure.

Reason

To safeguard the surrounding environment and amenity and to protect the adjacent railway from damage having regard to saved Policies 1 and Policy 13 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006) and representation received from Network Rail.

Control of Visual Impact – Plant and Equipment

34. Unless otherwise approved in writing by the relevant planning authority, no plant, equipment or materials other than that required for the permitted working of the site shall be stored or kept at the site. No plant, equipment or machinery shall be stored or parked on storage mounds, bunds or stockpiles above surrounding ground level within the site.

Reason

To safeguard the visual amenities of the local area having regard to saved Policies 1 and 4 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

Maintenance of Planting

35. Unless otherwise approved in writing by the waste planning authority, all soft landscape works shall be carried out in accordance with the soft landscaping details included in Section 6.0 of the approved Planning Statement (30 May 2014). Any trees or plants indicated on the approved scheme which, within a period of five years from the

date of the development being completed, die are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the waste planning authority.

Reason

To secure the maintenance of site landscaping having regard to Policy RS1 of the Bournemouth, Dorset and Poole Minerals Strategy (May 2014) and saved Policies 1, 4 and 6 of the Bournemouth Dorset and Poole Waste Local Plan (June 2006).

8.3 INFORMATIVES

Pollution Prevention

1. Safeguards should be implemented to minimise the risks of pollution from the development. Such safeguards should cover:
 - i. the use of plant and machinery;
 - ii. oils/chemicals and materials;
 - iii. the use and routing of heavy plant and vehicles, including sediment runoff;
 - iv. the location and form of work and storage areas and compounds; and
 - v. the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency Pollution Prevention Guidelines at <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

Mining Waste – Environmental Permit

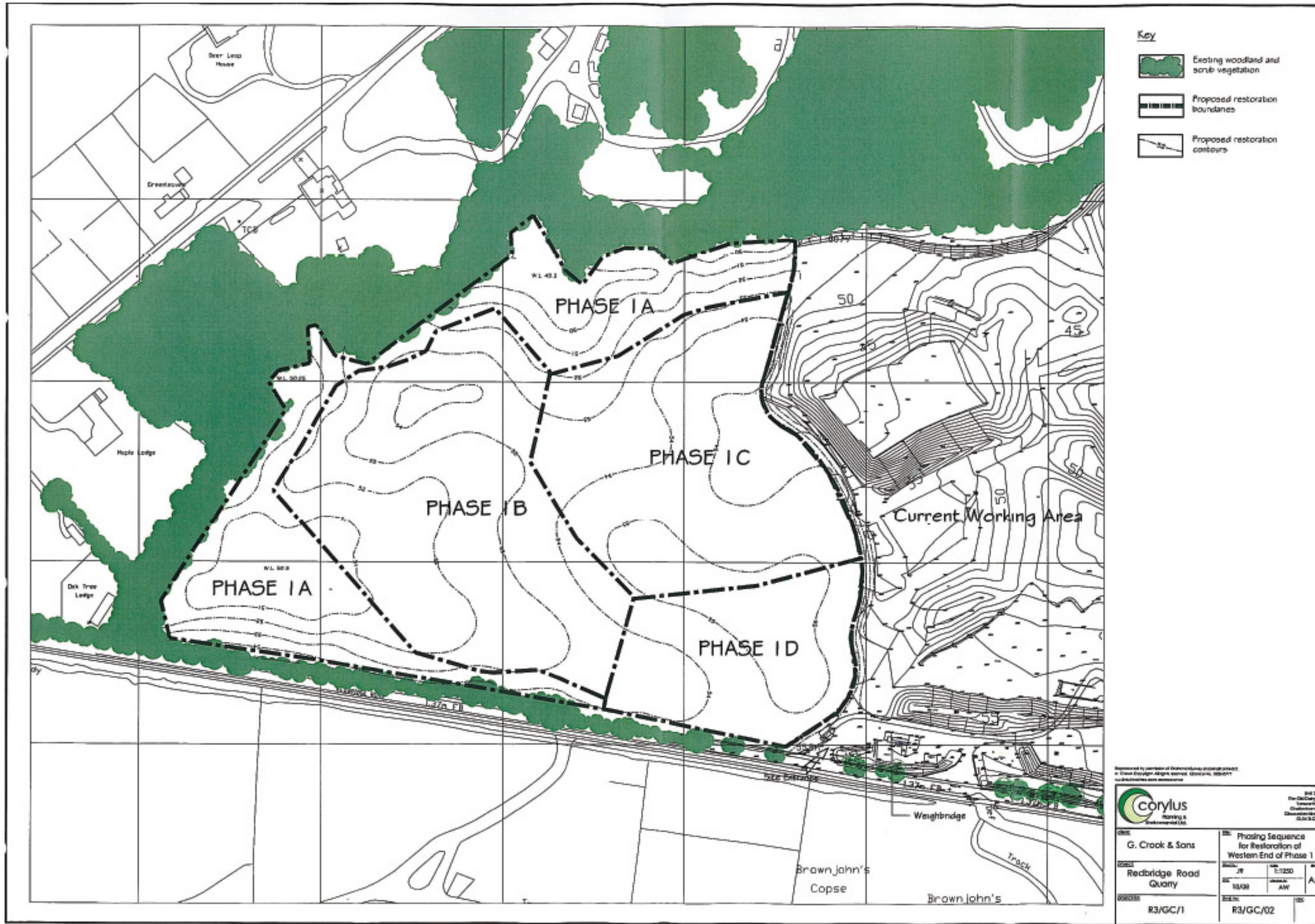
2. Activity on this site may be managed under a Mining Waste Environmental Permit. The details of this Environmental Permit will have to be approved by the Environment Agency before work commences. Please contact the Environment Agency to discuss this on 01258 483307.

Statement of Positive Engagement

3. In accordance with paragraphs 186 and 187 of the NPPF, the Council, as waste planning authority, takes a positive and proactive approach to development proposals focused on solutions. The Council worked with the applicant/agent in a positive and proactive manner by:
 - i. providing a pre-application advice service;
 - ii. updating the applicant's agent of issues as they arose in the processing of the application;
 - iii. discussing possible solutions to material concerns raised; and
 - iv. providing the applicant with the opportunity to address issues so that a positive recommendation to grant permission could be given.

Matthew Piles

Head of Economy
20 February 2015



Appendix 2: Phase I Restoration – Approved Phasing (Planning Permission 6/2008/0810)

Application No: 6/2013/0577 – Redbridge Road Quarry, Redbridge Road, Crossways, Dorchester

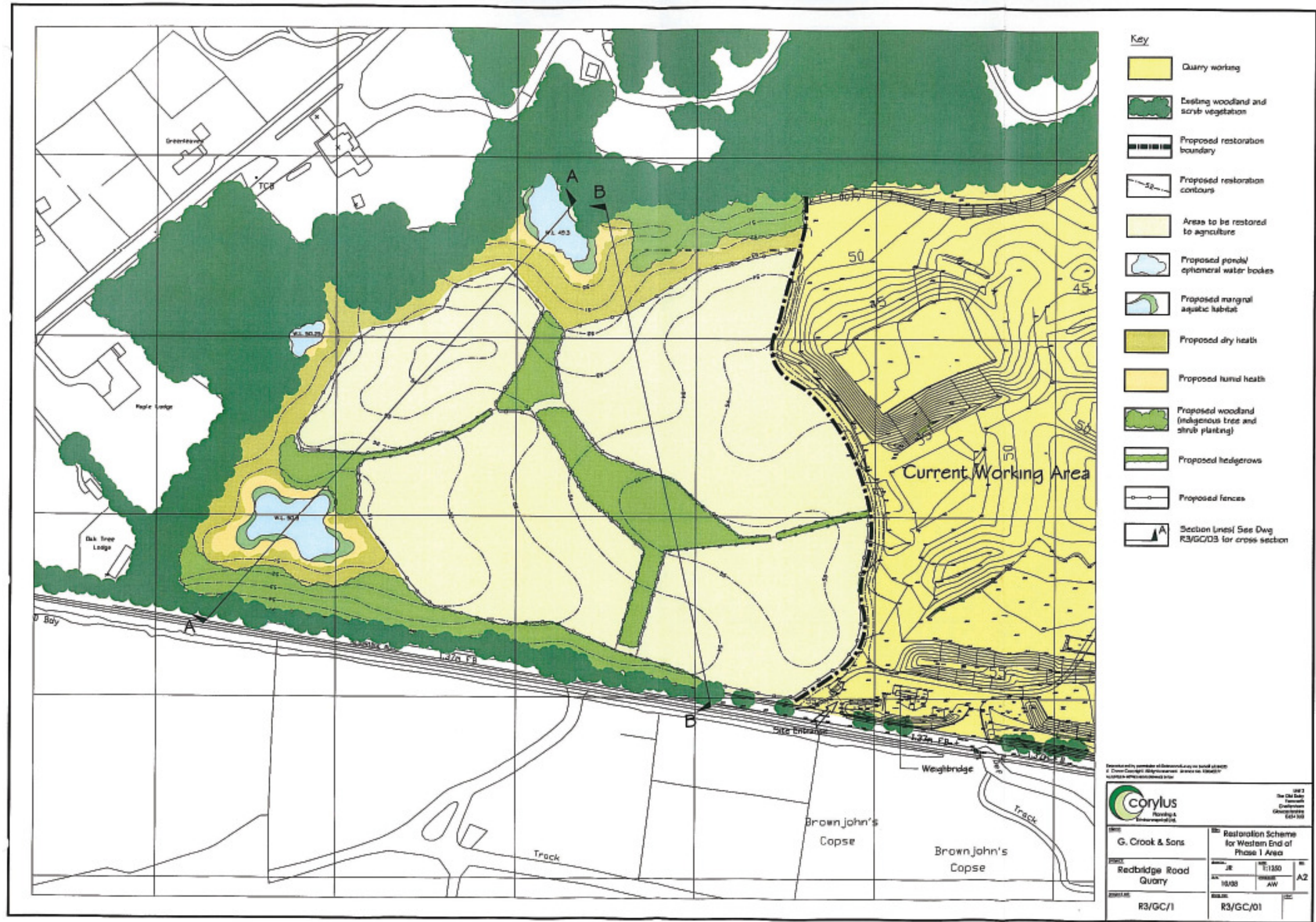
Phase II restoration involving further restoration of quarry workings (13.19 hectares) to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions to approved Phase 1 restoration (6/2008/0810) and continued use of land for inert waste recycling (6/2008/0811) and retention of waste storage and treatment building (6/2010/0308).



Dorset County Council

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Head of Economy



Appendix 3: Phase I Restoration – Approved Restoration (Planning Permission 6/2008/0810)

Application No: 6/2013/0577 – Redbridge Road Quarry, Redbridge Road, Crossways, Dorchester

Phase II restoration involving further restoration of quarry workings (13.19 hectares) to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions to approved Phase 1 restoration (6/2008/0810) and continued use of land for inert waste recycling (6/2008/0811) and retention of waste storage and treatment building (6/2010/0308).



Appendix 4: Phase II Restoration - Proposed Restoration

Application No: 6/2013/0577 – Redbridge Road Quarry, Redbridge Road, Crossways, Dorchester

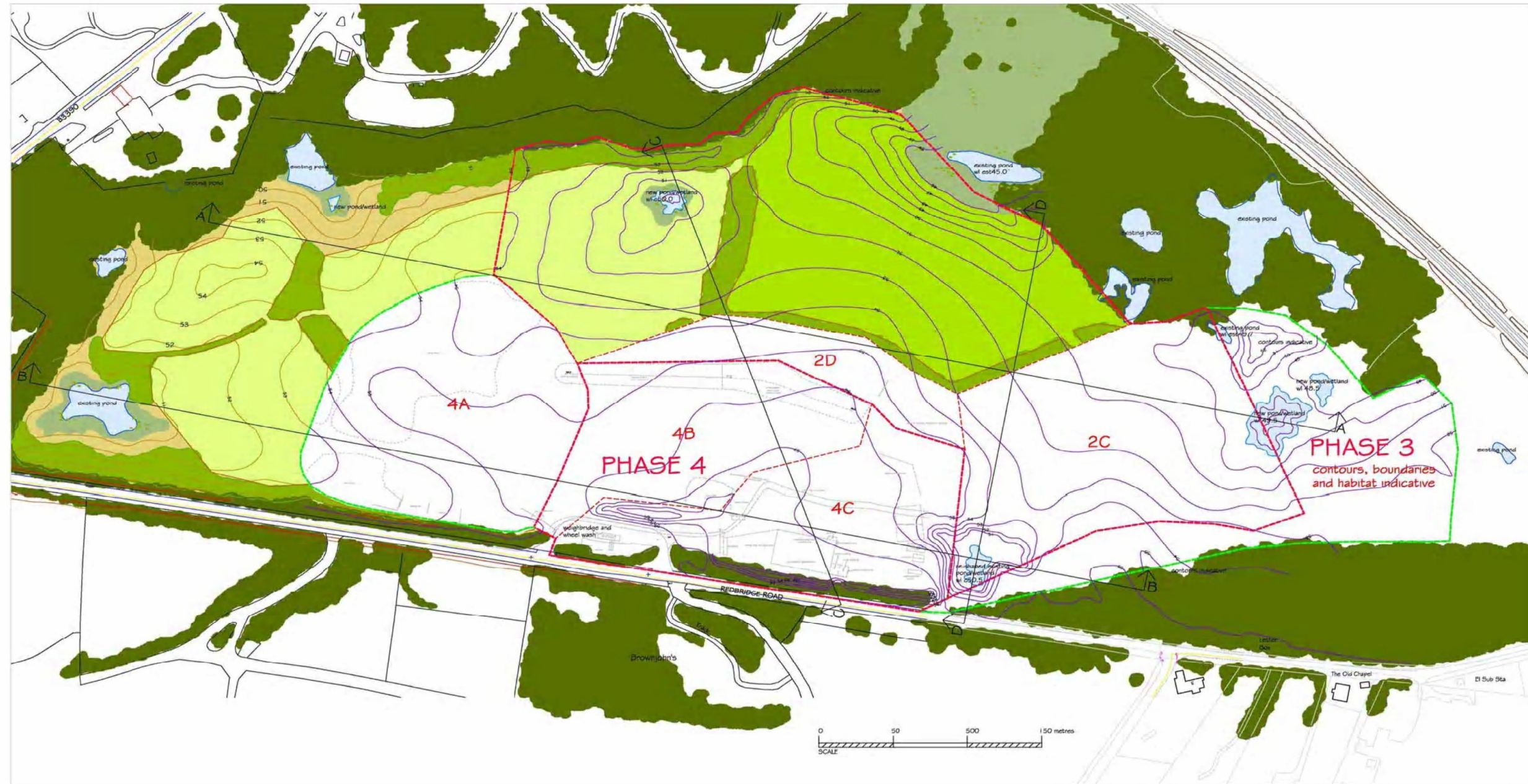
Phase II restoration involving further restoration of quarry workings (13.19 hectares) to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions to approved Phase 1 restoration (6/2008/0810) and continued use of land for inert waste recycling (6/2008/0811) and retention of waste storage and treatment building (6/2010/0308).



Appendix 5: Phase II Restoration - Proposed Phasing

Application No: 6/2013/0577 – Redbridge Road Quarry, Redbridge Road, Crossways, Dorchester

Phase II restoration involving further restoration of quarry workings (13.19 hectares) to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions to approved Phase 1 restoration (6/2008/0810) and continued use of land for inert waste recycling (6/2008/0811) and retention of waste storage and treatment building (6/2010/0308).



DO NOT SCALE

Appendix 6: Phase II Restoration – Site Progression (Middle of 2018)

Application No: 6/2013/0577 – Redbridge Road Quarry, Redbridge Road, Crossways, Dorchester

Phase II restoration involving further restoration of quarry workings (13.19 hectares) to include importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use, together with time extensions to approved Phase 1 restoration (6/2008/0810) and continued use of land for inert waste recycling (6/2008/0811) and retention of waste storage and treatment building (6/2010/0308).



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