

# **LOWER HARE INERT LANDFILL**

Lower Hare Farm

## **RESTORATION PLAN FOR RESTORATION SOILS**

**STATUS: MAY 2022**

**213189/RP**

## **CONTENTS**

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- 7.0 IMPROVING SOIL QUALITY
- 8.0 RISK ASSESSMENT

## **DRAWINGS**

213189/D/001	Site Location Plan
213189/PL/D/007	Restoration Plan
213189/PL/D/010	Permanent Drainage Solution Plan
213189/D/004A-4D	Cross Section Plan
213189/D/PH1/001-003	Phase 1 and Cross Section Plan
213189/D/PH2/001-003	Phase 2 and Cross Section Plan
213189/D/PH3/001-003	Phase 3 and Cross Section Plan

## **APPENDICES**

Appendix A	Devon County Council Planning Permission
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## 1.0 INTRODUCTION

- 1.1 Lower Hare Farm is located 800 m west of Whitestone village, at Lower Hare Farm, Hare Lane, EX4 2HW. The site is centred at National Grid Reference SX 85762 93431. The site location is shown in drawing 213189/D/001. The site is circa 8 km west of Exeter.
- 1.2 The agricultural land will be restored in accordance with drawing 213189/PL/D/007. Cross sections are also provided in 213189/D/004A to 004C; and phasing sections in 213189/PH1/D/001-003, 213189/PH2/D/001-003 and 213189/PH3/D/001-003.
- 1.3 This Restoration Plan relates to the recovery activity of placement of restoration soils. The soil profile consists of 0.3 m topsoil and 0.95 m of subsoil to form a 1.25 m agricultural layer.
- 1.4 This Restoration Plan addresses the requirements of Environment Agency guidance, February 2022 on how to restore your landfill site, as given in the following webpage: <https://www.gov.uk/guidance/landfill-operators-environmental-permits/restore-your-landfill-site>

## 2.0 RESTORATION PRINCIPLES

### Regulatory Guidance

- 2.1 Natural England guidance 'Guide to reclaiming mineral extraction and landfill sites to agriculture' <https://www.gov.uk/government/publications/reclaim-minerals-extraction-and-landfill-sites-to-agriculture/guide-to-reclaiming-mineral-extraction-and-landfill-sites-to-agriculture>, Section 4 states the following:

*Arable land needs at least:*

- 1m of soil profile (typically 0.3m topsoil and 0.7m subsoil) where possible
- 1.2m of soil profile on the best and most versatile (BMV) agricultural land in drier areas

*Arable land must drain well and normally needs a remedial drainage system with a minimum of 0.6m of soil cover over the drainage pipes.*

### Planning Requirements

- 2.2 Lower Hare Farm has planning permission for an inert landfill back to restoration to agricultural land, specifically arable use. The planning permission (19/00207/DCC) is shown in Appendix A. As per the planning requirement, suitable restoration soils layer is required in construction of the inert landfill.

## 3.0 TYPES OF WASTE

- 3.1 The list of proposed wastes as given in the Operational Plan: AA Environmental Limited (AAe) Report reference: 213189/OP is given below. Table 1.1 presents those codes acceptable for restoration material.

**Table 1.1: Permitted Wastes for restoration**

17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 05	soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	soil and stones other than those mentioned in 17 05 03
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 02	Garden and park wastes (including cemetery waste)
20 02 02	soil and stones

## **4.0 QUANTITY OF WASTE**

- 4.1 The Natural England guidance has been followed as a minimum and the soil depth will be 1.25 m. The additional 0.05 m of subsoil is better than the minimum guidance and is compliant to the BMV agricultural land use. Drawings 213189/PL/D/007 presents the final restoration landform. The quantity of restoration soils assessed to be 168,240 tonnes.

## **5.0 MEETING THE RECOVERY TEST**

- 5.1 Environment Agency guidance on waste recovery activities states that there are three main ways in which you can show evidence that you're using waste in place of non-waste:
- Financial Gain by using non-waste;
  - Funding to use non-waste;
  - Obligations to do work.
- 5.2 The third test: obligations to do work, include planning permission for restoration back to an agricultural land use. The planning permission is specifically for land raise / restoration activities of previously disturbed land that is not capable of sustaining commercial agriculture. To meet the commercial agriculture status, the restoration must accord with Natural England's requirements for versatile land, this necessitates a minimum thickness of 1.2 m.

## **6.0 WASTE ACCEPTANCE**

- 6.1 Waste acceptance procedures are described in Section 3 of the site's Operational Plan: AAe Report reference: 213189/OP.
- 6.2 Pre-acceptance procedures will include assessment of the potential source and completion of a Waste Acceptance Form (WAF). The restoration soils will only be from greenfield natural source sites only.
- 6.3 Prior to any import, any waste must be pre-assessed to determine whether the site can accept it and process it without risk to the human health or to the environment. The Operator will evaluate the source of the waste to be imported under this protocol. The Operator will employ a Waste Acceptance Form (WAF) that will be used to document the evaluation process for each waste stream to be deposited at the site i.e. the tracking process. This form will identify the waste type, its source and if not natural soil, stone or rock, its environmental characteristics. This will include chemical solid test results on metals, hydrocarbons and non-metals as well as the leachate assessment detailed in the Waste Acceptance Criteria (this is the Level 1 and 2 testing shown in the table above). The WAF along with any supporting information will be retained at the Operators office. Each WAF will have a unique reference.
- 6.4 Wastes to be imported to the site are from multiple natural greenfield subsoil and greenfield sources only. Verified greenfield soils and natural clays would not need to be subject to validation testing.
- 6.5 The Operator will record the source and documentation references on the WAF form during the evaluation of each waste source. If the representative samples of the waste stream meet the standards set out above then they will be determined as suitable as Inert. The WAF will be completed for this waste stream and signed. Only once approved will the import commence.
- 6.6 The chemical test results must have been obtained from samples which are representative (i.e. be both recent and, if obtained during a site investigation, be from the same depth as the source of materials which are proposed to be imported) of the material to be imported. If samples are obtained from stockpiles then composite samples (mixed sub-samples) should ideally be collected. Samples should be collected by a competent Environmental Engineer/Consultant or Representative of the Producer. All chemical testing will be undertaken by a UKAS accredited laboratory and the test record describing the soil kept. An assessment must be undertaken against a materials reactivity (using the Waste Acceptance Criteria (WAC)) and determining

whether it has any hazardous properties (other than asbestos) using WM3 Waste Classification guidance. Where more than 2 samples are taken a statistical approach based upon the 95th percentile of the data set will be adopted as determined necessary.

- 6.7 Materials imported onto the site will be tipped under the guidance of the trained site operatives to ensure materials comply with the description on the WAF form.
- 6.8 The waste will access the site off the internal haul route. The vehicle will go direct to the site office where it will be inspected, weighed and checked against the relevant pre-acceptance information.
- 6.9 All wastes transported to the site are inspected and a weight will be given based on container size in accordance with EA waste conversion factor guidance. Only permitted waste that conforms to the type and description in the documentation supplied by the producer and/or holder is accepted. Drivers are instructed by staff where to unload the contents of the delivery. Details of the input will be recorded, which includes at least the following:
- Date and time of delivery;
  - Vehicle details (registration mark);
  - Written description, EWC code, origin and quantity of the waste;
  - Waste producer details; and
  - Waste Transfer Note number.
- 6.10 The Waste Transfer Note will be taken from the carrier, checked to ensure it is fully completed with the correct data and the material conforms to the pre-acceptance information within the WAF. If the Operative is happy, the Carrier will be directed to the relevant processing area or restoration area. Vehicular unloading will be supervised by a trained operative. During placement of the waste, the waste material will be further inspected to check its contents are consistent with the description provided on the Duty of Care note. If there is any uncertainty regarding the waste type against the expected characterisation as set out in the pre-acceptance information and/or Duty of Care note, the material and/or the vehicle will be isolated/quarantined until the assessment can be concluded. Rejected loads will be recorded in the Site Diary.
- 6.11 In the event that potentially unacceptable waste is identified during operation it is segregated and taken to the Quarantine Area in the site office / welfare area (shown on drawing 213189/D/004). If necessary, further testing will be undertaken to determine acceptability. The testing will be undertaken by the Operation Manager or delegate.
- 6.12 In the event of non-conforming material is identified, the Producer will be notified and if deemed necessary the importation of the waste stream will be stopped until acceptability can be confirmed. The Producer will be notified to remove the material from site. The details of this incident will be recorded in the Site Diary. In the event that a vehicle cannot be immediately turned away (due to the time of day, for example), it will be placed adjacent to the quarantined section until practicable to be removed from site.
- Standards for Subsoil and Topsoil**
- 6.13 The Closure and Aftercare Management Plan (213189/CAP) requires that soils within the top 1.25 m must meet the multi-purpose parameters as defined in Table A3, in accordance with BS 8601 and BS 3882. This is to ensure potential phytotoxic elements are not present in the soil. The derived acceptance threshold and testing frequency are presented in the Importation Protocol.

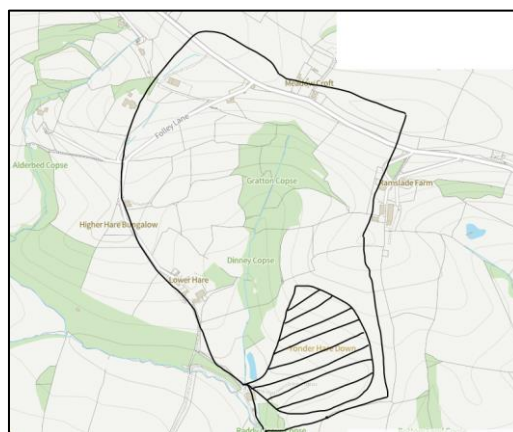
## 7.0 IMPROVING SOIL QUALITY

- 7.1 Land spreading is not proposed at Lower Hare. This will be placement of acceptable subsoils and top soils only.

## 8.0 RISK ASSESSMENT

### Controlled Waters

- 8.1 The risk to controlled waters comes from the runoff and leaching from site soils, most likely during first placement and prior to the establishment of vegetation.
- 8.2 The restoration of the landfilling area will incorporate a series of perimeter swales and infiltration trenches, some of which will link to the surface water drainage from the wider site. This is described in the AAe Closure and Aftercare Management Plan, AAe ref: 213189/CAP and drainage plan 213189/D/010. There is a surface water course to the west of the site. Therefore, the potential impact to controlled waters is through discharge of the permanent drainage solution into the ordinary watercourse. This is the scenario assessed within the controlled waters risk assessment.
- 8.3 The **source** in this risk assessment is the topsoil used in the final restoration layer. The subsoil will meet the inert waste acceptance and has been risk assessed within the main Hydrogeological Risk Assessment. Topsoil is considered non-hazardous in terms of its leaching potential. Prior to the establishment of vegetation the runoff from the topsoil has the potential to leach contaminants into the surrounding surface waters.
- 8.4 To try and estimate the degree to which these soils can leach, reference has been made to the Science Report P1-494/SR1: Improved definition of leachate source terms from landfills. This includes reviews of leachates from composted wastes. Composted mechanically sorted organic residues (MSOR) are one of the waste types discussed at low-medium intensity and high intensity composting. These wastes are likely to originate from a broader range of sources than proposed for topsoiling at Lower Hare Farm. However, a review of the likely range of metals concentrations in the low-medium intensity composted MSOR indicates that the leachate source term used in the Hydrogeological Risk Assessment (HRA) for inert wastes would fall approximately midway within the range of concentrations observed.
- 8.5 Phenols and other volatile organics were found to be absent in the composted wastes.
- 8.6 Chloride and sulphate, however, were found to be higher than for inert waste. There is also likely to be some leaching of ammoniacal nitrogen.
- 8.7 Chloride, sulphate and ammoniacal nitrogen are, therefore, considered to be the principal determinands in the assessment of risks from topsoil to controlled waters.
- 8.8 The **pathway** to controlled waters is via the outlet from the permanent attenuation pond in the southwest of the site. The discharge from the pond is designed to flow at greenfield discharge rates, refer to Detailed Drainage Design, AAe reference 213189/D/010. The receptor is the tributary of the Alphin Brook on the west of the site. This tributary rises on higher ground approximately 500 m north of the attenuation pond. The catchment can be derived from the local topography and is shown approximately below.



- 8.9 The area of the landfill is hatched. Assuming that this equates to the area of imported topsoil, this represents approximately a quarter of the catchment area for the tributary. Runoff from the landfill in the restoration phase will have a dilution of approximately 4 in the receiving waters of the tributary. The landfill will be restored in three phases, therefore, only one third of the landfill would have unvegetated topsoil at any one time. This should reduce runoff containing elevated concentrations (of Cl, SO<sub>4</sub> and NH<sub>4</sub>) to a third of the total landfill runoff. The elevated runoff would, therefore, be approximately a twelfth of the tributary flow.
- 8.10 Table 6 of the HRA presents average surface water quality from monitoring locations around the site. SW3 is the downgradient monitoring location. In order to avoid pollution by non-hazardous pollutants (Cl, SO<sub>4</sub> and NH<sub>4</sub>) downgradient of the site, the leaching criteria for incoming topsoil should be limited to 4 times the average concentration in SW3.

<b>Determinand</b>	<b>Ave. SW3</b>	<b>4 x SW3 Ave.</b>	<b>12 x SW3 Ave.</b>
Chloride	28.33	113.32	339.96
Sulphate	26.17	104.68	314.04
Ammoniacal - N	1.15	4.6	13.8

- 8.11 There will be some tolerance in using SW3 concentration x 4 as the leaching limit. If the average concentration in the topsoil complies with SW3 x4, higher concentrations will be considered if the 95<sup>th</sup> percentile is less than SW3 x 12.

#### **Agricultural End Use**

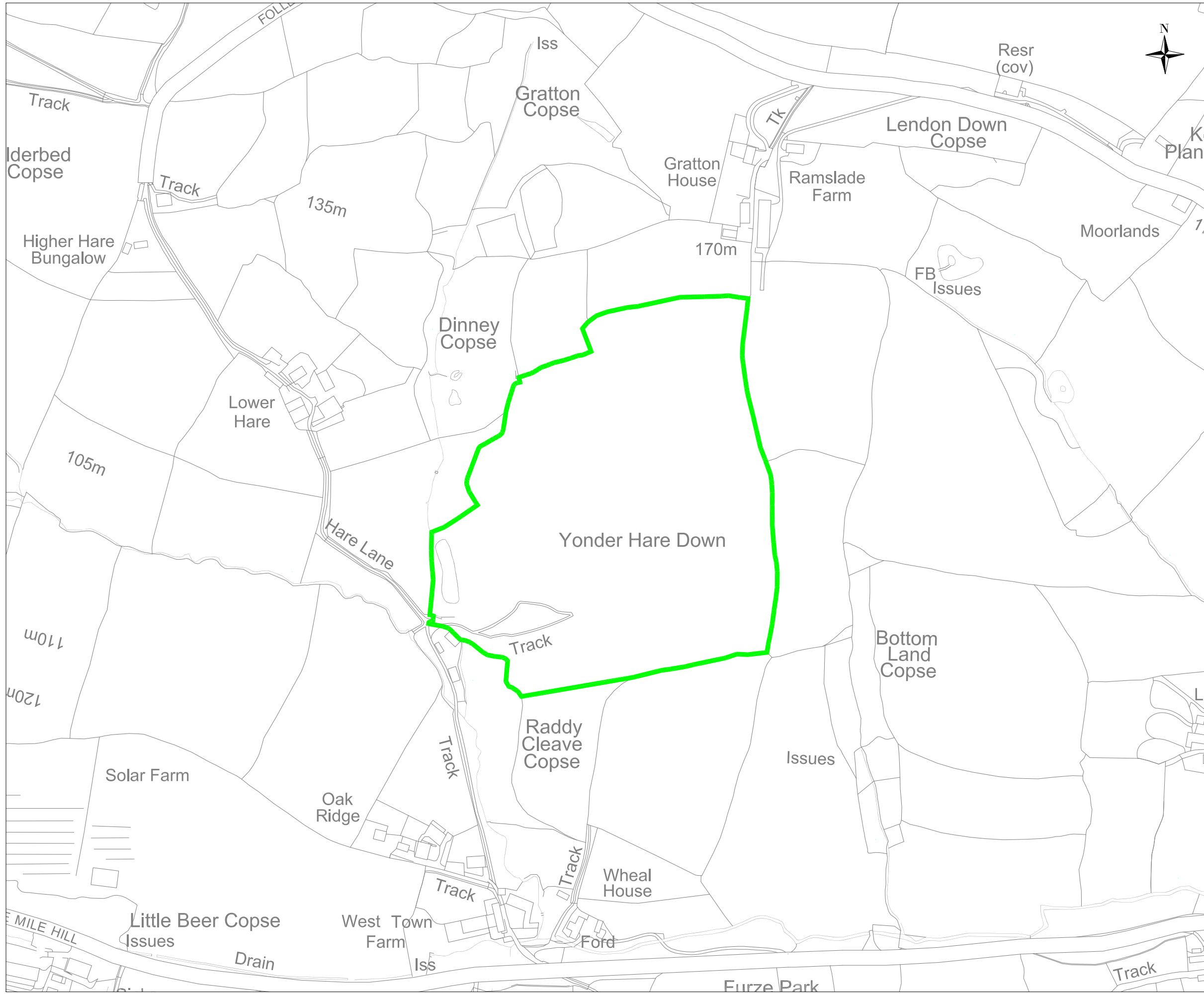
- 8.12 To allow for the agricultural end use in line with Natural England guidance, the restoration soils within the top 1.25 m must meet the multi-purpose requirements of BS 8601 for subsoil and BS3882 for topsoil. They will be further checked for potentially toxic elements against the criteria in Table 3.
- 8.13 In addition to the above, the restoration soils will be required to meet both leachable waste acceptance criteria to be protective of controlled waters and total soil concentrations that are protective of human health. The human health standards applied will be public open space (residential) values. The criteria are derived from a number of recognised sources including the Environment Agency, DEFRA and LQM.
- 8.14 Further details of all testing requirements are presented in the Importation Protocol.

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 Approved by: Matthew Lawman BSc MSc

May 2022

# DRAWINGS





Key:  
— Permit Site Boundary

Rev.	Details	Drawn	Date
		Chkd.	

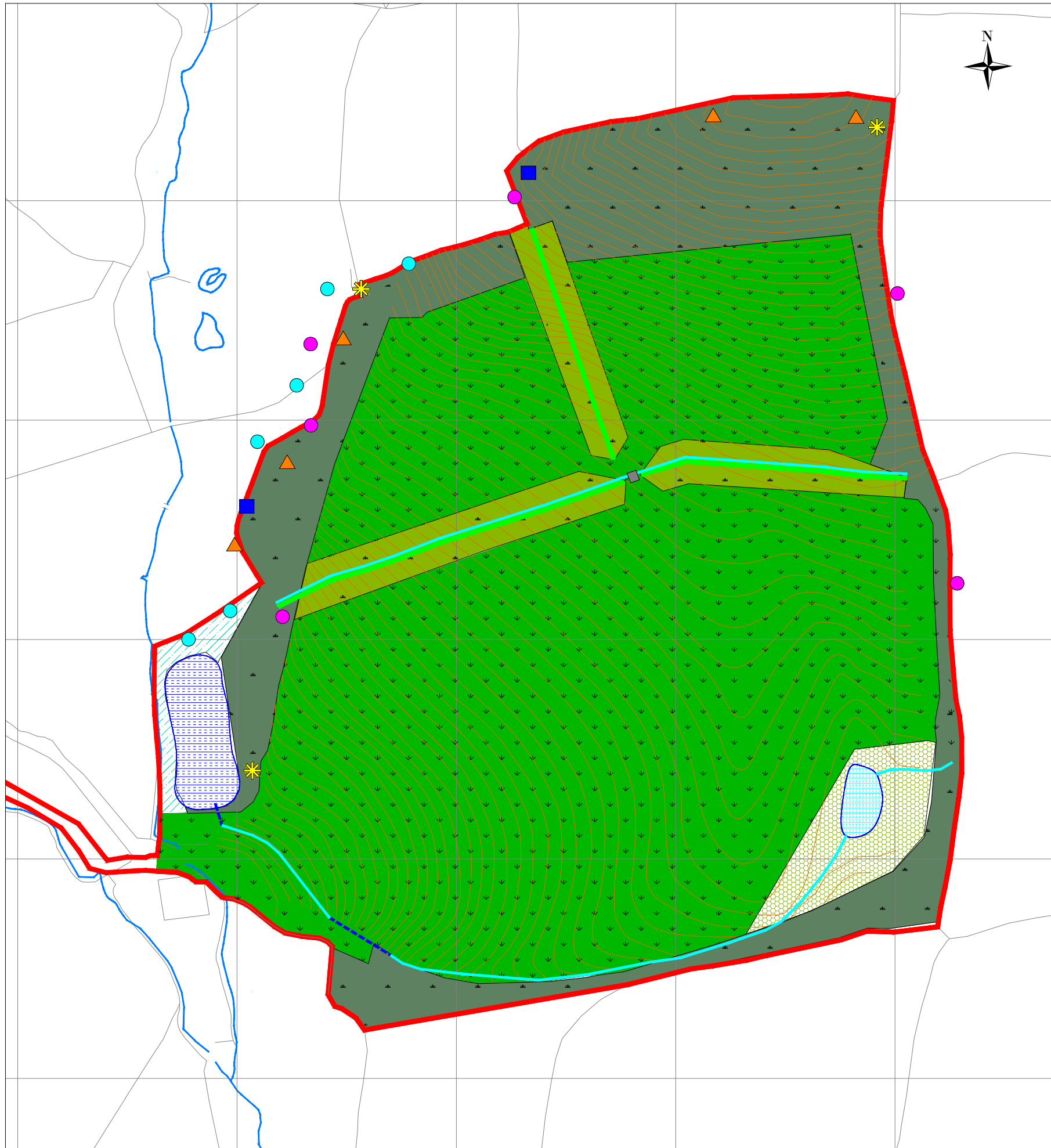
Project  
 213189  
 Lower Hare Farm

Title  
 Permit Boundary Plan



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Scale	Date	Nov'21	Drng. No.	Rev.
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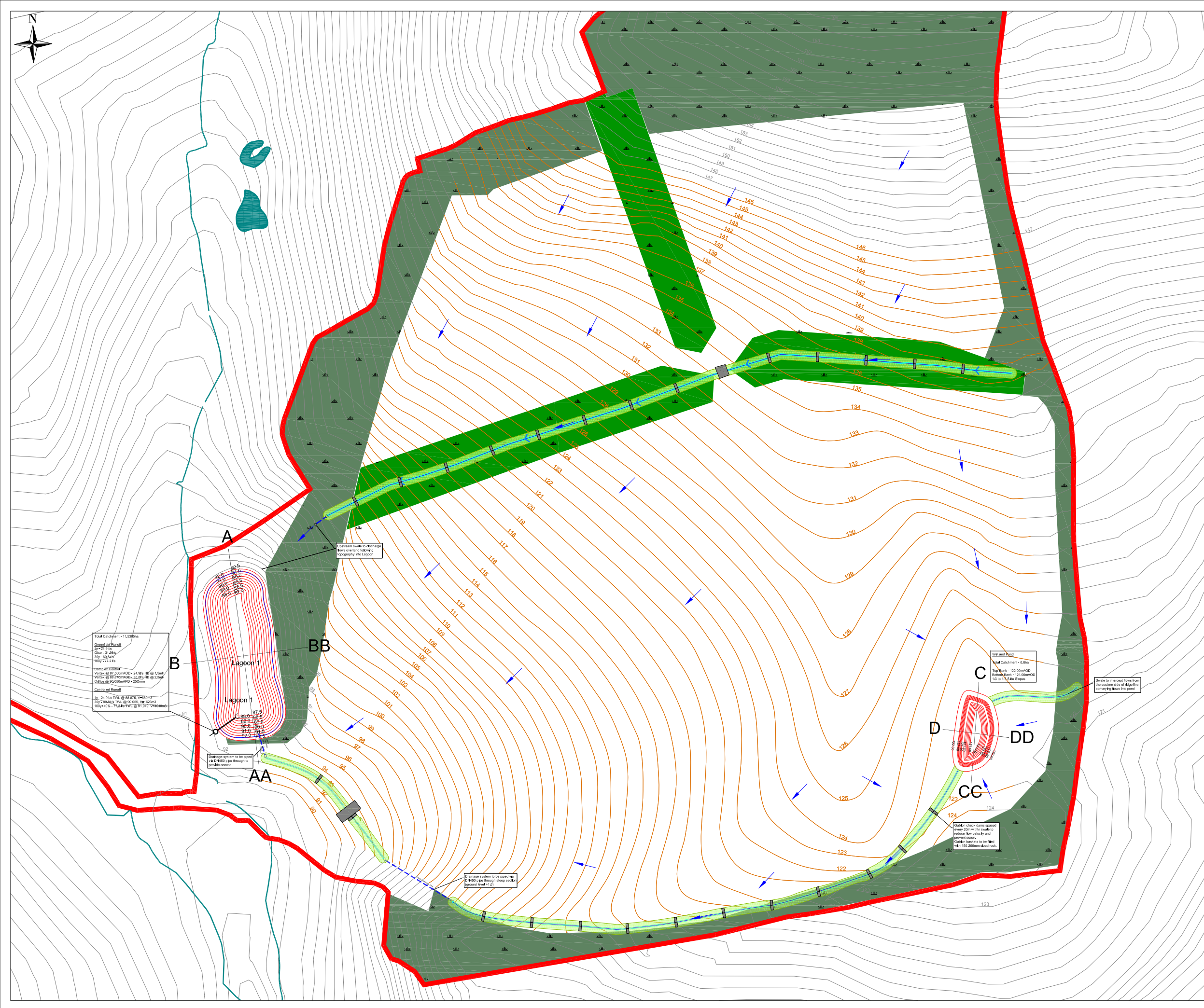
- Key:**
- Site Boundary
  - Ground Level Contours
  - Headland (Lowland Meadow Habitat) Buffer Zone
  - Headland (Neutral Grassland Habitat) Buffer Zone
  - Restored Agricultural Fields
  - Lowland Meadow Habitat Buffer Zone (available from end of Phase 3)
  - Retained existing trees
  - Devon Hedgebank
  - Permanent Drainage Swale
  - Piped drainage section
  - Ecological Pond
  - Attenuation Pond
  - Culvert
  - Indicative Bat Box Location
  - Indicative Bird Box Location
  - ✱ Indicative Hibernacula Location
  - ▲ Indicative Log Piles Location
  - Indicative Insect Hotel Location

Rev.	Details	Drawn Chkd.	Date
Project <b>213189 Lower Hare Farm</b>			
Title <b>Restoration Plan</b>			
		<b>AA Environmental Ltd</b> Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
Scale 1:2,000@A3	Date Apr'22	Drawn KW	Chkd. ML
Drg. No. 213189/PL/D/007		Rev.	



- Key:**
- Site Boundary
  - Surface Water Features
  - Existing Topographical Level Contours (including contour changes for drainage lagoons) (m AOD)
  - Proposed Contours (m AOD)
  - Drainage Swale
  - Lagoon Topographical Level Contours (m AOD)
  - Lagoon Water Level Contours (m AOD)
  - Headwall to Manhole Drainage Outlets
  - Headland (Lowland Meadow Habitat) Buffer Zone
  - Headland (Neutral Grassland Habitat) Buffer Zone
  - Culvert
  - Drainage Flow


Lagoon Details		
ID	Water Level (mAOD)	Water Volume (m <sup>3</sup> )
Lagoon 1	90.68	69
Wetland Pond	-121.5	-55



Rev.	Details	Drawn	Date
		Chkd.	
	Project		
	213189		
	Lower Hare Farm		
	Title		
	Permanent Drainage Solution		

**Project**  
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Lower Hare Farm

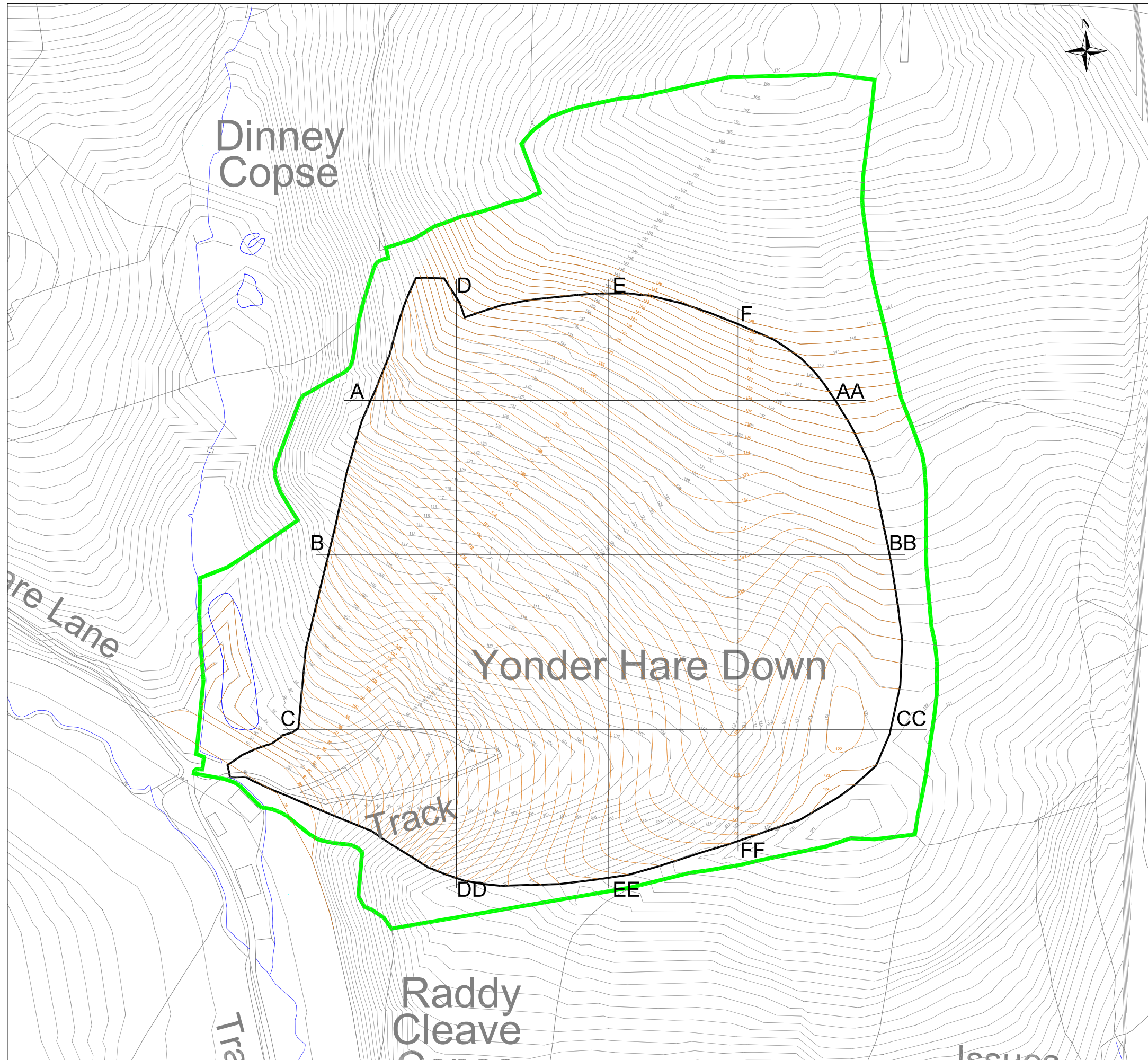
**Title**  
Permanent Drainage Solution



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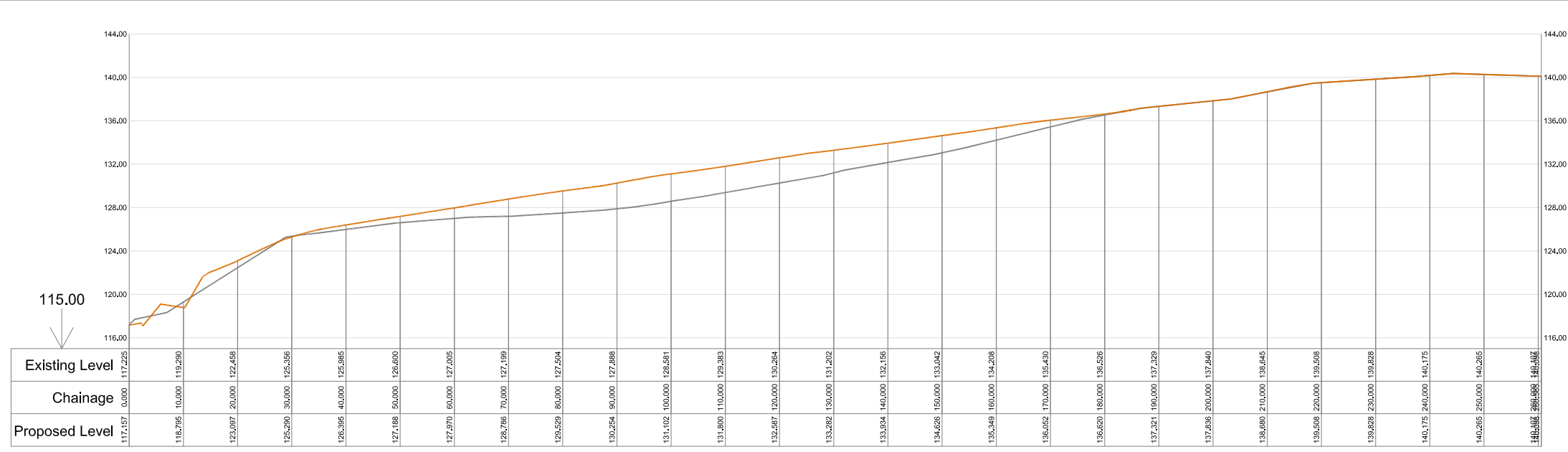
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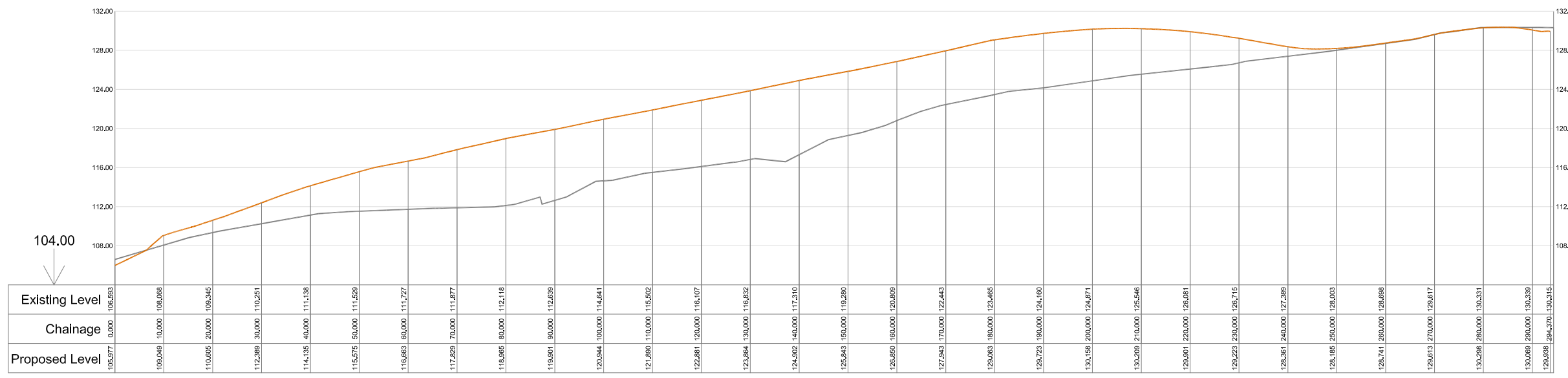
- Key:**
- Site Boundary
  - Existing Ground Level (m AOD)
  - Proposed Ground Level (m AOD)
  - Area of Earthworks
  - A-AA Cross Section

- Notes:**
1. Cross section diagrams A-AA and B-BB are presented in drawing 213189/D/004B.
  2. Cross section diagrams C-CC and D-DD are presented in drawing 213189/D/004C.
  3. Cross section diagrams E-EE and F-FF are presented in drawing 213189/D/004D.

Rev.	Details	Drawn Chkd.	Date
<b>Project</b> 213189 Lower Hare Farm			
<b>Title</b> Cross Section Location Plan			
		<b>AA Environmental Ltd</b> Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
Scale	Date	Drg. No.	Rev.
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**A-AA**  
 Horiz. 1:500  
 Vert. 1:250



**B-BB**  
 Horiz. 1:500  
 Vert. 1:250

**Key:**  
 Existing Ground Level (m AOD)  
 Proposed Ground Level (m AOD)

**Notes:**  
 1. The horizontal and vertical exaggeration for each of the cross section diagrams is 1:1 and 2:1, respectively.

Rev.	Details	Drawn	Date
		Chkd.	

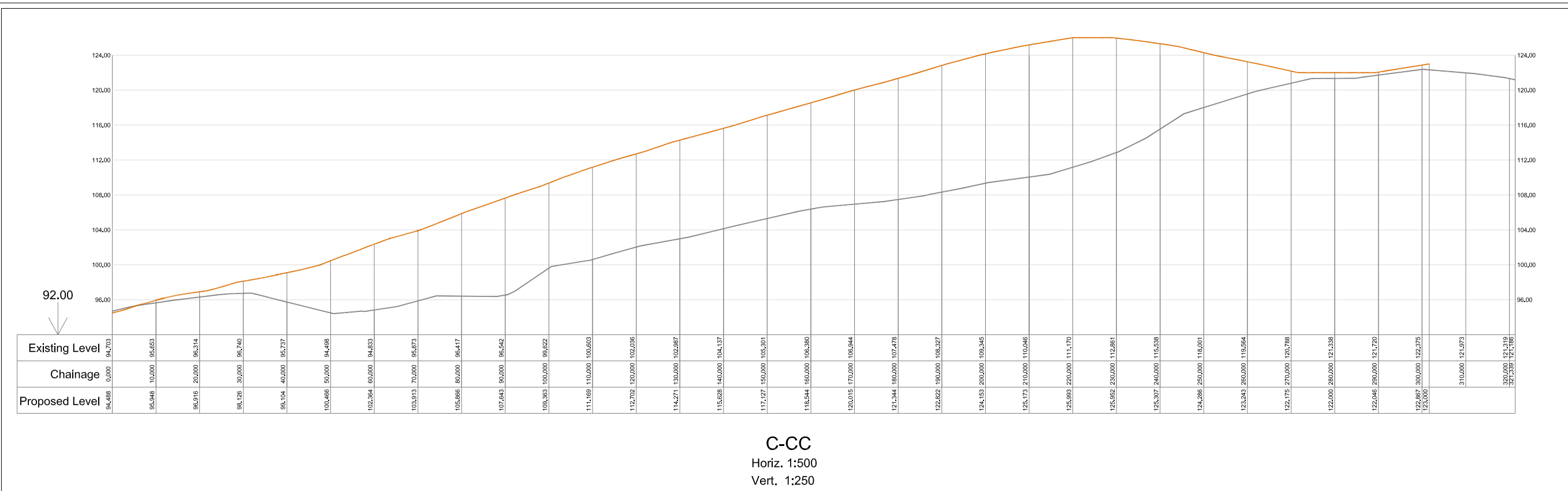
**Project**  
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**Title**  
 Cross Section Diagrams A-AA and B-BB

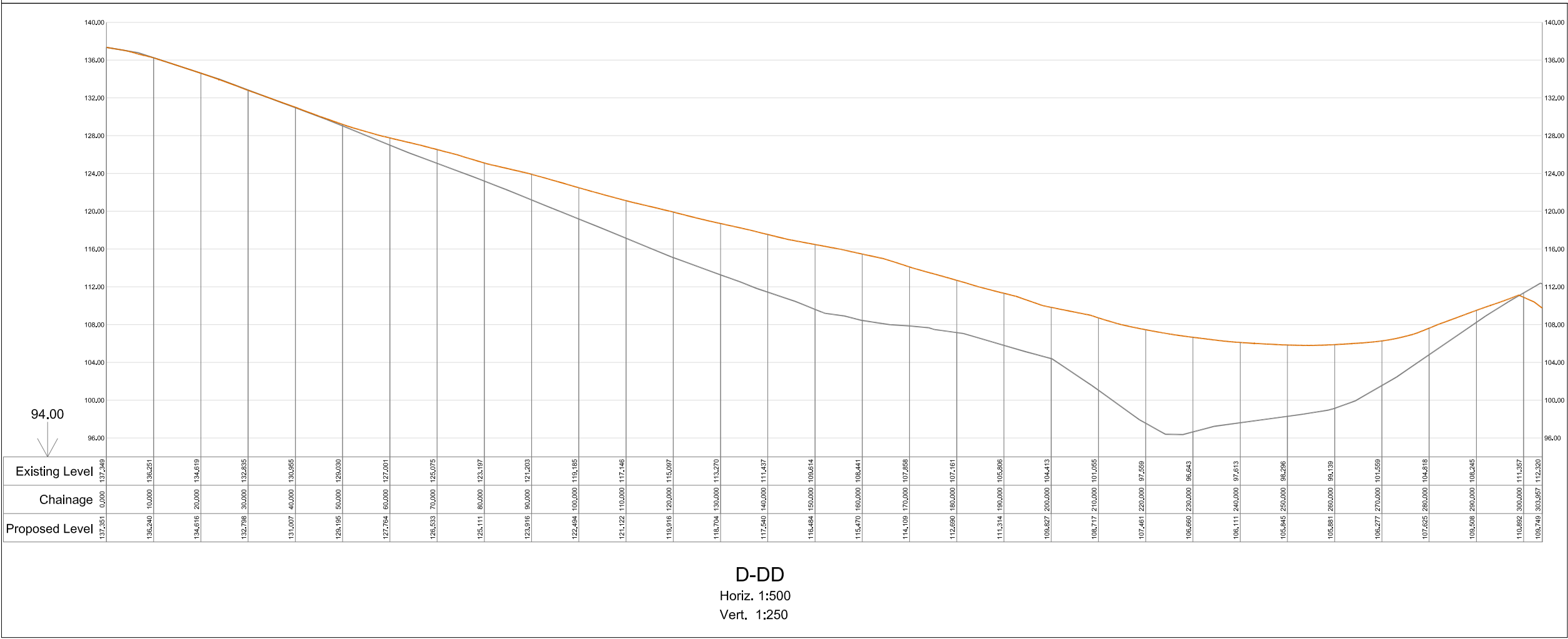


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C-CC  
 Horiz. 1:500  
 Vert. 1:250



D-DD  
 Horiz. 1:500  
 Vert. 1:250

**Key:**  
 Existing Ground Level (m AOD)  
 Proposed Ground Level (m AOD)

**Notes:**  
 1. The horizontal and vertical exaggeration for each of the cross section diagrams is 1:1 and 2:1, respectively.

Rev.	Details	Drawn Chkd.	Date

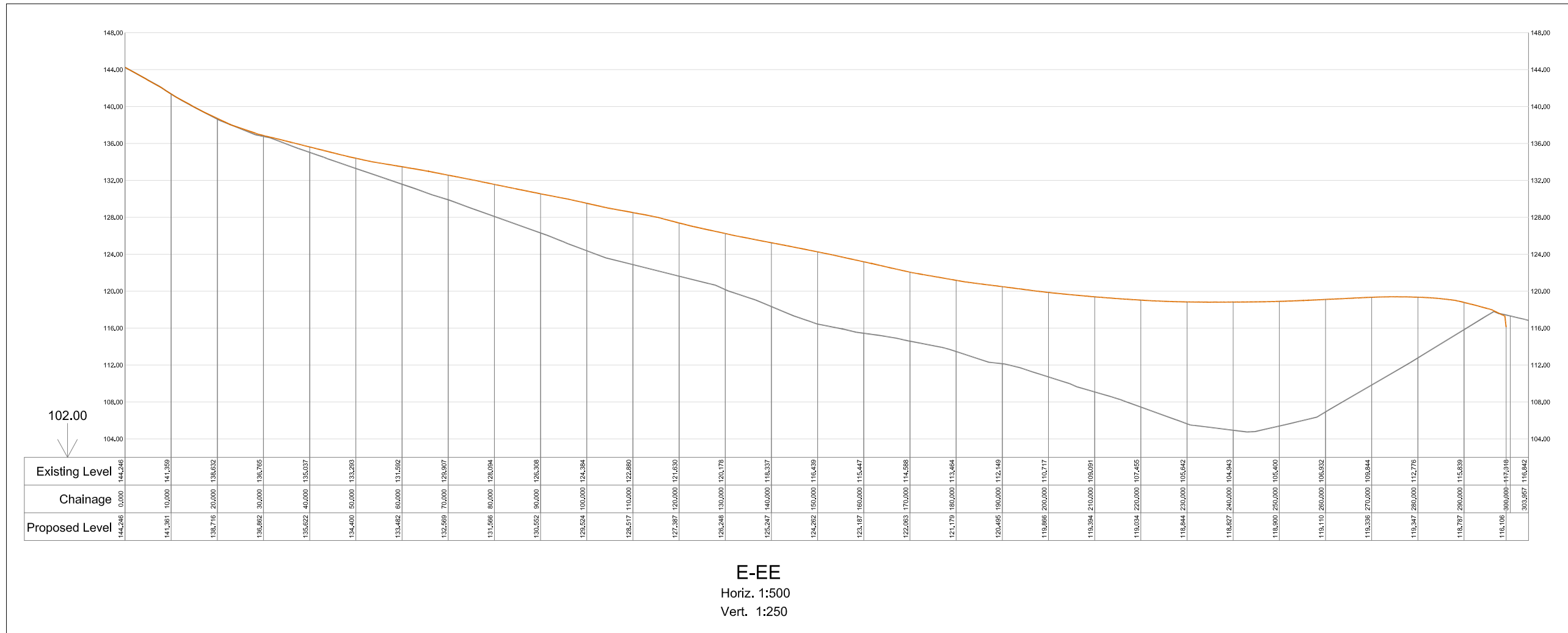
**Project**  
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**Title**  
 Cross Section Diagrams C-CC and D-DD



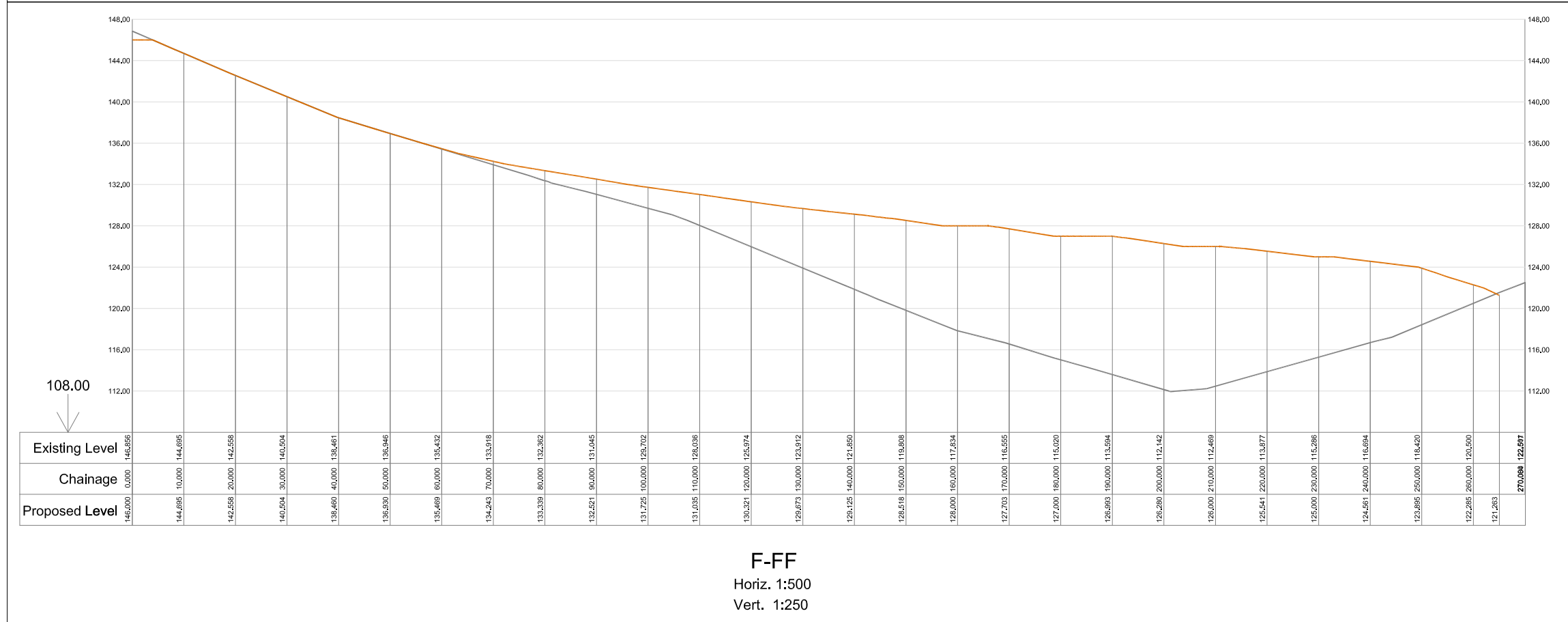
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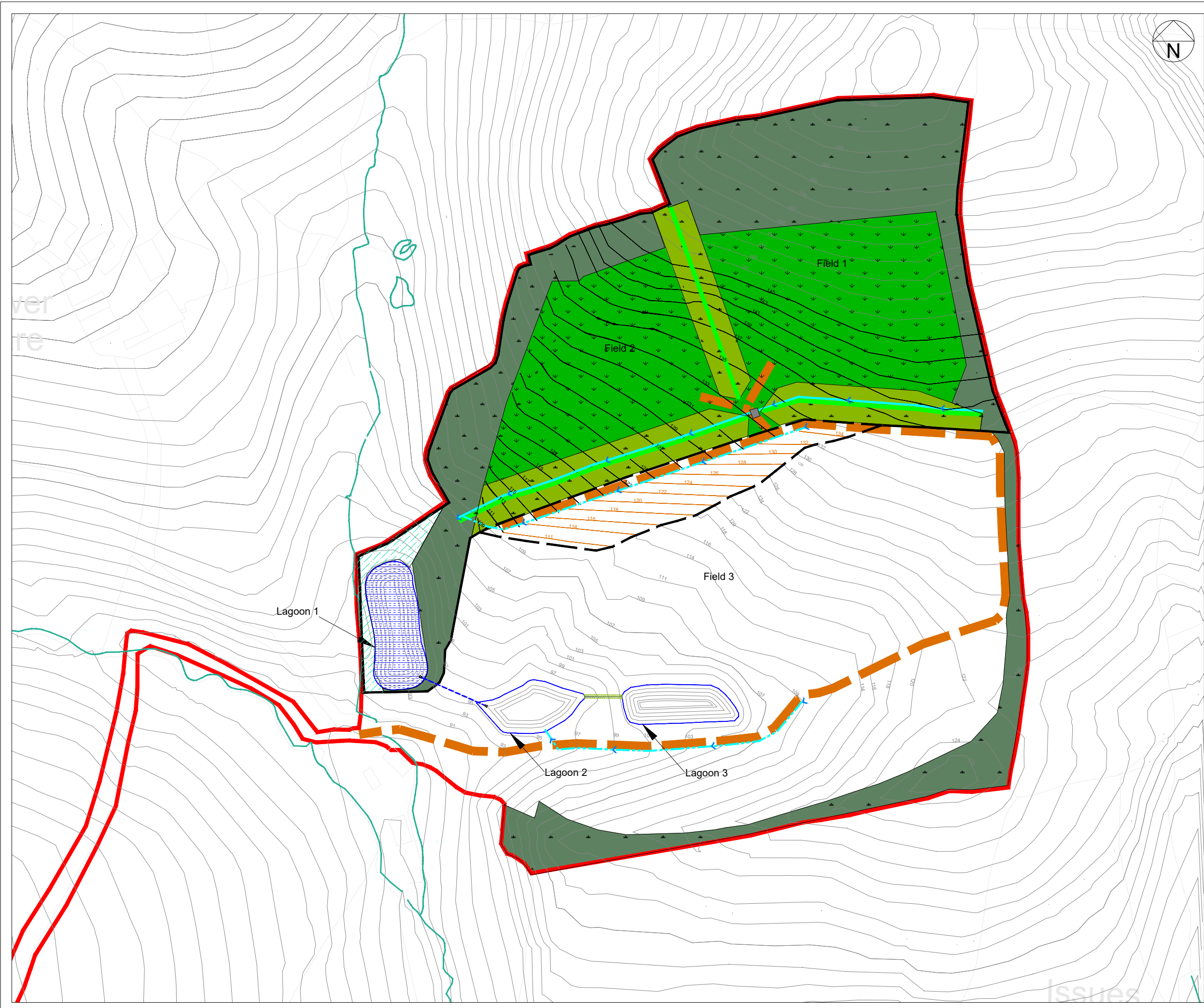


**Key:**  
— Existing Ground Level (m AOD)  
— Proposed Ground Level (m AOD)

**Notes:**  
 1. The horizontal and vertical exaggeration for each of the cross section diagrams is 1:1 and 2:1, respectively.



Rev.	Details	Drawn Chkd.	Date
<b>Project</b> 213189 Lower Hare Farm			
<b>Title</b> Cross Section Diagrams E-EE and F-FF			
		<b>AA Environmental Ltd</b> Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
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- Key:**
- Site Boundary
  - Phase 1 Boundary
  - - - Area of overlap of Phase 1 & 2 Earthworks
  - Existing ground level contours
  - Restoration contours
  - Basal contours
  - Headland (Lowland Meadow Habitat) Buffer Zone
  - Headland (Neutral Grassland Habitat) Buffer Zone
  - Restored Agricultural Field
  - Retained existing trees
  - Devon Hedgebank
  - Permanent Drainage Swale
  - - - Temporary Drainage Ditch
  - - - Haul Route
  - - - Temporary Drainage Swale
  - Surface Water Feature
  - Attenuation Pond
  - Culvert
  - - - DN450 Twinwall Pipe

- Notes:**
1. Total site area: 115385 m<sup>2</sup>  
 Site area fully restored in Phase 1: 53,724 m<sup>2</sup>  
 Percentage of site fully restored in Phase 1: 46%
  2. Phase 1 volume of engineering fill: 32,420 cu m.

Rev.	Details	Drawn Chkd.	Date
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Project  
**213189**  
**Lower Hare Farm**

Title  
**Phase 1 Overview**  
**Enabling Works**

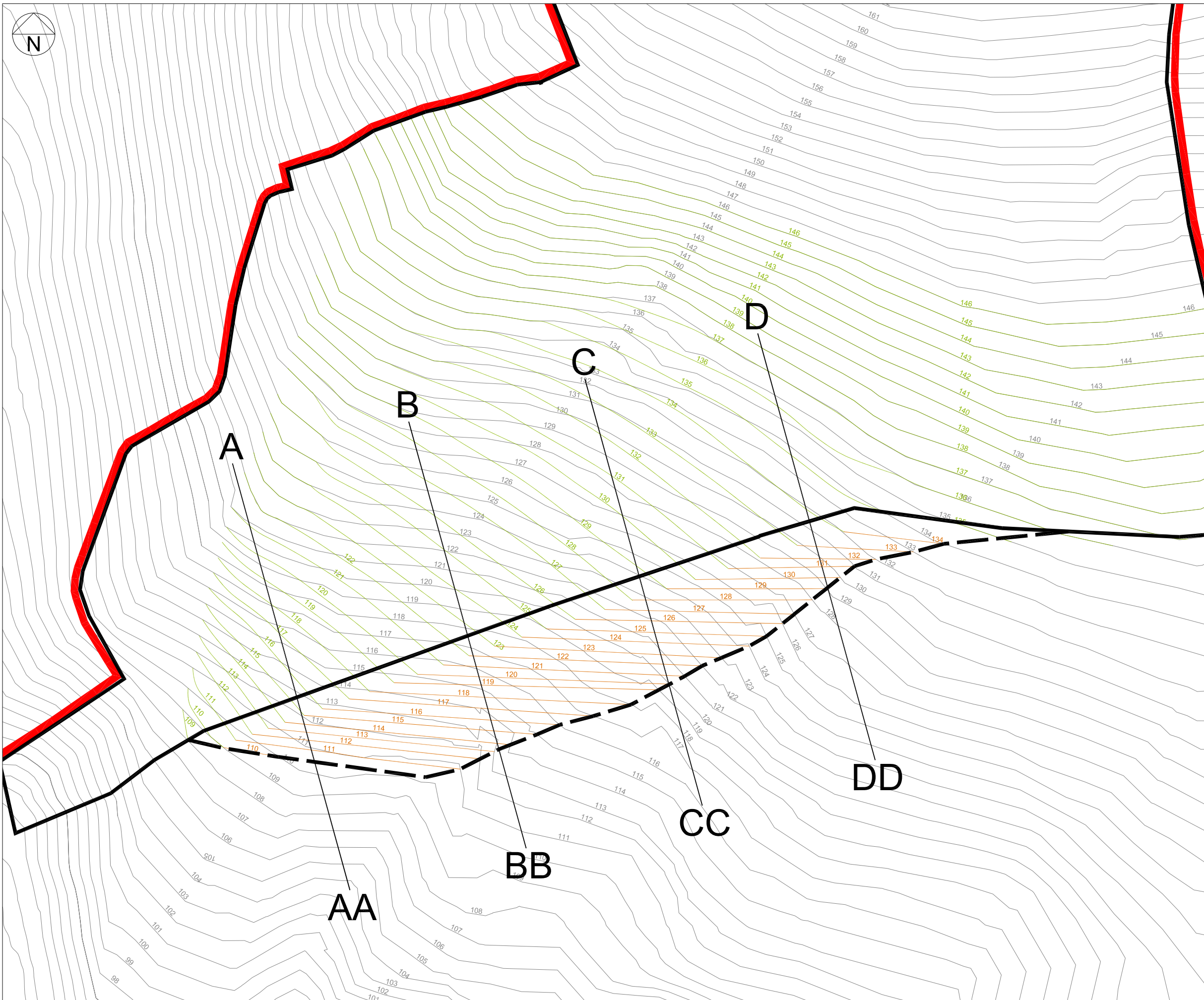
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Drawn KW	Chkd. ML		

Issues





- Key:**
- Site Boundary
  - Phase 1 Boundary
  - - - Extent of Phase 1 Earthworks
  - Existing Ground Level Contours
  - Restoration Contours
  - Basal Contours

Rev.	Details	Drawn	Date
		Chkd.	

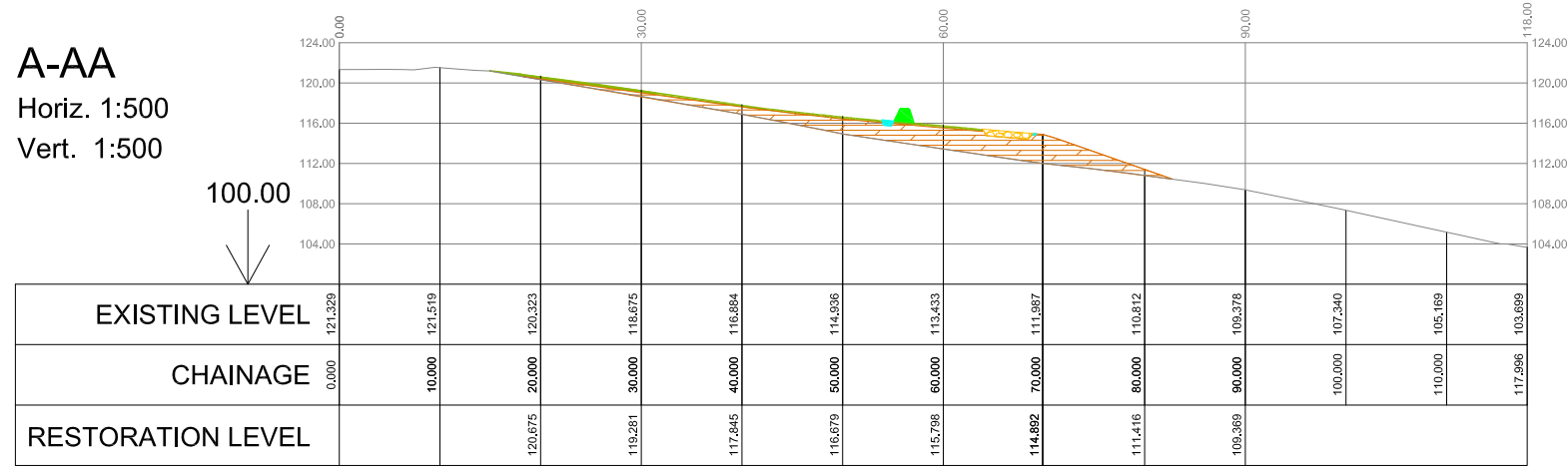
Project  
**213189**  
 Lower Hare Farm

Title  
 Phase 1 Topographical Detail

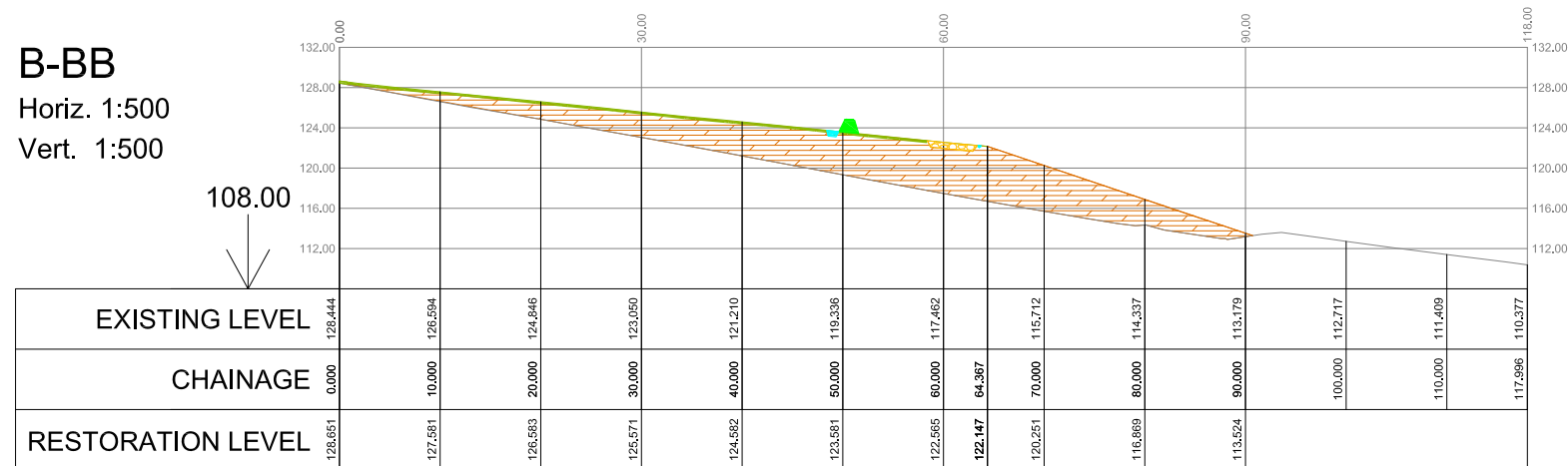
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Scale	Date	Apr'22	Drg. No.	Rev.
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			213189/D/PH1/002	

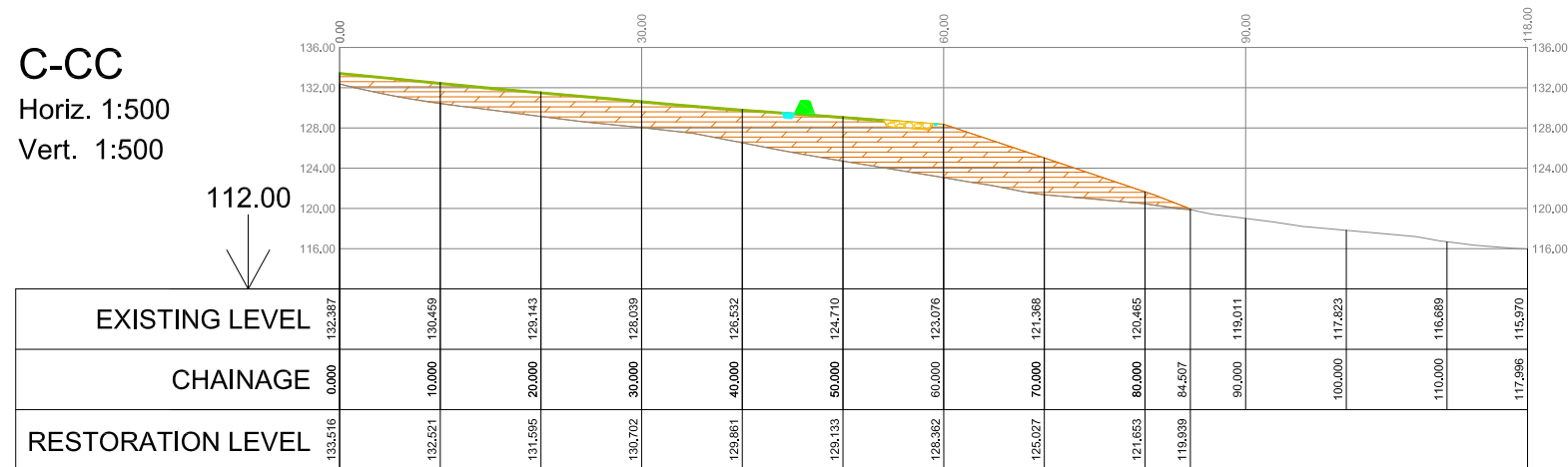
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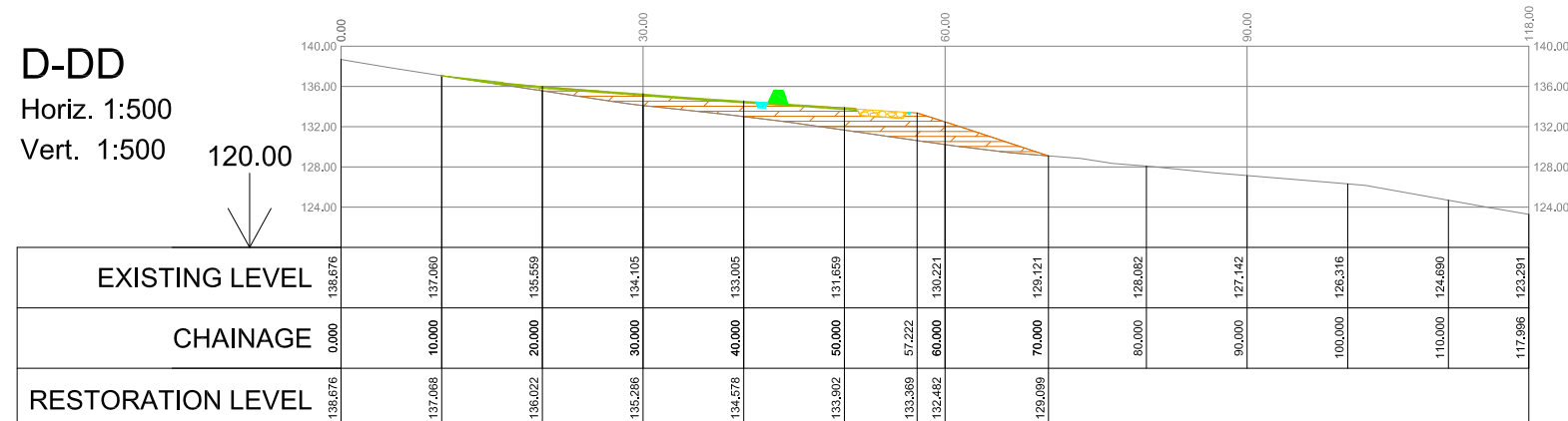
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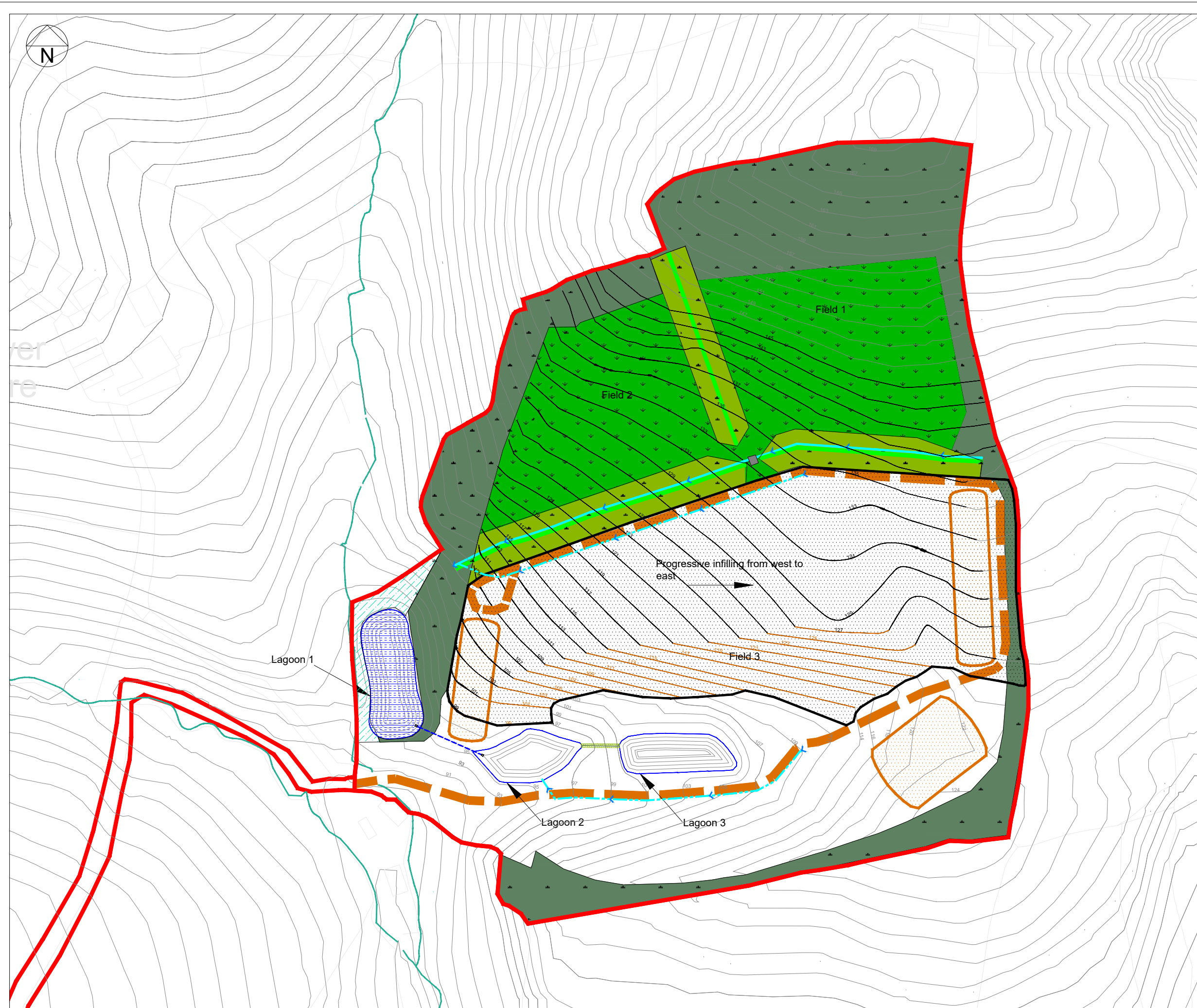


**D-DD**  
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 Vert. 1:500



- Key:**
- Existing Ground Level
  - Reinstated Soils
  - ▨ Engineering Fill
  - ▲ Devon Hedgebank
  - ▼ Drainage Swale
  - Haul Route
  - ▼ Surface Water Grip

Rev.	Details	Drawn Chkd.	Date
Project 213189 Lower Hare Farm			
Title Phase 1 Cross-Section Detail			
		<b>AA Environmental Ltd</b> Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
Scale 1:750@A3	Date Apr'22	Drawn KW	Chkd. ML
Drg. No. 213189/D/PH1/003		Rev.	



- Key:**
- Site Boundary
  - Phase 2 Area
  - Existing ground level contours
  - Restoration contours
  - Contours in area of P2 and P3 overlap
  - Headland (Lowland Meadow Habitat) Buffer Zone
  - Headland (Neutral Grassland Habitat) Buffer Zone
  - Restored Agricultural Field
  - Retained existing trees
  - Devon Hedgebank
  - Permanent Drainage Swale
  - Temporary Drainage Ditch
  - Haul Route
  - Temporary Drainage Swale
  - Surface Water Feature
  - Topsoil Stockpile
  - Attenuation Pond
  - Culvert
  - DN450 Twinwall Pipe

- Notes:**
1. Total site area: 115,385 m<sup>2</sup>  
Site area fully restored in Phase 2: 78,091 m<sup>2</sup>  
Percentage of site fully restored in Phase 2: 67%
  2. Phase 2 volume of engineering fill / geological barrier: 23,260 cu m.
  3. Eastern and Western topsoil stockpiles will be progressively used during the restoration of Phase 2.
  4. Phase 2 volume of restoration soils: 13,180 cu m.
  5. Phase 2 volume of inert waste: 55,820 cu m.

Rev.	Details	Drawn Chkd.	Date
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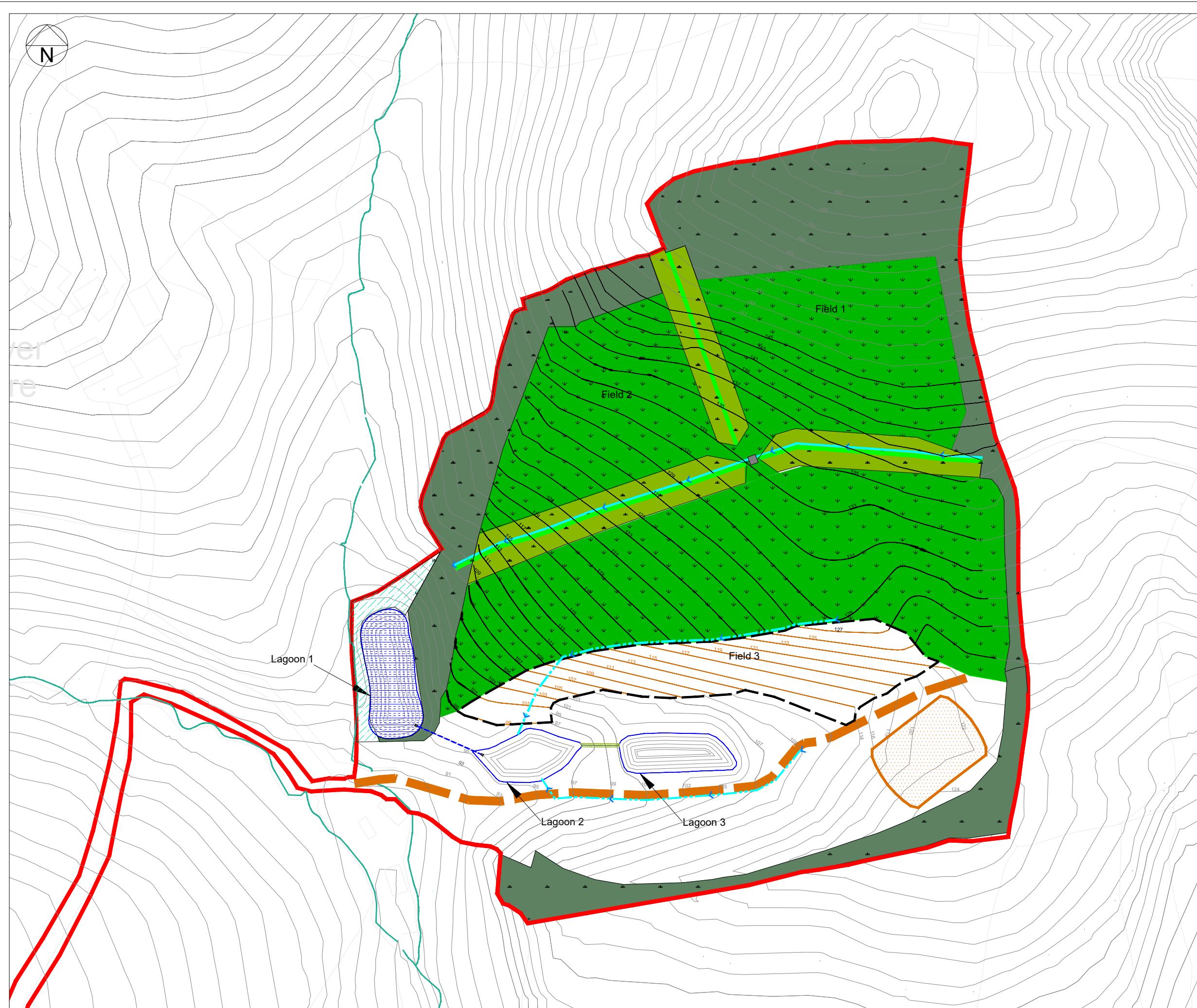
Project  
**213189**  
 Lower Hare Farm

Title  
**Phase 2 Overview**  
 Landfill North Construction

**AA Environmental Ltd**  
 Units 4-8  
 Cholswell Court  
 Shippon Abingdon  
 Oxon OX13 6HX


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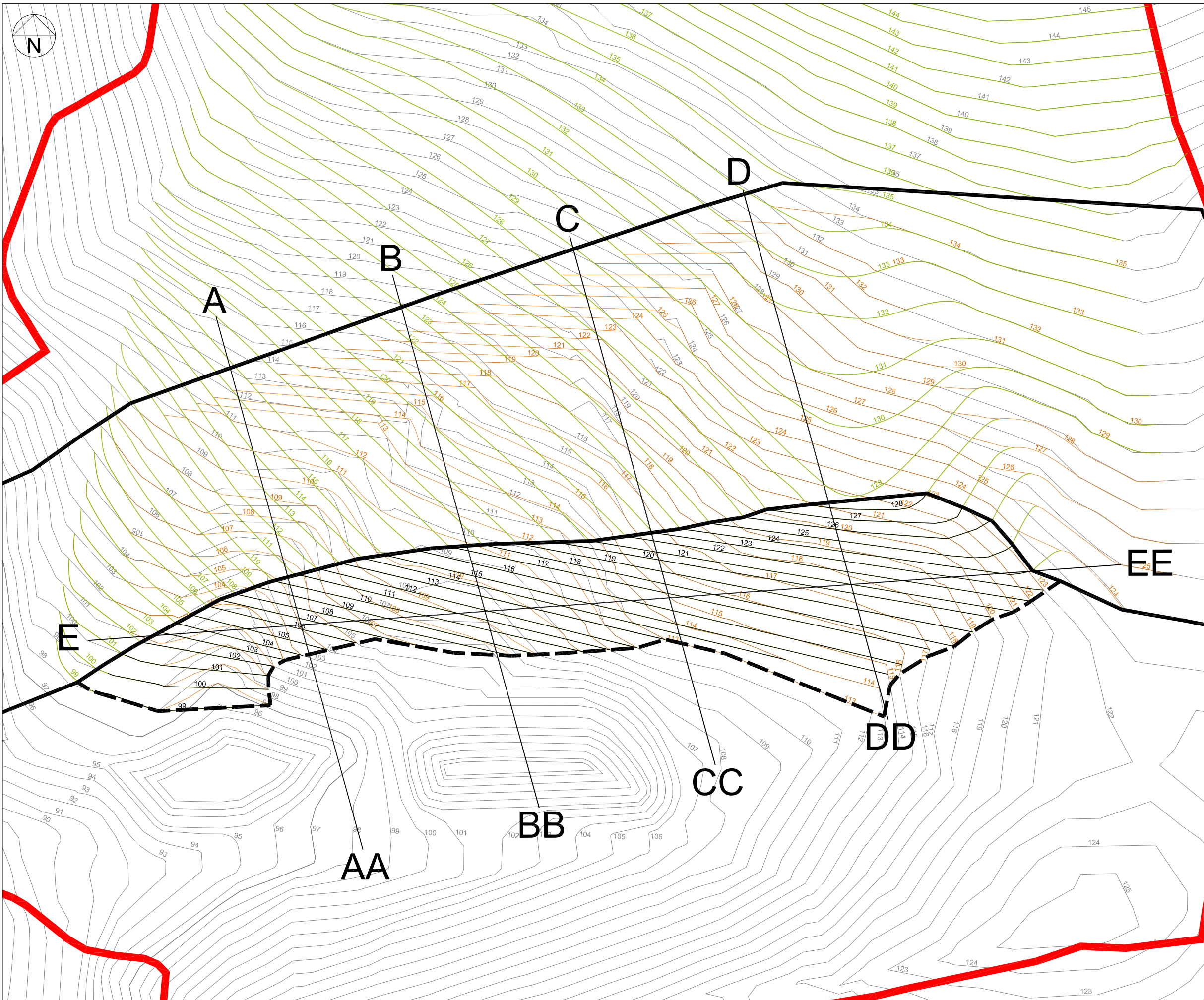
Scale 1:2,000@A3	Date Apr'22	Drawn KW	Chkd. ML	Drg. No. 213189/D/PH2/001A	Rev.
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- Key:**
- Site Boundary
  - Area of overlap of Phase 2 & 3 Earthworks
  - Existing ground level contours
  - Restoration contours
  - Contours in area of P2 and P3 overlap
  - Headland (Lowland Meadow Habitat) Buffer Zone
  - Headland (Neutral Grassland Habitat) Buffer Zone
  - Restored Agricultural Field
  - Retained existing trees
  - Devon Hedgebank
  - Permanent Drainage Swale
  - Temporary Drainage Ditch
  - Haul Route
  - Temporary Drainage Swale
  - Surface Water Feature
  - Topsoil Stockpile
  - Attenuation Pond
  - Culvert
  - DN450 Twinwall Pipe

- Notes:**
1. Total site area: 115,385 m<sup>2</sup>  
Site area fully restored in Phase 2: 78,091 m<sup>2</sup>  
Percentage of site fully restored in Phase 2: 67%
  2. Phase 2 volume of engineering fill / geological barrier: 23,260 cu m.
  3. Phase 2 volume of restoration soils: 13,180 cu m.
  4. Phase 2 volume of inert waste: 55,820 cu m.

Rev.	Details	Drawn Chkd.	Date
Project 213189 Lower Hare Farm			
Title Phase 2 Overview Landfill North Restoration			
		<b>AA Environmental Ltd</b> Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk	
Scale 1:2,000@A3	Date Apr'22	Drawn KW	Chkd. ML
Drg. No. 213189/D/PH2/001B		Rev.	



- Key:**
- Site Boundary
  - Phase 2 Boundary
  - - - Extent of Phase 2 Earthworks
  - Existing ground level contours
  - Restoration contours
  - Basal contours
  - Waste batter contours

Rev.	Details	Drawn	Date
		Chkd.	

Project  
**213189**  
 Lower Hare Farm

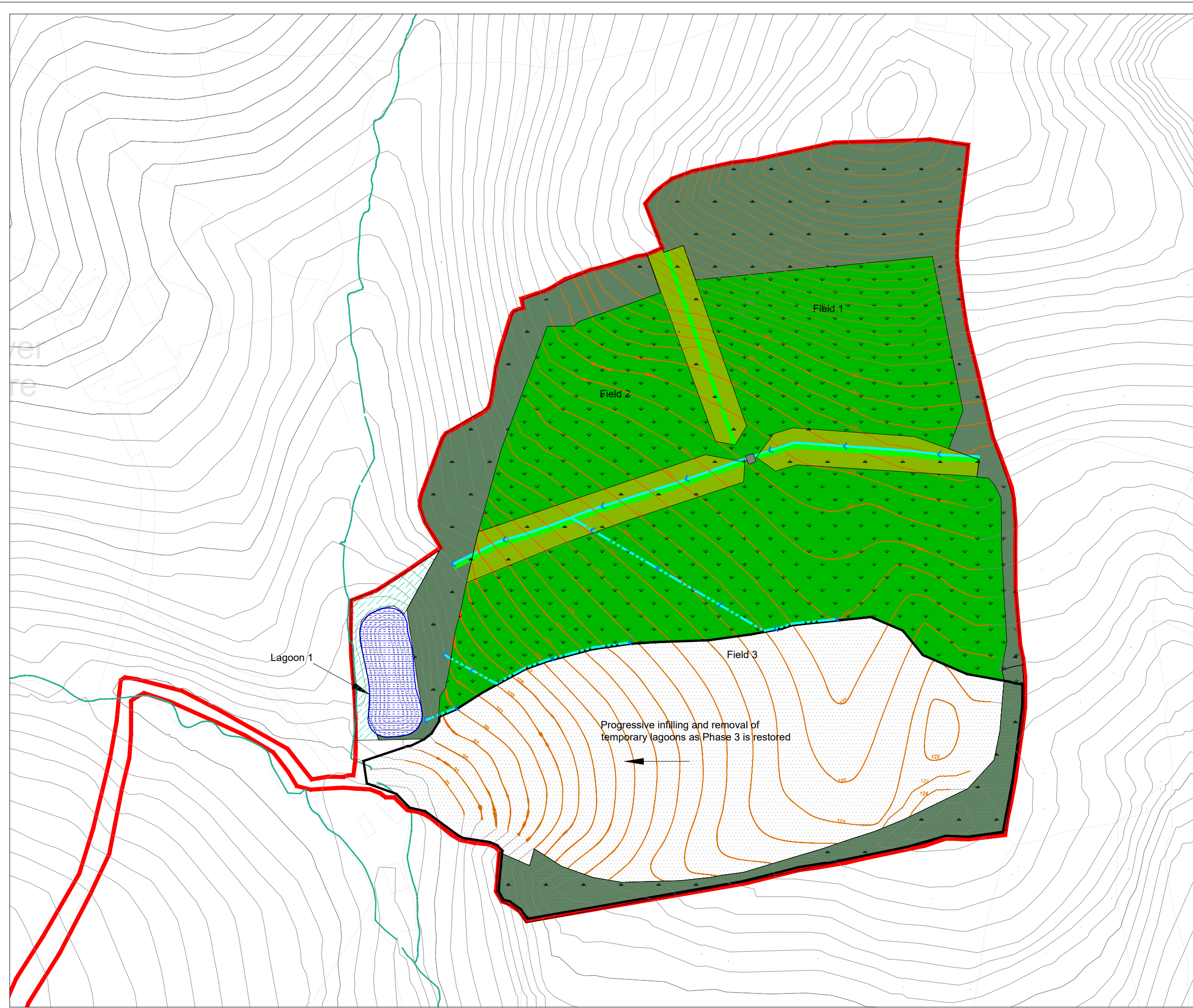
Title  
**Phase 2 Topographical Detail**

**AA Environmental Ltd**  
 Units 4-8  
 Cholswell Court  
 Shippon Abingdon  
 Oxon OX13 6HX

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Scale	Date	Apr'22	Drg. No.	Rev.
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			213189/D/PH2/002	





- Key:**
- Site Boundary
  - Phase 3 Boundary
  - Existing Ground Level Contours
  - Restoration Contours
  - Headland (Lowland Meadow Habitat) Buffer Zone
  - Headland (Neutral Grassland Habitat) Buffer Zone
  - Restored Agricultural Field
  - Retained existing trees
  - Area of Phase 3 Progressively Restored
  - Devon Hedgebank
  - Permanent Drainage Swale
  - Temporary Drainage Ditch
  - Surface Water Feature
  - Attenuation Pond
  - Culvert
  - DN450 Twinwall Pipe

- Notes:**
1. Phase 3 volume of engineering fill/ geological barrier: 44,280 cu m.
  2. Phase 3 volume of restoration soils: 38,520 cu m.
  3. Phase 3 volume of inert waste: 123,224 cu m.

Rev.	Details	Drawn Chkd.	Date
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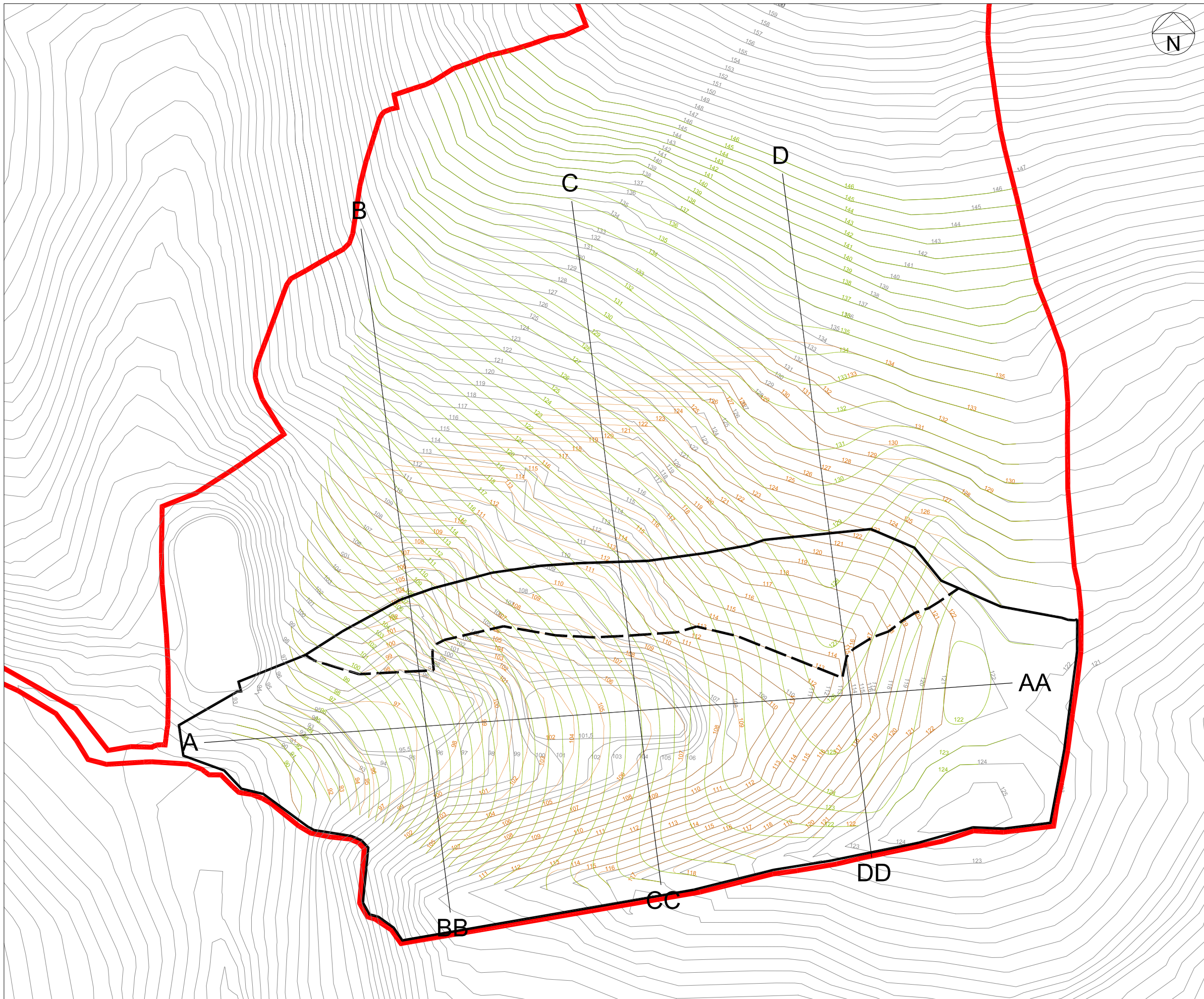
Project  
**213189**  
 Lower Hare Farm

Title  
**Phase 3 Overview**  
 Landfill South

**AA Environmental Ltd**  
 Units 4-8  
 Cholswell Court  
 Shippon Abingdon  
 Oxon OX13 6HX

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Scale 1:2,000@A3	Date Apr'22	Drawn KW	Chkd. ML	Drg. No. 213189/D/PH3/001	Rev.
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- Key:**
- Site Boundary
  - Phase 3 Boundary
  - Existing ground level contours
  - Restoration contours
  - Basal contours

Rev.	Details	Drawn	Date
		Chkd.	

Project  
**213189**  
 Lower Hare Farm

Title  
 Phase 3 Topographical Detail

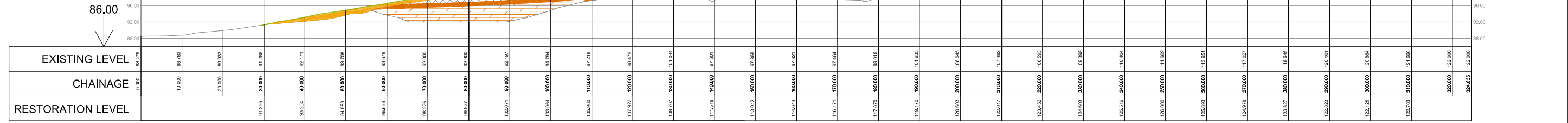
**AA Environmental Ltd**  
 Units 4-8  
 Cholswell Court  
 Shippon Abingdon  
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T: (01235) 536042  
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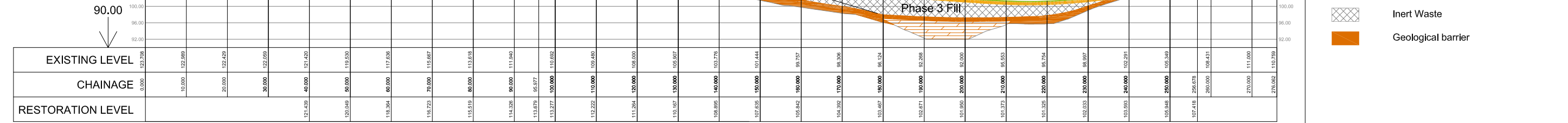
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			213189/D/PH3/002	



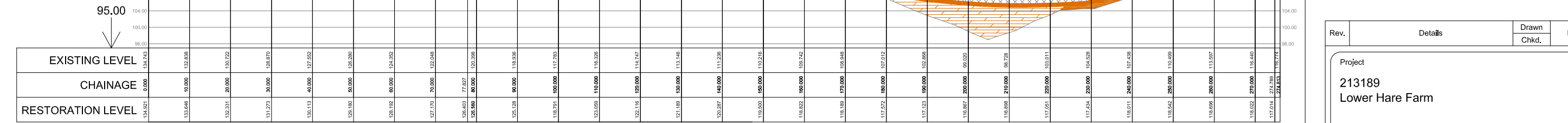
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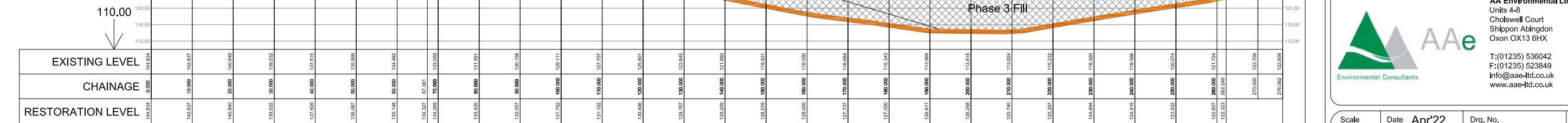
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**C-CC**  
 Horiz. 1:500  
 Vert. 1:500



**D-DD**  
 Horiz. 1:500  
 Vert. 1:500



- Key:**
- Existing Ground Level
  - Reinstated Soils
  - Engineering Fill
  - Restored Capping Layer
  - Inert Waste
  - Geological barrier

Rev.	Details	Drawn	Date
		Chkd.	

Project  
**213189**  
 Lower Hare Farm

Title  
**Phase 3 Cross-Section Detail**



**AA Environmental Ltd**  
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 info@aae-ltd.co.uk  
 www.aae-ltd.co.uk

Scale	Date	Apr'22	Drg. No.	Rev.
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			213189/D/PH3/003	

**APPENDIX A**

## COUNTY OF DEVON

TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988  
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

### GRANT OF CONDITIONAL PLANNING PERMISSION

To: Richard Agnew, RJA Planning Services, PO Box 898, Exeter, Devon, EX1 9ZF

Agent for: Mr Gibbons, Lower Hare Farm, Whitestone, EX4 2HW

Devon County Council hereby grants planning permission to carry out the development described in the application received on 25 January 2019, and the plans, drawings and supporting documents attached thereto numbered and titled: Location and Ownership Plan (1073/PL34 Revision D); Phase 1 & 2 Plan (1073/PL11); Phase 3 & 4 Plan (1073/PL12); Phase 5 & 6 Plan (1073/PL13); Final Phase and Ecological Management Plan (1073/PL14); Cross Sections (1073/PL15); Restoration and Ecological Management Plan (1073/PL23); Planning (Environmental) Statement V7.1 (submitted October 2020); Document Titled - Lower Hare Farm Regulation 25 request for further information response (Submitted February 2020); Document Titled - Lower Hare Farm Regulation 25 request for additional information 02/04/2020 (Submitted October 2020); Transport Statement (DMM/AJB/G.033 – Dated 1 July 2019); Farm Access Technical Note (Dated 26 February 2016); Clarification from Agent regarding Highways England comments (email dated 11 February 2019); Ecological Assessment Report (SWE090 – Dated 20 September 2018) \*As amended by information subsequently provided under Regulation 25; Ecology Addendum (SWE164 – Dated 22 October 2019); Ecology Addendum 2 (SWE089 – Dated 21 June 2019) \*As revised October 2020; Ecology Addendum 3 (SWE089 – Dated 21 January 2020); Landscape and Visual Impact Assessment (Dated October 2018); Response to County Landscape Architect's comments (Dated 19 March 2019); Level 2 Flood Risk Assessment and Surface Water Drainage Proposals (514/FRA2 V1 – Dated 18 September 2019); Flood Risk Appendix (Dated September 2019); Noise Assessment (Dated September 2018); Air Quality and Dust Assessment (J3692A/1/F2 - Dated April 2019) and; Hydrogeological Risk Assessment (Dated January 2019).

brief particulars of which are as follows:

Importation of 350,000m<sup>3</sup> of inert soils and topsoil for the land raising of previously disturbed land that is not capable of sustaining commercial agriculture at Lower Hare Farm, Lane from Higher Hare towards Alderbed Copse, Whitestone, EX4 2HW

subject to the conditions set out in the attached sheets



Jan Shadbolt - County Solicitor

Date: 30 June 2021

## NOTE

This is not a decision under the Building Regulations

Failure to adhere to the details of the approved plans or to comply with the above conditions constitutes a contravention of the Town and Country Planning Act 1990, in respect of which enforcement action may be taken.

DN May 2005

Continued overleaf

## TOWN AND COUNTRY PLANNING ACT 1990

### NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

#### Appeals to the Secretary of State

- J If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- J Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- J The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- J The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

#### PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Schedule of Conditions - Teignbridge District Council Application No. 19/00207/DCC  
Devon County Council Ref. DCC/4101/2018**

**COMMENCEMENT**

1. The development shall commence within three years of the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990.

**TEMPORARY PERMISSION**

2. The deposit of inert waste materials within the area identified on the approved drawings for landraising shall cease no later than ten years from the date on which waste is first deposited, and the restoration scheme shown on drawing 1073/PL23 shall be fully implemented within 12 months of cessation of deposit of inert waste materials.

REASON: To minimise the impact of the development and to ensure the timely completion of restoration of this part of the site in accordance with Policies W18 and W20 of the Devon Waste Plan.

**NOTIFICATION OF STAGES OF DEVELOPMENT**

3. Written notification shall be provided to the Waste Planning Authority no later than 14 days after the following events:
  - (a) commencement of the development;
  - (b) installation of the datum control point required by Condition 11;
  - (c) commencement of the deposition of waste materials within the proposed landraise area;
  - (d) completion of each of the seven phases of the development; and
  - (e) completion of final restoration of the inert landraise area.

REASON: To enable the Waste Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission and to comply with Policies W12 and W20 of the Devon Waste Plan.

**STRICT ACCORDANCE WITH PLANS / DOCUMENTS**

4. The development shall be carried out in strict accordance with the details shown on the approved drawings and documents numbered/titled:
  - J Location and Ownership Plan (1073/PL34 Revision D)
  - J Phase 1 & 2 Plan (1073/PL11)
  - J Phase 3 & 4 Plan (1073/PL12)
  - J Phase 5 & 6 Plan (1073/PL13)
  - J Final Phase and Ecological Management Plan (1073/PL14)
  - J Cross Sections (1073/PL15)
  - J Restoration and Ecological Management Plan (1073/PL23)
  - J Planning (Environmental) Statement V7.1 (submitted October 2020)
  - J Document Titled - Lower Hare Farm Regulation 25 request for further information response (Submitted February 2020)
  - J Document Titled - Lower Hare Farm Regulation 25 request for additional information 02/04/2020 (Submitted October 2020)
  - J Transport Statement (DMM/AJB/G.033 – Dated 1 July 2019)
  - J Farm Access Technical Note (Dated 26 February 2016)
  - J Clarification from Agent regarding Highways England comments (email dated 11 February 2019)
  - J Ecological Assessment Report (SWE090 – Dated 20 September 2018) \*As amended by information subsequently provided under Regulation 25.

- J Ecology Addendum (SWE164 – Dated 22 October 2019)
- J Ecology Addendum 2 (SWE089 – Dated 21 June 2019) \*As revised October 2020
- J Ecology Addendum 3 (SWE089 – Dated 21 January 2020)
- J Landscape and Visual Impact Assessment (Dated October 2018)
- J Response to County Landscape Architect's comments (Dated 19 March 2019)
- J Level 2 Flood Risk Assessment and Surface Water Drainage Proposals (514/FRA2 V1 – Dated 18 September 2019)
- J Flood Risk Appendix (Dated September 2019)
- J Noise Assessment (Dated September 2018)
- J Air Quality and Dust Assessment (J3692A/1/F2 - Dated April 2019)
- J Hydrogeological Risk Assessment (Dated January 2019)

REASON: To ensure that the development is carried out in accordance with the approved details.

### **PRE-COMMENCEMENT CONDITIONS**

5. No part of the development hereby permitted shall be commenced until an operational traffic and environmental management plan/scheme has been submitted to and approved in writing by the Waste Planning Authority. This scheme shall include the following:
- (a) details of the routes to be used by vehicles travelling to and from the site and measures to be taken to secure compliance with these routes, including penalties for non-compliance;
  - (b) measures for traffic management (e.g. waiting places within the site for unloading);
  - (c) signage strategy;
  - (d) location of loading, unloading and storage of plant, equipment and materials;
  - (e) areas for parking of vehicles of site personnel, operatives and visitors;
  - (f) measures for control of mud and dust on the road; and
  - (g) details of environmental protection measures.

The approved scheme shall be implemented for the duration of the proposed landraising and restoration works.

REASON: To ensure adequate access and associated facilities are available for vehicles and to minimise the impact of operations on nearby residents and the local highway network in accordance with Policies W17 and W18 of the Devon Waste Plan and Policy S9 of the Teignbridge Local Plan.

6. Prior to commencement of construction of any part of the new internal haul road, a scheme detailing its construction, management, maintenance and removal shall be submitted to and approved in writing by the Waste Planning Authority. This scheme shall include the following:
- (a) timetable/programme of works;
  - (b) measures for construction traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles];
  - (c) days and hours of building operations and deliveries; including any further restrictions on noisy operations;
  - (d) construction dust management and mitigation measures;
  - (e) details of monitoring and maintenance once the haul road is constructed; and
  - (f) details of the removal of the haul road.

The approved scheme shall be implemented for the duration of the proposed landraising and restoration works.

REASON: To protect local communities and the local environment from potential adverse impacts of construction of the haul road in accordance with Policies W11 and W18 of the Devon Waste Plan and Policies S1 and S9 of the Teignbridge Local Plan.

7. No part of the development hereby permitted shall be commenced until a detailed Restoration and Aftercare scheme and a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Waste Planning Authority. The LEMP shall provide details of proposed creation and management of existing and new planting and habitats, and shall include:
- (a) the intended purpose and structure/composition at end of the maintenance period of each vegetation type and intended ultimate size once mature, with clear composition targets;
  - (b) timings and frequencies of maintenance/management interventions including identifying any restrictions on timing of operations and responsibilities for necessary permissions/licences;
  - (c) measures for the maintenance and management of other landscape elements that are critical to the way the landscaping scheme functions, including fencing, surfaces, sustainable drainage features and culverts;
  - (d) measures for the control of invasive weeds;
  - (e) arrangements for the use and storage of chemicals for Landscape Maintenance Operations/Control of Substances Hazardous to Health; and
  - (f) arrangements for reporting and monitoring, which shall be consistent with the approved landscaping scheme and any relevant development consents and licenses.

REASON: To ensure the appropriate management of the site during its operation and following its restoration in accordance with Policies W11, W12 and W20 of the Devon Waste Plan and Policy EN2A of the Teignbridge Local Plan.

8. No part of the development hereby permitted shall be commenced until the following flood risk and surface water drainage information has been submitted to and approved in writing by the Waste Planning Authority:
- (a) a detailed drainage design based upon the approved Flood Risk Assessment;
  - (b) proposals for the maintenance of the surface water drainage system, including maintenance of the existing pond;
  - (c) a plan depicting surveyed levels of the eastern and southern boundaries;
  - (d) confirmation of the proposed flow control type and size;
  - (e) confirmation of the proposed graded basin sides; and
  - (f) details of the existing pond including; pond invert level; maximum water level; minimum water level; side slopes; type of any lining; type of any existing plants; and restoration timeframe.

The development shall be implemented in accordance with the approved details.

REASON: The above condition is required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in accordance with Policy W19 of the Devon Waste Plan and Policy EN4 of the Teignbridge Local Plan.

9. No part of the development hereby permitted shall be commenced until a reptile translocation and mitigation statement has been submitted to and approved in writing by the Waste Planning Authority. This statement shall include details of the method of reptile translocation, the translocation site and the future management on the translocation site, and the development shall be undertaken in accordance with the approved statement.

REASON: To ensure that the proposed development does not have an unacceptable impact upon a protected species in accordance with Policy W11 of the Devon Waste Plan and Policy EN11 of the Teignbridge Local Plan.

10. No part of the development hereby permitted shall be commenced until a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures has been undertaken. This shall be submitted to and



approved in writing by the Waste Planning Authority and any identified mitigation/compensation measures shall subsequently be implemented.

REASON: To ensure that the proposed development does not have an unacceptable impact upon a protected species in accordance with Policy W11 of the Devon Waste Plan and Policy EN11 of the Teignbridge Local Plan.

### **SURVEYING AND MONITORING**

11. Prior to the deposit of any waste materials within the area proposed for landraising, a control datum point shall be installed in a location that shall first have been agreed in writing by the Waste Planning Authority. This control datum point shall be retained for the duration of landraising and restoration operations.

REASON: To enable the Waste Planning Authority to control the development and to ensure that the approved restoration scheme is achieved in accordance with Policy W20 of the Devon Waste Plan and Policy EN2A of the Teignbridge Local Plan.

12. A survey of levels of the landraise area shall be carried every two years from the date on which waste materials are first deposited within the landraise area until the cessation of landraising operations and restoration of the site. A copy of each survey shall be submitted to the Waste Planning Authority within 21 days of being undertaken.

REASON: To ensure effective management of the site to minimise the impact upon the local landscape in accordance with Policies W12 and W20 of the Devon Waste Plan.

13. Prior to the construction of the water settlement ponds and the deposit of any waste materials within the area proposed for landraising, the results of the baseline survey to establish the existing ground conditions shall be submitted to the Waste Planning Authority. If any contamination is found to be present, no further development shall take place until this has been suitably remediated in accordance with details that shall first have been submitted to and approved in writing by the Waste Planning Authority.

REASON: To ensure that if any contamination is associated with the area of previous filling is suitably and safely remediated in accordance with Policy W16 of the Devon Waste Plan and Policy EN7 of the Teignbridge Local Plan.

14. No new permanent fencing shall be erected within the site unless details of its height, materials and colour have first been submitted to and approved in writing by the Waste Planning Authority.

REASON: To ensure that any proposed fencing is effectively integrated within the local landscape in accordance with Policy W12 of the Devon Waste Plan and Policy EN2A of the Teignbridge Local Plan.

### **OPERATIONAL CONDITIONS**

15. The types of waste disposed of at the site shall be limited to inert waste soils.

REASON: To ensure that only appropriate waste types are disposed of at the site, in accordance policies W7 and W18 of the Devon Waste Plan.

16. The site shall only operate between the hours of 0730 to 1800 on Mondays to Fridays, with the exception of maintenance and emergency works which shall also be allowed to occur between 0800 and 1300 on Saturdays. There shall be no operations on Sundays or Public Holidays.

REASON: To protect the amenity of nearby residents in accordance with Policy W18 of the Devon Waste Plan and Policy S1 of the Teignbridge Local Plan.

17. No processing of waste, including crushing or screening, shall take place at the site.

REASON: To protect the tranquillity of the area and the living conditions of nearby residents in accordance with Policy W18 of the Devon Waste Plan.

18. Waste imported to the site shall be incorporated into the area of filling as soon as practicable. No stockpiling of waste shall occur.

REASON: To ensure that the development does not have an unacceptable impact on landscape and visual amenity in accordance with Policy W12 of the Devon Waste Plan and Policy EN2A of the Teignbridge Local Plan.

19. The disposal of waste shall take place in a phased manner as indicated by the approved phasing plans. No filling shall take place in any phase until the filling of the previous phase has been substantially completed.

REASON: To minimise the magnitude of visual impact at any one time in accordance with Policy W12 of the Devon Waste Plan and Policy EN2A of the Teignbridge Local Plan.

20. If any archaeological objects or features are uncovered during the stripping of topsoil on site, then operations shall cease and the find shall be reported to the Waste Planning Authority. In such instance, operations shall not resume without the express permission of the Waste Planning Authority.

REASON: To ensure that any archaeological finds are investigated and recorded in accordance with paragraph 199 of the National Planning Policy Framework and Policy W13 of the Devon Waste Plan and Policy EN5 of the Teignbridge Local Plan.

21. Following their implementation, no works shall take place within the ecological buffer zones defined on drawing 1073/PL23.

REASON: To ensure that the proposed development does not have an unacceptable impact on ecology/biodiversity in accordance with Policy W11 of the Devon Waste Plan and Policies EN8 and EN9 of the Teignbridge Local Plan.

22. Noise emanating from the development shall be controlled in accordance with the recommended mitigation measures outlined in section 5 of the approved Noise Assessment (dated September 2018).

REASON: To protect the amenity of nearby residents and the tranquil nature of the rural environment and to comply with policies in the Development Plan, in particular Policies W12 and W18 of the Devon Waste Plan and Policy S1 of the Teignbridge Local Plan.

23. Dust suppression and monitoring shall be carried out in accordance with the recommended mitigation measures outlined in section 6 of the approved Air Quality and Dust Assessment (dated April 2019).

REASON: To protect the amenity of nearby residents and the environment and to comply with policies in the Development Plan, in particular policies W11 and W18 of the Devon Waste Plan and Policy S1 of the Teignbridge Local Plan.

#### **ECOLOGY, LANDSCAPING AND RESTORATION**

24. Progressive restoration shall be carried out in accordance with the approved drawings. Filling of phase 3 shall not commence until phase 1 has been restored; filling of phase 4 shall not

commence until phase 2 has been restored; filling of phase 5 shall not commence until phase 3 has been restored; filling of phase 6 shall not commence until phase 4 has been restored; filling of phase 7 shall not commence until phase 5 has been restored.

REASON: To minimise the magnitude of visual impact at any one time in accordance with Policy W12 of the Devon Waste Plan and Policy EN2A of the Teignbridge Local Plan.

25. In the event that the inert landraise operations permanently cease prior to the approved final levels being reached, a revised restoration scheme shall be submitted to the Waste Planning Authority within three months of the Authority giving written notice of a requirement for such a scheme.

The revised restoration scheme shall be fully implemented within 12 months of the approval of the scheme by the Waste Planning Authority.

REASON: To ensure effective restoration of the site in the interests of the local landscape and biodiversity in accordance with Policies W11, W12 and W20 of the Devon Waste Plan.

26. No vegetation clearance or other works which could affect ground nesting birds shall take place during the bird nesting season (01 March to 31 August, inclusive) unless the developer has been advised by a suitably qualified ecologist that the clearance will not disturb nesting birds and a record of this kept.

REASON: To ensure that the proposed development does not have an unacceptable impact upon a protected species in accordance with Policy W11 of the Devon Waste Plan and Policy EN11 of the Teignbridge Local Plan.

27. No seeding shall take place within the 'ecological buffer zones' unless details of a locally sourced seed mix shall first have been submitted to and approved in writing by the Waste Planning Authority. All seeding shall be undertaken in accordance with the approved details.

REASON: To ensure that the proposed restoration will be implemented to an acceptable standard, in accordance with Policy W20 of the Devon Waste Plan.

## **SOIL MANAGEMENT**

28. No topsoil, subsoil or soil making material naturally occurring on the site shall be removed from the site.

REASON: To ensure suitable soils are available to restore the site in accordance with Policies W16 and W20 of the Devon Waste Plan.

29. No waste materials shall be deposited within any part of the inert landraise area until a soil strategy has been submitted to and approved in writing by the Waste Planning Authority. This strategy shall include details of:
- (a) the stripping and storage of existing topsoil, including heights of stockpiles and measures for their temporary seeding and prevention of weeds; and
  - (b) the proposed restoration method including subsoiling operations, spreading of soils (which shall be carried out only when there is sufficient soil moisture deficit so as to prevent any degradation of soil structure), and the soil profile and soil specification for each vegetation type, to ensure effective establishment of new seeding and planting and subsequent agricultural use.

The approved soil strategy shall be implemented for the duration of landraise, landscaping, restoration and aftercare operations.

REASON: To ensure that the landscaping and restoration proposals conserve and enhance soil resources and agricultural land quality in accordance with Policy W16 of the Devon Waste Plan.

### **INFORMATIVE NOTE**

#### **Statement of compliance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015**

In determining this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement of the NPPF, as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015.