

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

Alkerton Quarry

Alkerton 2022 Limited

Bespoke Environmental Permit Application

Supporting Document

Prepared by:

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Document Reference: 4919-CAU-XX-XX-RP-V-0301.A0.C1

January 23



APPROVAL RECORD

Site: Alkerton Quarry

Client: Alkerton 2022 Limited

Project Title: Bespoke Environmental Permit Application

Document Title: Supporting Document

Document Ref: 4919-CAU-XX-XX-RP-V-0301.A0.C1

Report Status: Final

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Reviewer	Andy Stocks Director of Environment	Date	25/11/2022
Approved	Andy Stocks Director of Environment	Date	19/01/2023

Revision Log			
Revision	Description of Change	Approved	Effective Date
C1	Initial Release	AS	23/01/2023

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Supporting Document

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1.0 INTRODUCTION

1.1 Application Context

- 1.1.1 Caulmert Limited have been appointed by Alkerton 2022 Limited ('the operator') to prepare a bespoke environmental permit application for a deposit of waste for recovery activity at Alkerton Quarry near Banbury, Oxfordshire.
- 1.1.2 The waste recovery operations will involve the importation of inert waste materials sourced from imported inert local development projects and in-situ material to enable the satisfactory restoration of the site to re-instate the haul road with a low-level restoration in line with a revised restoration scheme.
- 1.1.3 As per the Environment Agency (EA) Guidance on 'Waste Recovery Plans and deposit for recovery permits', it is recommended that a Waste Recovery Plan is submitted to the EA before a permit application is made. A Waste Recovery Plan (WRP) was produced by Caulmert Limited under document ref: 4919-CAU-XX-XX-RP-V-0300 and was submitted to the Environment Agency (EA) in August 2022. The EA accepted the proposals within the WRP and agreed the activity is a recovery operation on 10/01/2023.

1.2 Submission Documents

- 1.2.1 The following documents are to be submitted as part of this permit application:
- Approved Waste Recovery Plan ref. 4919-CAU-XX-XX-RP-V-0300;
 - Supporting Document (this document) including Non-Technical Summary and Management System Summary, document ref. 4919-CAU-XX-XX-RP-V-0301;
 - Environmental Risk Assessment ref. 4919-CAU-XX-XX-RP-V-0302;
 - Environmental Setting & Site Design (ESSD) including Stability Risk Assessment ref. 4919-CAU-XX-XX-RP-V-0303;
 - Dust & Emissions Management Plan ref. 4919-CAU-XX-XX-RP-V-0304;
 - Hydrogeological Risk Assessment ref. 4919-CAU-XX-XX-RP-O-0300;

1.3 Document Structure

- 1.3.1 This Supporting Document has been prepared to provide additional information to support the information provided in Parts A, B2, B4 and F1 of the environmental permit application forms for a new bespoke permit.
- 1.3.2 To aid cross-referencing between this document and the application forms, the various issues are presented in the same order as in the application forms and the headings in this document include the specific question number to which the information relates.

2.0 PART A APPLICATION FORM - ABOUT YOU

2.1 Q5c Directors Details

- 2.1.1 The names of the Company Directors are listed below in Table 1. Their Date of Birth information is required for new permit applications or transfers, and therefore is provided in Appendix 1 (to be excluded from the Public Register).

Table 1 – List of Directors

Name of Directors
Carly Taylor

3.0 PART B2 APPLICATION FORM – GENERAL - NEW BESPOKE PERMIT

3.1 Q1a Pre-application discussions

- 3.1.1 As per the Environment Agency (EA) Guidance on ‘Waste Recovery Plans and deposit for recovery permits’, it is recommended that a Waste Recovery Plan is submitted to the EA before a permit application is made. A Waste Recovery Plan (WRP) was produced by Caulmert Limited under document ref: 4919-CAU-XX-XX-RP-V-0300 and was submitted to the Environment Agency (EA) in August 2022. The EA accepted the WRP and agreed the activity is a recovery operation 10/01/2023, within attached EA letter in Appendix 2.
- 3.1.2 In addition, confirmation has been provided by Oxfordshire County Council Planning Department that they would permit the use of non-waste materials in place of waste materials to complete the final restoration profile. This would be if the Operator was unable to use waste materials. The email correspondence with the Council is also provided in Appendix 2.
- 3.1.3 Basic Pre-Application Advice and a Habitats & Conservation Screen was sought from the Environment Agency (EA) and this is attached in Appendix 3.

3.2 Q1b For site or mobile plant?

- 3.2.1 This permit application is for a site, Alkerton Quarry, located in Alkerton, Banbury, Oxfordshire.

3.3 Q2a Site details

- 3.3.1 The site name, address, postcode and National Grid Reference are provided in the Part B2 form.

3.4 Q2b About your proposed changes

- 3.4.1 Alkerton 2022 Limited are applying for a new bespoke permit for a deposit of waste for recovery activity at Alkerton Quarry, in Oxfordshire. The site is a former ironstone quarry and is to be restored in accordance with the restoration scheme as set out in the Waste Recovery Plan (WRP) ref. 4919-CAU-XX-XX-RP-V-0300, submitted to the EA in August 2022.
- 3.4.2 The waste recovery operations will involve the importation of inert waste materials sourced from local development projects and the use of in-situ native soils to enable satisfactory restoration of the site and to re-instate the haul road as per the revised restoration scheme agreed with Oxfordshire County Council.

3.5 Q3a Relevant Offences

- 3.5.1 There are no unspent convictions of any relevant person to declare.

3.6 Q3b Technical Ability

3.6.1 The Technically Competent Manager (TCM) for the site operations at Alkerton Quarry will be Julie Todd and her date of birth information is provided in Appendix 1. The relevant qualification certificates and continued competence certificates are provided in Appendix 4.

3.6.2 Julie Todd also provides technical competence for the following permitted waste activities:

Table 2 – Permitted Waste Activities Covered by Julie Todd

Permit Number	Site Address	Postcode
EPR/KB3908HM	Ashcourt Contracts Ltd, Dalton Street, Hull	HU8 8BB
EPR/CB3939DY	Mike Wakefield Tippers Ltd, Unit 40 Foster Street, Hull	HU8 8BT
EPR/FB3609MP	Humberside Excavations Ltd, Gibson Lane, Melton, North Ferriby	HU14 3HH
EPR/KB3404GT	Ashcourt Contracts Ltd, Pocklington Airfield, Pocklington	YO42 1DN

3.7 Q3c Finances

3.7.1 There are no current or past bankruptcy or insolvency proceedings against any relevant persons to declare.

3.8 Q3d Management Systems

3.8.1 Alkerton Quarry is a disused ironstone quarry, no longer worked for ironstone mineral. The waste recovery operations to restore the site to agreed restoration levels will be undertaken by the operator in accordance with a management system which meets the standards set out in Environment Agency guidance 'Develop a management system: environmental permits'.

3.8.2 Alkerton Quarry and the associated activities on-site will be managed by the Operator in accordance with their own management system. A summary of the Environmental Management System is provided below and a contents page is provided in Appendix 5.

3.8.3 The Operator will implement a number of site-specific procedures and documents to control the operations at the Site, as follows:

Identifying and minimising risks of pollution

3.8.4 Environmental risk assessments have been carried out for the purpose of this application which assesses the environmental risks from all the relevant activities affected by this application:

- Amenity & Accidents Risk Assessment ref. 4919-CAU-XX-XX-RP-V-0302

- 3.8.5 The risk assessment was also used as a tool for identifying the risk management measures that are important in minimising the risks of pollution. The identified risk management measures are considered to be the minimum technical standards which the Site should operate to.

Operations and maintenance

- 3.8.6 With regards to the proposed activities, the control measures identified to reduce potential emissions from site activities such as dust, odour, noise, mud and debris, litter etc. are set out within the 'Amenity and Accident Risk Assessment', which will form part of the technical standards for the Site.

- 3.8.7 Maintenance is managed through planned preventative maintenance schedules for all equipment on Site.

Incidents and non-conformances

- 3.8.8 Any incidents or non-conformances will be recorded in the daily site records. A daily site inspection is carried out by a technically competent manager. Staff are also encouraged to report any issues immediately to the technically competent manager. An accident management plan will be in place for the Site, covering procedures to deal with accidents, incidents or abnormal situations.

Complaints

- 3.8.9 The company has a Complaints Procedure, which forms part of the management system for the Site.

Staff training and competence

- 3.8.10 Training is provided so that all workers have a satisfactory understanding of their duties in relation to environmental, health and safety issues on Site.

- 3.8.11 For machine and equipment operators, the company ensures that training and certification and continued competence in relation to that particular machine or equipment is undertaken by all machine operators prior to their use of that machine.

Dust, odour, noise and emissions management

- 3.8.12 The management system includes measures that will be taken to manage dust, odour, noise and other fugitive emissions. A Dust and Emissions Management Plan (DEMP) ref. 4919-CAU-XX-XX-RP-V-0304 will form part of the management system for the site, as well as the technical standards proposed for the management of dust, odour, noise and other emissions, which were identified through the 'Amenity and Accident Risk Assessment' for this application.

- 3.8.13 The management measures are supported by the daily checks which are carried out by the site manager/nominated deputy who will consider the most appropriate action to take if emissions found to be leaving the site boundary.

Documentation of legislative and other requirements

- 3.8.14 Copies of planning permissions, environmental permits and other relevant permissions are kept either as paper records or electronically in the Site Office.
- 3.8.15 The technically competent manager will keep up to date with other legal requirements and changes to relevant environmental legislation through trade magazines and the Natural Resources Wales and Environment Agency websites.

Management reviews

- 3.8.16 Management will periodically review the environmental performance of the company through their review of environmental audit reports and the daily site records.
- 3.8.17 The environmental policy statement is also reviewed periodically to ensure it reflects the company's operations and its environmental objectives.

3.9 Q5a Plans for the site

- 3.9.1 The following drawings for the site are within the Waste Recovery Plan (WRP) ref. 4919-CAU-XX-XX-RP-V-0300, and are included within this application:

- Drawing ref: AL1198-D11v2 (August 2021), 'Illustrative Cross Sections of Site and Revised Restoration Scheme'
- Drawing ref: AL1198-D12v4 (Rev A Dec 2021) 'Comparison of Landforms, Site Conditions and Site Operation'
- Drawing ref: AL1198-D5, 'Alkerton Quarry Site Location'
- Drawing ref: AL1198-D3v2 (Jan 2021), 'Topographical Site Survey'
- Drawing ref: AL1198-D10v8 (May 2021) Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges'.

- 3.9.2 In addition, the following drawing is provided in the Amenity & Accidents Risk Assessment report ref. 5205-CAU-XX-XX-RP-V-0302:

- 4919-CAU-XX-XX-DR-V-1800 Sensitive Receptor Plan

3.10 Q5b Provide the relevant sections of a Site Condition/Baseline Report

- 3.10.1 As part of the Environment Setting & Site Design report ref. 4919-CAU-XX-XX-RP-V-0303, a Site Condition Report has been included.

3.11 Q5c Provide a Non-Technical Summary

- 3.11.1 Alkerton 2022 Limited ('the operator') require a bespoke environmental permit for their deposit of waste for recovery operations to be undertaken at Alkerton Quarry, in Alkerton, Banbury, Oxfordshire. The waste recovery operations will involve the importation of inert waste materials sourced from imported inert local development projects and in-situ material to enable the satisfactory restoration of the site to re-instate the haul road with a low-level restoration in line with a revised restoration scheme. A Waste Recovery Plan (WRP) ref. 4919-CAU-XX-XX-RP-V-0300 has been written in line with the Environment Agency's latest guidance 'Waste recovery plans and deposit for recovery permits'¹ (Published 21st April 2021).
- 3.11.2 Alkerton Quarry occupies a triangular parcel of land with access to the main road networks which border the A422 (Stratford Road) and Rattlecombe Road to the south as shown in the site location plan drawing ref: AL1198-D5. Alkerton Landfill Site (operated by SUEZ Recycling and Recovering UK Ltd) lies immediately adjacent to the west. The existing quarry covers an area of approximately 10.8 ha and is within a wider ROMP permissions which also includes restored and active mineral operations at Hornton and Wroxton respectively. The Alkerton Quarry has been largely exhausted of ironstone mineral. The northern part of the Site was partially restored approximately 14 years ago and is in poor condition and requires re-working to improve restoration quality and drainage.
- 3.11.3 The previous Planning Permission MW.0020/19 included a restoration scheme that restores the site to a low level with agricultural after-use, hedgerows and areas of rough grassland, scrub and natural regeneration. This permission included for the relocation of the ephemeral pond and was approved in November 2019. This scheme provided 6.1 ha of agricultural land with rough grassland and perimeter scrub. Restoration of Alkerton Quarry was due to be completed in 2019/20 under this Revised Restoration Scheme. However, only a section of the northern area of the site was partially restored approximately 14 years ago under previous ownership, who had also removed the haul road and over extracted the mineral beneath. As a result, this has prevented the restoration scheme that was approved in MW.0020/19 from being implemented.
- 3.11.4 Following new ownership of Alkerton Quarry in 2021, the new operator, Alkerton 2022 Limited, seeks to restore Alkerton Quarry to re-establish the road through the site and complete a revised low-level restored landform.
- 3.11.5 It was identified by Principal Planning Officer (Mary Hudson) Oxfordshire County Council in their pre-application advice letter, 16th July 2021 that the revised restoration scheme which was approved 21st November 2019 (and due to be carried out in 2020) cannot now be executed as was originally intended. The Officer stated that "it is understood that the site was last worked mid-2020, when the mineral beneath the haul road was removed, making implementation of the approved restoration scheme impossible". Oxfordshire County Council have stated where "operations on site have made it impossible to comply with the existing

¹ [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/92444/waste-recovery-plans-and-deposit-for-recovery-permits.pdf)

approved restoration plan, in this case, a new application for an amended restoration plan is required” for Alkerton Quarry.

- 3.11.6 As the approved restoration scheme cannot be undertaken and there is insufficient material available on site to restore the route of the road through the site, a revised restoration scheme has been developed which incorporates the restoration of Alkerton Quarry with the reinstatement of the road to a low-level restoration landform through the importation of inert soils material. This revised scheme will require approximately a total of 130,000 m³ of restoration material of which 90,000m³ will be imported restoration material equating to approximately 150,000 tonnes that will be brought in over 3 years at around 50,000 tonnes per annum. It is estimated that approximately 40,000m³ of topsoils and overburden materials is available on-site and this will be used around the ephemeral pond/wetland area and also as final cover material in the restoration of the site. There will be no imported waste materials used in the pond area, with only native on-site soils used, as shown in the area outlined in purple in attached drawing ref. AL1198-D12v4.
- 3.11.7 Planning permission MW.0124/21 was approved on 9th November 2022 (see decision notice in Appendix 6) for the proposed modification of the approved restoration scheme through importation of inert soil material for nature conservation after-use and the erection of 18 single storey holiday lodges with associated landscaping and car parking. Following the completion of waste importation for recovery there will be a nature conservation after-use and holiday chalets for eco-tourism. The road will be re-established which will provide access through the site to the holiday chalets.
- 3.11.8 The revised restoration scheme, as detailed in the Waste Recovery Plan (WRP) ref. 4919-CAU-XX-XX-RP-V-0300, has been designed to provide benefits for biodiversity, and nature conservation after-use for the site compared to the previously approved restoration scheme. This involves a larger area of Alkerton Quarry being committed to biodiversity and nature conservation purposes and allocated with approximately 0.5ha of the southern area of the site as a Nature Reserve. The revised restoration landform ranges from c.161mAOD in the southern areas to 172.5mAOD in the northern part of the site, overall providing similar restored site levels to the previously approved restoration scheme. This scheme has also been provided with reinstating of the road through the site and an improved landform which facilitates a reasonable depth of soil that will also further assist in current drainage issues in the partially restored, northern part of the site.
- 3.11.9 It is anticipated a total of 18 holiday chalets will be designed as small-scale cabin/shepherd hut-style holiday facilities located in the northern part of the site with the opportunity to link these amenities to further nature conservation uses and to offer a form of eco-tourism. In addition, public footpaths which intersect the site can also be returned to its definitive route as opposed to the amended location which would have otherwise been required by the previously approved restoration scheme.

3.12 Q6a Environmental Risk Assessment

3.12.1 An Amenity and Accidents Risk Assessment is included under document ref. 4919-CAU-XX-XX-RP-V-0302.

3.13 Appendix 2 – Date of birth information for Relevant Offences and/or Technical Ability questions

3.13.1 There are no relevant offences to declare.

3.13.2 Date of birth information for the Technical Ability question is provided in Appendix 1.

4.0 PART B4 APPLICATION FORM – NEW BESPOKE WASTE OPERATION PERMIT

4.1 Q1a Activities applying for

4.1.1 The operator is applying for a new bespoke permit for the following activity:

Table 3 – Listed Activities

Name of Waste Operation	Description of the waste operation	Annex I (D codes) or II (R codes) and descriptions
Waste Recovery Operation	Deposit of waste for recovery.	<p>R13 Storage of waste pending any of the operations numbered R3 & R5</p> <p>R3: recycling or reclamation of organic substances which are not used as solvents</p> <p>R5 Recycling or reclamation of other inorganic materials</p>

4.1.2 The recovery operation will involve importing 90,000m³ of suitable restoration materials to complete the revised restoration scheme, as detailed in the Waste Recovery Plan (WRP) ref. 4919-CAU-XX-XX-RP-V-0300. The WRP was submitted in advance of this bespoke permit application to agree with the Environment Agency that the operation can be regarded as a recovery operation in line with the EA's latest guidance.

4.2 Q1b Types of Waste

4.2.1 The waste types to be used in the recovery operations at Alkerton Quarry will be from the specific EWC codes listed below in Table 4, sourced from local building development projects:

Table 4 – Waste Types to be Accepted

Waste Code	Description	Restrictions
01 01	waste from mineral excavation	
01 01 02	wastes from metalliferous excavation	Restricted to waste interburden and overburden only.
01 04	waste from physical and chemical processing of non-metalliferous minerals	
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07	N/A
01 04 09	waste sand and clays	N/A
02 04	wastes from sugar processing	
02 04 01	soil from cleaning and washing beet	N/A

10 12	waste from manufacture of ceramic goods, bricks, tiles and construction products	
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)	N/A
10 13	wastes from manufacture of cement, lime and plaster and articles and products made from them	
10 13 14	waste concrete	N/A
17 01	concrete, bricks, tiles and ceramics	
17 01 01	concrete	N/A
17 01 02	bricks	N/A
17 01 03	tiles and ceramics	N/A
17 01 07	mixtures of concrete, bricks, tiles and ceramics (other than those mentioned in 17 01 06)	Metal from reinforced concrete must be removed.
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	Topsoil, peat, subsoil and stones only.
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified	
19 12 09	minerals (for examples sand, stones) only	N/A
19 12 12	other wastes (including mixtures of materials) from mechanic treatment of wastes other than those mentioned in 19 12 11	Restricted to bricks, tiles, concrete and ceramics only.
20 02	garden and park wastes (including cemetery wastes)	
20 02 02	soils and stones	Topsoil, peat, subsoil and stones only.

- 4.2.2 The waste types listed above will be inert restoration materials, and by definition will not be capable of generating a leachate that could pose a risk to the groundwater or surface water environment. The potential impact from the placement of restoration soils at Alkerton Quarry is considered to be of negligible risk to the environment and the materials are classed as

suitable in line with the 'Waste recovery plans and deposit for recovery permits' guidance (April 2021)².

4.2.3 All soils brought to the site for restoration will be subject to the waste acceptance procedures as detailed in Appendix 5 of the Waste Recovery Plan (WRP) document ref. 4919-CAU-XX-XX-RP-V-0300 and undergo analysis where required.

4.2.4 There will be no imported waste materials used in the pond/wetland area, with only native on-site soils used, as shown in the area outlined in purple in attached drawing ref. AL1198-D12v4.

4.3 Q1c Deposit for Recovery Purposes

4.3.1 A Waste Recovery Plan (WRP) was produced in advance of the permit variation application which covers the proposed recovery activities. This was submitted to the EA in August 2022 and was approved by the Environment Agency on 10/01/2023 (see Appendix 2).

4.3.2 The WRP is included under document ref. 'Waste Recovery Plan' 4919-CAU-XX-XX-RP-V-0300. The Operator name has been amended in the WRP from 'AT Contracting Limited' to 'Alkerton 2022 Limited' to reflect that of the applicant. No other changes have been made to the WRP.

4.4 Q2 Point Source Emissions to Air, Water, Sewers and Land

4.4.1 An 'Amenity and Accidents Risk Assessment' ref. 4919-CAU-XX-XX-RP-V-0302 has been prepared to support the permit application which assesses the risks arising from the proposed recovery activities at Alkerton Quarry. The restoration materials to be placed at the site will be inert and have a negligible leaching potential of contaminants, therefore posing negligible risk to the environment.

4.4.2 There are no anticipated point source emissions to air, water (other than sewers) or sewers, effluent plants or other transfer off site as a result of this application.

4.5 Q3a Technical standards

4.5.1 An 'Amenity and Accidents Risk Assessment' (ARA) ref. 4919-CAU-XX-XX-RP-V-0302 has been prepared to cover the proposed recovery activities, which assesses the risks from emissions and potential accidents arising from the proposed recovery activities at Alkerton Quarry. This assessment will be included within the technical standards for the site. The ARA was written in accordance with EA guidance 'Risk assessments for your environmental permit' last updated 31st August 2022.

4.5.2 A Dust & Emissions Management Plan (DEMP) has also been prepared as part of this permit variation to cover the proposed recovery activities as document ref. 4919-CAU-XX-XX-RP-V-0304. This assessment will be included within the technical standards for the site and the

² <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits#deposit-for-recovery-at-landfill-sites>

control measures will be included within the management system for the site. The DEMP was written in accordance with EA guidance 'Control and monitor emissions for your environmental permit' last updated 17th May 2021.

4.5.3 The Waste Recovery Plan (WRP) will also form part of the technical standards of the site as document ref. 4919-CAU-XX-XX-RP-V-0300, covering the waste recovery activities. This has been written in accordance with the EA guidance on 'Waste recovery plans and deposit for recovery permits' published 21st April 2021.

4.5.4 The restoration activities at the site will be undertaken in accordance with a management system which will establish an organisational structure, responsibilities, practices, procedures and resources for achieving, reviewing and maintaining the company's commitment to environmental protection. The operation of an EMS is an assurance to the regulator, neighbouring businesses, stakeholders, and others alike that the facility operation is undertaken in strict compliance with the regulations in force and with the management seeking continual improvements. It requires the company to work in a transparent way, to maintain and improve the confidence of regulators and neighbours, and to have a proactive approach to environmental improvement.

4.6 Q3b General Requirements

4.6.1 Odour is not considered to be a risk due to the inert nature of the restoration materials to be accepted for deposit of waste for recovery. This is addressed in the Amenity and Accidents Risk Assessment document ref. 4919-CAU-XX-XX-RP-V-0302.

4.6.2 The risks of noise and/or vibration is assessed in the Amenity and Accidents Risk Assessment, document ref. 4919-CAU-XX-XX-RP-V-0302 and is considered of low risk to receptors.

4.6.3 A Dust & Emissions Management Plan is included in this application under document ref. 4919-CAU-XX-XX-RP-V-0304 which assess the impacts, control and mitigation measures for dust and particulate emissions as a result of the proposed recovery operations at the site.

4.7 Q4a: Monitoring measures for point source emissions

4.7.1 There are no specific point source emissions from the proposed operations on site. Monitoring is covered in the Environmental Setting and Site Design (ESSD) report ref. 4919-CAU-XX-XX-RP-V-0303.

4.8 Q4b: Point source emissions to air only

4.8.1 There are no specific point source emissions to air from the proposed operations on site.

4.9 Appendix 2 - Specific questions for inert waste landfill and deposit for Recovery operations

4.9.1 Question 1: ESSD – an Environmental Setting and Site Design (ESSD) report has been prepared to cover the proposed recovery operations at Alkerton Quarry, as document ref. 4919-CAU-XX-XX-RP-V-0303.

- 4.9.2 Question 2: Waste Acceptance – the waste acceptance procedures are included within Appendix 5 of the Waste Recovery Plan ref. 4919-CAU-XX-XX-RP-V-0300. Only permitted waste types will be accepted onto site for the recovery activities.
- 4.9.3 Question 3: HRA - for the Hydrogeological Risk Assessment of Alkerton Quarry with respect to the proposed recovery activities, please see report ref. 4919-CAU-XX-XX-RP-O-0300.
- 4.9.4 Question 4: Outline Engineering Plan - see document ref. 4919-CAU-XX-XX-RP-V-0303 Environmental Setting and Site Design (ESSD) report.
- 4.9.5 Question 5: SRA - please see document ref. 4919-CAU-XX-XX-RP-V-0303 Environmental Setting and Site Design (ESSD) report.
- 4.9.6 Question 6: Monitoring Plan - please see 'Monitoring' section of document ref. 4919-CAU-XX-XX-RP-V-0303 Environmental Setting and Site Design (ESSD) report.
- 4.9.7 Question 7: Site Closure Plan - see document ref. 4919-CAU-XX-XX-RP-V-0303 Environmental Setting and Site Design (ESSD) report.
- 4.9.8 Question 8: Spreading waste to support plant growth – this is not applicable to this application.

5.0 PART F1 APPLICATION FORM – CHARGES & DECLARATIONS**5.1 Q1 & 2 Working out Charges**

5.1.1 The associated Environment Agency (EA) application fees consist of the following elements:

Table 5 – Environment Agency application fees

Application Type	EA Fees
Deposit of Waste for Recovery	£9,207
Emissions Management Plan (Dust) Assessment	£1,241
Total	£10,448

5.1.2 A payment for the application of **£10,448** has been made by Caulmert Limited (on behalf of Alkerton 2022 Limited) to the Environment Agency under BACS ref. **PSCAPPALKE4919**.

APPENDIX 1

Directors and TCM Dates of Birth

Appendix 1

Alkerton 2022 Limited - Director Details

Director Name	Date of Birth
Carly Taylor	[REDACTED]

Technically Competent Manager Details

TCM Name	Date of Birth
Julie Todd	[REDACTED]



Certificate Number 9113
ISO 9001, ISO 14001

Caulmert Limited

Registered Office: InTec, Parc Menai, Bangor, Gwynedd, LL57 4FG

Company Registered No. 06716319
Company Registered in Cardiff



APPENDIX 2

WRP Approval Letter from Environment Agency
& Council Correspondence

By E-mail only

Our ref: EPR/KB3200ML/A001
Your ref:

Date: 10/01/2023

Dear Mr Stocks,

Environmental Permitting – Recovery vs Disposal assessment of a waste recovery plan

Pre-application reference: EPR/KB3200ML/A001

Prospective applicant name: AT Contracting Limited

Site name and address: Alkerton Quarry, Alkerton with Shenington, Banbury, Oxon, OX15 6HY

You have submitted information to us that includes your assessment that the activity you wish to undertake at your site amounts to a recovery operation.

We have now considered your submission and we would like to advise you that:

We agree with your assessment that your activity is a recovery operation. This advice is based on the information you have provided to support that the waste is being used as a substitute for non-waste material plus details in relation to waste types and quantity and the purpose and nature of the proposal. If you change any of this information between now and when you submit an application, this advice may no longer apply.

Please note that the advice contained in this letter is not in itself a permitting decision or an indication that a permit will be granted or permit variation issued following submission of an application. Further assessment will take place during the permit determination stage and pre-application advice should be sought as required before preparing an application. See appendix for more information.

The following documents are considered to form the approved waste recovery plan:

Title	Reference (where applicable)	Date
Waste Recovery Plan	4919-CAU-XX-XX-RP-V-0030.A0.C2	19/08/22
Drawing 'Illustrative Cross Sections of Site and Revised Restoration Scheme'	ALL1198-D11v2	19/08/22
Drawing 'Comparison of Landforms, Site Condition and Site Operation'	AL1198-D12v4	19/08/22
Drawing 'Topographical Site Survey'	AL1198-D3v2	19/08/22
Drawing 'Alkerton Quarry Site Location'	AL1198-D5	19/08/22

Title	Reference (where applicable)	Date
Drawing 'Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges'	ALL1198-D10v5	19/08/22
List of waste codes	Appendix 6 of Waste Recovery Plan	19/08/22

For clarity, the following information is **not** considered to form part of the approved waste recovery plan;

Title	Reference (where applicable)	Date
Waste acceptance procedures and criteria	Appendix 5 of Waste Recovery Plan	19/08/22

If you have any questions regarding our advice above please phone me or email emma.bellamy@environment-agency.gov.uk

Yours sincerely

Emma Bellamy
Permitting Officer

Appendix

Recovery vs Disposal advice

The Recovery vs Disposal (RvD) assessment of a waste recovery plan enables us to advise an applicant regarding whether or not we agree in principle that a proposed waste activity is a recovery operation to inform what type of permit would be required (recovery or disposal).

This assessment is discrete from the pre-application advice that would be provided to support the preparation of a permit application (see below) attracting a separate charge.

Our decision to grant a recovery permit or to issue a variation is subject to further assessment carried out during the permit determination stage. In the case of bespoke permit applications, this includes site-specific risk assessment based on the location of the site and technical requirements of the scheme.

For example:

- RvD assessment considers what waste types *may* be suitable, not what waste types *will* be deemed suitable following technical assessment of a permit application which would take into account the sensitivity of the site location and the proposed appropriate measures to be carried out. This is particularly relevant where non-inert wastes are to be deposited.
- RvD assessment considers whether it has been demonstrated that the scheme will be designed and constructed to be fit for purpose. Further technical assessment of the design and the construction methods and/or quality standards to be met may be carried out during permit determination.

If the permit that you are intending to apply for includes the application of waste to improve / enhance or maintain soil quality (landspreading), you must make this clear in your permit application and provide a benefit statement with your application that shows that the specific use of the waste is suitable and will provide no more soils and/or nutrients than the plants need. This is separate to the RvD assessment of the waste recovery plan.

If you plan to mix or blend waste or manufacture a soil substitute under the permit this should be made clear in the permit application as it is a separate activity that will need to be assessed during permit determination.

Pre-application advice on a recovery permit application

Prior to preparing and submitting an application for a recovery permit, you should review our deposit for recovery guidance (<https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits>) and consider seeking pre-application advice (<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>).

You should use the paid for enhanced pre-application advice service to discuss your proposal if any of the following apply:

- your site is in a sensitive location (<https://www.gov.uk/guidance/landfill-operators-environmental-permits/plan-the-environmental-setting-of-your-site#sensitive-locations>)
- you are depositing waste on top of a landfill
- you are depositing waste into water
- hazardous waste is to be deposited as part of the scheme
- additional activities (such as landspreading or soil treatment) are intended to be included in the permit

Changes to your waste recovery plan

Before making changes to your proposal you should review our waste recovery plan guidance (<https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits>).

From: Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>
Sent: 16 January 2023 17:07
To: Rick Bright <rick@bright-associates.co.uk>
Subject: RE: Waste Recovery Plan - A T Contracting & Plant Hire Ltd - Alkerton Quarry - Ref: EPR/KB3200ML/A001

Hi Rick,
I haven't come across this before and it does seem unusual.

I don't have the authority to confirm anything formally on behalf of Oxfordshire County Council. In any case, it is difficult to give a view on anything other than the proposal as set out in the planning application as determined.

However, I don't wish to hold anything up and note that the description of development on the planning application was 'importation of inert soil material'. Therefore, I don't believe that the permission we issued specifically requires that the quarry should be restored with waste soils, despite the report assuming that the restoration material would be waste. Therefore, I can confirm that from my perspective there would be no objection to the use of non-waste for the restoration, as long as it was in accordance with the planning permission.

I hope that helps.

Regards,
Mary

Mary Hudson
Principal Planning Officer
Oxfordshire County Council

Phone: 07393 001 257

My working days are Monday to Thursday

From: Rick Bright <rick@bright-associates.co.uk>
Sent: 11 January 2023 09:01
To: Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>
Subject: Waste Recovery Plan - A T Contracting & Plant Hire Ltd - Alkerton Quarry - Ref: EPR/KB3200ML/A001

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Mary

The consultancy firm Caulmert are acting on behalf of the landowner to secure the necessary permits from the Environment Agency, and they have forwarded me a query from the EA.

Below is the copy email and enclosed is the accompanying letter. This confirms that the placement of the soils is seen as a waste recovery operation. The EA definition of this process is as follows;

“Waste recovery on land, or deposit for recovery, is when you use waste material in place of non-waste material you would have used to perform a function”.

You will see (below email) that the EA state as follows; *“We need the local authority to confirm that they would have no objection to using non-waste. This is so that you can satisfy the substitution test”.*

The purpose of this email is to ask for a confirmation as such. I guess the planning consent MW.0020/19 confirms this very principle as indeed the current permission MW.0124/21 consents the restoration of the quarry, thus soils other than waste could be brought in as per the approved tonnages and Conditions would be compliant with planning.

It seems an odd query from the EA, but I am told that this is as a result of changes in legislation made last November, so I suspect if you haven't already come across this scenario, it will become more common place.

Regards

Rick Bright

Principal

Tel: 01691 682773

Mob: 07802 356675



From: Andy Stocks <AndyStocks@caulmert.com>

Sent: 10 January 2023 15:44

To: Rick Bright <rick@bright-associates.co.uk>

Subject: FW: Waste Recovery Plan - A T Contracting & Plant Hire Ltd - Alkerton Quarry - Ref: EPR/KB3200ML/A001

Hi Rick

As discussed,

Andy



Director of Environment
AndyStocks@caulmert.com
www.caulmert.com

Mobile: 07818 623158
Direct: 01773 305 041
Phone: 01773 749132

Nottingham Office • Strelley Hall, Main Street • Strelley, Nottingham • NG8 6PE • United Kingdom



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From: Bellamy, Emma <emma.bellamy@environment-agency.gov.uk>

Sent: 10 January 2023 15:31

To: Andy Stocks <AndyStocks@caulmert.com>

Subject: RE: Waste Recovery Plan - A T Contracting & Plant Hire Ltd - Alkerton Quarry - Ref: EPR/KB3200ML/A001

Hi Andy

Thanks for confirming this, there is just one small query.

In the planning decision, reference is made to waste. We need the local authority to confirm that they would have no objection to using non-waste. This is so that you can satisfy the substitution test. If it is likely to take some time to get this confirmation from the planning authority, we are happy to provide our advice in principle of recovery. You would then need to include an addendum at the permit application stage.

Many Thanks

Emma Bellamy

Permitting Officer, National Permitting Service

Environment Agency | Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR

emma.bellamy@environment-agency.gov.uk

External: 020 302 53747

Mobile: 07867 370 563

Working days: Monday to Friday

Pronouns: she/her ([Why is this here?](#))



Simple, fair, effective charges.

Our regulatory charges have changed. On 1 April 2018 we introduced our new charging schemes. Find out how you may be affected.



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APPENDIX 3

Pre-Application Conservation Screen

Andy Stocks on behalf of
AT Contracting & Plant Hire Ltd
Colinton House, Leicester Road,
Bedworth, Warwickshire, CV12 8AB

Our reference: EPR/KB3200ML/A001

Date: 24/02/2021

Dear Mr Stocks

Pre application advice – Basic service

Site: Alkerton Quarry, Banbury, Oxon, OX15 6HY

Thank you for your pre application enquiry on 18 February 2021.

We are unable to proceed with an enhanced pre-application service as requested as there is no information for us to assess. We have therefore responded to the request with our basic service. The advice that we have given you here is free of charge and is based on the published guidance on GOV.UK. Please note that based on the estimated tonnages we can advise that a bespoke waste permit notice would be required.

Below are details about how to apply for this permit and how much it will cost.

Habitats

Habitats screening requirements: A screen for relevant habitats in your area has been conducted and the results attached to this letter.

Forms

You will need to submit the following forms. Please ensure you download the latest version of the forms, as your application will be returned if an old version of the forms is used:

<https://www.gov.uk/search?q=environmental+permit+application+forms>

You must read all accompanying guidance when completing the forms to ensure you do not miss anything out.

You must ensure you provide dates of birth for all appropriate people as per Appendix 1 in form Part A. Failure to do so will delay your application being put into our systems. Please note that these details will not be made available on the Public Register.

customer service line 03706 506 506

floodline 03459 88 11 88

incident hotline 0800 80 70 60

Page 1 of 6

LIT 55347 20/8/2020

Declaration

Please ensure the Declaration section is completed by each “relevant person”.

- For an application from an individual, a relevant person is the person to be named on the permit.
- For an application from more than one individual, each person who is applying for their name to be on the permit must complete the declaration – you will have to print a separate copy of the declaration page for each additional individual to complete.
- In the case of a company, a relevant person must be an active director/company secretary as listed on Companies House – <https://beta.companieshouse.gov.uk/>
- For a charity, a relevant person is a key post holder, i.e., chair, chief executive, director or trustee.

Additional information required

The following additional documents and supporting information will be required as part of your application:

Site Plan

Provide a plan clearly showing the site boundary, and plans clearly marking site layout, infrastructure and drainage arrangements. Where you intend to include ground or surface monitoring with your proposal, please include relevant plans showing the locations of site infrastructure.

Environmental Management System

You must also send a summary of your environmental management system (EMS). Guidance on this is available from Gov.uk:

<https://www.gov.uk/guidance/develop-a-management-system-environmental-permits>

I would highly recommend that you read our Core Guidance document which will tell you about the permitting process and provide information about your responsibility as a waste operator. Here is the link:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/211852/pb13897-ep-core-guidance-130220.pdf

Waste Recovery Plan (WRP)

A bespoke permit requires a submission of a waste recovery plan (WRP) with the permit application. We assess the WRP to determine whether the proposed operation is recovery or disposal. If we find the operation to be disposal, your operation cannot have a deposit for recovery permit. For information about waste recovery plans, how to submit

customer service line **03706 506 506**

incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

Page 2 of 6

your WRP for assessment and the fee prior to your permit application submission, please see:

<https://www.gov.uk/guidance/waste-recovery-plans-and-permits>

It is strongly recommended that we assess your WRP before you apply for this standard rules set.

There is a separate charge of £1231 which must be paid in order for us to assess the WRP. This amount must be added to the overall permit charge if you chose not to get the WRP assessed prior to full application submission.

If you submit an unassessed WRP with your permit application and we deem the operation disposal, you will lose the full permit application fee. The WRP assessment will only provide a decision over whether the operation is recovery or disposal. If we decide the WRP proposal is recovery, it will not determine whether this permit can be issued – you still need to submit the full application (along with the approved WRP) and we will assess it in line with the standard rules set.

Hydrogeological Risk Assessment

As your proposed activity is within a sensitive groundwater setting (Secondary A aquifer) you must produce a hydrogeological risk assessment to accompany your application.

Further information on producing a suitable risk assessment can be found on GOV.UK here.

<https://www.gov.uk/government/publications/hydrogeological-risk-assessment-report-template>

Application Fees

The application fee will be: £11,679

This fee is comprised of:

Application Deposit for recovery (1.17.9): £9,207

Waste recovery plan assessment (1.19.1): £1,231

Emissions management plan (where required) (1.19.5): £1,241

Please note that your application will not be processed until we receive the full application fee payment.

customer service line **03706 506 506**

incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

Page 3 of 6

Subsistence Charge

The subsistence charge is going to be: £5,166 (2.17.9)

Link: <https://www.gov.uk/government/publications/environmental-permitting-charging-scheme-2019>

Please note that a subsistence charge is an annual charge which is based on the type and scale of the [activity/permitted discharge]. Payment of this charge must not be included with payment of an application fee. Subsistence charges are invoiced to operators annually, after a permit is issued. The subsistence charge given above may change if we issue you a permit for an activity of a different type and/or scale to the proposed activity in this pre-application request.

What happens next?

This section has been revised specifically to make it clear that a pre-application is closed once this letter has been sent out. It is therefore vitally important that best endeavours have been made to ensure that your response letter to the customer fully explains / answers their questions, to minimise the risk of them needing to ask further questions.

If you submit an environmental permit application then please quote this pre-application reference number: application ref number

If the advice above details using the [online digital application form](#), your application can be submitted using this method. If not, please send your completed application documents via email to: psc@environment-agency.gov.uk

During the Covid-19 incident, the PSC office is closed and you should use the text below.

We are not currently processing paper applications as our offices are closed. Any applications submitted via post will be stored at the Permitting Support Centre until we are able to re-open the office. For further information, please check our latest operational update on the [Environment Agency website](#).

Once the PSC office re-opens we can use the post option below. Otherwise delete the post option below and leave only the sentence above.

Or by post to:

Environment Agency, Permitting Support Centre, Quadrant 2, 99 Parkway Avenue,
Sheffield, S9 4WF

customer service line **03706 506 506**

incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

Page 4 of 6

LIT 55347 20/8/2020

Dealing with the impact of COVID-19

We are following Government advice to manage the risks of Coronavirus to our organisation, to protect the health, safety and wellbeing of our staff and sustain our critical operations.

We are doing all we can to maintain our service, however it may take us longer than usual to respond to you. It is important that you inform us of any applications that are critical to maintain national resilience, national infrastructure and critical environmental protection.

Our current queues are large and we are taking longer than usual to allocate work for duly made checks. Please see the table below for current average queue times.

Application type	Average time on queue
New standard rules	7-9 weeks
New Bespoke	10-12 weeks
Admin variation	2-4 weeks
Minor variation	6-8 weeks
Normal variation	9-11 weeks
Substantial variation	9-11 weeks
Transfer	6-8 weeks
Surrender	6-8 weeks

Disclaimer

The advice given is based on the information you have provided, and does not constitute a formal response or decision of the Environment Agency with regard to future permit applications. Any views or opinions expressed are without prejudice to the Environment Agency's formal consideration of any application. Please note that any application is subject to duly making and then full technical checks during determination, and additional information may be required based on your detailed submission and site specific requirements and the advice given is to address the specific pre-application request.

This advice covers waste only. Other permissions from the Environment Agency and/or other bodies may be required for associated or other activities.

This pre-application request is now closed.

Further enquiries resulting from this response must be logged as a new request using the online form:

customer service line **03706 506 506**

floodline **03459 88 11 88**

incident hotline **0800 80 70 60**

Page 5 of 6

<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

Our basic pre-application service is free and is limited to the information detailed on section 2 of the [Environmental permitting charges guidance](#) on gov.uk.

If you need more extensive or technical pre-application advice, you can ask for our enhanced pre-application service. The enhanced pre-application advice is charged at £100 per hour plus VAT. You will need to complete and submit a new online pre-application request to request enhanced pre-application advice.

If you have any questions please find my contact details below.

Yours sincerely

If using actual addressee's name at the top of the letter, use "Yours sincerely"

Anthony Watts

Anthony.Watts@environment-agency.gov.uk

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Date Produced: 24/02/2021

Reference number: EPR/KB3200ML/A001

NGR of search: SP 38637 43132

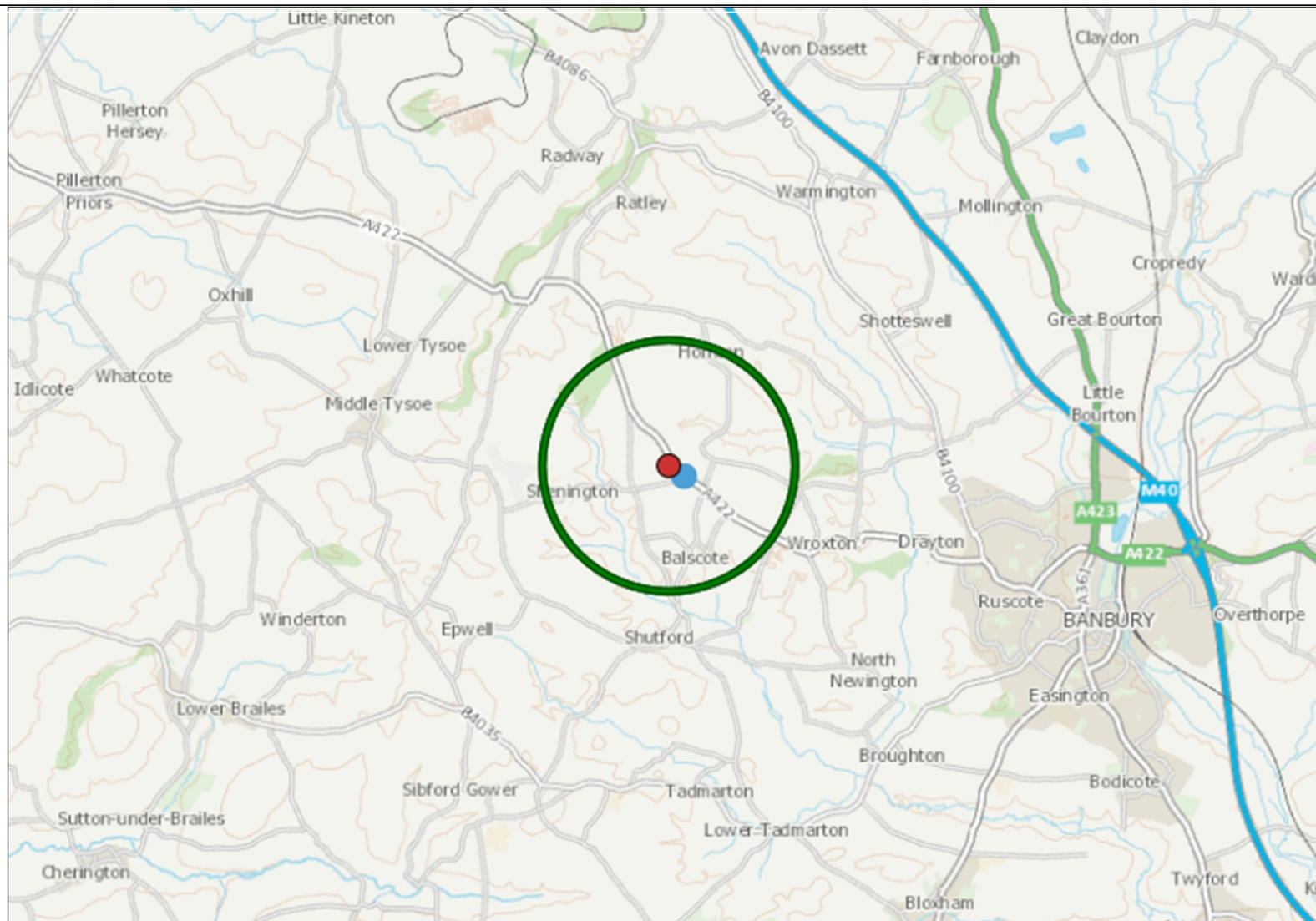
Notes:

Site centre distance (m): 50



Legend

 Search area



[Launch EasiMap](#)

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Easimap Screening Results

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Screening Results for:

Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number:

EPR/KB3200ML/A001

Notes:
Date produced:

24/02/2021

NGR of search:

SP 38637 43132

Site centre distance (m):

50

Data	Details	Within	Search Direction	Action
Aquifer Designation (Bedrock)	Aquifer type: Secondary A	0m	Radial	
EPR Installation Team	EPR Team: Installations Thames	0m	Radial	
EPR Waste Team	EPR Team: Waste North	0m	Radial	
EPR Land and Water Team	EPR Team: Land and Water North	0m	Radial	
Counties	County Name: Oxfordshire County	0m	Radial	
Local Authorities	Name: Cherwell	0m	Radial	
EA Water Management Areas	Area name: West Thames	0m	Radial	
Historic Landfill Sites	no information	347m	Radial	Check for the presence of a historic landfill
	no information	202m	Radial	
Authorised Landfill Sites	no information	151m	Radial	Check for the presence of an authorised landfill
	no information	343m	Radial	
Ancient Woodland - England	None present	200m		
Ancient Woodland - Wales	None present	200m		
Aquifer Designation (Superficial)	None present	0m		
Local Nature Reserves - England	None present	200m		
Local Nature Reserves - Wales	None present	200m		
Local Wildlife Sites	None present	200m		
National Nature Reserves - England	None present	200m		
National Nature Reserves - Wales	None present	200m		
Protected Habitats - Upland Heathland	None present	50m		
Protected Habitats - Deciduous woodland	None present	50m		
Protected Habitats - Wet Woodland	None present	50m		
Protected Habitats - Coastal Saltmarsh	None present	50m		
Protected Habitats - Upland Hay Meadows	None present	50m		
Protected Habitats - Upland Calcareous grassland	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Protected Habitats - Lowland meadows	None present	50m		
Protected Habitats - Lowland Heathland	None present	50m		
Protected Habitats - Lowland dry acid grassland	None present	50m		
Protected Habitats - Lowland Calcareous grassland	None present	50m		
Protected Habitats - Intertidal mudflats	None present	0m		
Protected Habitats - Aquifer fed water bodies	None present	50m		
Protected Habitats - Cha k rivers	None present	50m		
Protected Habitats - Saline lagoons	None present	50m		
Protected Habitats - Purple moor grass and Rush Pasture	None present	50m		
Protected Habitats - Maritime Cliff and Slope	None present	0m		
Protected Habitats - Fens	None present	50m		
Protected Habitats - Coastal vegetated shingle	None present	0m		
Protected Habitats - Coastal sand dunes	None present	0m		
Protected Habitats - Mudflats	None present	0m		
Protected Habitats - Culm/Rhos pasture	None present	50m		
Protected Habitats - Blanket Bog	None present	50m		
Protected Habitats - Lowland Raised bog	None present	50m		
Protected Habitats - Coastal and Floodplain Grazing Marsh	None present	50m		
Protected Habitats - Reedbeds	None present	50m		
Protected Species - Brown trout Salmo trutta	None present	500m		
Protected Species - Sea trout Salmo trutta migratory route	None present	500m		
Protected Species - Smelt Osmerus eperlanus	None present	500m		
Protected Species - Smelt Osmerus eperlanus migratory route	None present	500m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for:

Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number:

EPR/KB3200ML/A001

Notes:
Date produced:

24/02/2021

NGR of search:

SP 38637 43132

Site centre distance (m):

50

Data	Details	Within	Search Direction	Action
Protected Species - European eel <i>Anguilla anguilla</i>	None present	500m		
Protected Species - European eel <i>Anguilla anguilla</i> migratory route	None present	500m		
Protected Species - Vendace <i>Coregonus albula</i>	None present	500m		
Protected Species - Whitefish (Powan, Gwyniad, Schelly) <i>Coregonus lavaretus</i>	None present	500m		
Protected Species - Bullhead <i>Cottus gobio</i>	None present	500m		
Protected Species - Spined loach <i>Cobitis taenia</i>	None present	500m		
Protected Species - Atlantic salmon <i>Salmo salar</i>	None present	500m		
Protected Species - Atlantic salmon <i>Salmo salar</i> migratory route	None present	500m		
Protected Species - Unidentified shad <i>Alosa</i>	None present	500m		
Protected Species - Twaite shad <i>Alosa fallax</i>	None present	500m		
Protected Species - Twaite shad <i>Alosa fallax</i> migratory route	None present	500m		
Protected Species - Allis shad <i>Alosa alosa</i>	None present	500m		
Protected Species - Allis shad <i>Alosa alosa</i> migratory route	None present	500m		
Protected Species - Unidentified shad <i>Alosa</i> migratory route	None present	500m		
Protected Species - River lamprey <i>Lampetra fluviatilis</i>	None present	500m		
Protected species - Unidentified lamprey <i>Petromyzontidae</i>	None present	500m		
Protected Species - River lamprey <i>Lampetra fluviatilis</i> migratory route	None present	500m		
Protected Species - Brook lamprey <i>Lampetra planeri</i>	None present	500m		
Protected Species - Sea lamprey <i>Petromyzon marinus</i>	None present	500m		
Protected Species - Sea lamprey <i>Petromyzon marinus</i> migratory route	None present	500m		
Protected Species - Arctic charr <i>Salvelinus alpinus</i>	None present	500m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for:

Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number:

EPR/KB3200ML/A001

Notes:
Date produced:

24/02/2021

NGR of search:

SP 38637 43132

Site centre distance (m):

50

Data	Details	Within	Search Direction	Action
Protected Species - A diving beetle <i>Agabus brunneus</i>	None present	50m		
Protected Species - A diving beetle <i>Bidessus unistriatus</i>	None present	50m		
Protected Species - A river shingle beetle <i>Bembidion testaceum</i>	None present	50m		
Protected Species - A river shingle beetle <i>Hydrochus nitidicollis</i>	None present	50m		
Protected Species - A river shingle beetle <i>Meotica anglica</i>	None present	50m		
Protected Species - A river shingle beetle <i>Thinobius newberyi</i>	None present	50m		
Protected Species - Depressed river mussel <i>Pseudanodonta complanata</i>	None present	50m		
Protected Species - Fine-lined pea mussel <i>Pisidium tenuilineatum</i>	None present	50m		
Protected Species - Greater water parsnip <i>Sium latifolium</i>	None present	50m		
Protected Species - Hairy click beetle <i>Synaptus filiformis</i>	None present	50m		
Protected Species - Lagoon spire snail <i>Heleobia stagnorum</i>	None present	50m		
Protected Species - Shining rams horn snail <i>Segmentina nitida</i>	None present	50m		
Protected Species - Slender stonewort <i>Nitella gracilis</i>	None present	50m		
Protected Species - Stary stonewort <i>Nitelopsis obtusa</i>	None present	50m		
Protected Species - Southern silver stiletto fly <i>Clorismia rustica</i>	None present	50m		
Protected Species - Tassel stonewort <i>Tolypella intricata</i>	None present	50m		
Protected Species - Bembridge Beetle <i>Paracymus aenus</i>	None present	50m		
Protected Species - Fairy Shrimp <i>Chirocephalus diaphanus</i>	None present	0m		
Protected Species - Fen raft spider <i>Dolomedes plantarius</i>	None present	0m		
Protected Species - Glutinous snail <i>Myxas glutinosa</i>	None present	50m		
Protected Species - Lesser Silver Water	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for:

Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number:

EPR/KB3200ML/A001

Notes:
Date produced:

24/02/2021

NGR of search:

SP 38637 43132

Site centre distance (m):

50

Data	Details	Within	Search Direction	Action
Beetle Hydrochara caraboides	None present	50m		
Protected Species - Medicinal Leech Hirudo medicinalis	None present	50m		
Protected Species - Mire Pill Beetle Curimopsis nigra	None present	50m		
Protected Species - Multi-Fruited River-Moss Cryphaea lamyana	None present	50m		
Protected Species - Ribbon-Leaved Water Plantain Alisma gramineum	None present	50m		
Protected Species - River Jelly Lichen Collema dichotomum	None present	50m		
Protected Species - Spangled Diving Beetle Graphoderus zonatus	None present	0m		
Protected Species - Tadpole Shrimp Triops cancriformis	None present	50m		
Protected Species - Triangular club-rush Schoenoplectus triquetus	None present	50m		
Protected Species - Triangular club-rush hybrid Schoenoplectus kuekenthalianus	None present	50m		
Protected Species - Water Germander Teucrium scordium	None present	50m		
Protected Species - Water Vole Arvicola amphibius	None present	50m		
Protected Species - Sand Lizard Lacerta agilis	None present	50m		
Protected Species - Natterjack toad Bufo calamita	None present	50m		
Protected Species - Code 4	None present	50m		
Protected Species - Creeping Marshwort	None present	50m		
Protected Species - Code 2	None present	250m		
Protected Species - Marsh Fritillary Butterfly Euphydryas	None present	50m		
Protected Species - White-Clawed Crayfish	None present	50m		
Protected Species - Southern Damselfly	None present	50m		
Protected Species - Desmoulins Whorl Snail	None present	50m		
Protected Species - Narrow-mouthed Whorl Snail	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for:

Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number:

EPR/KB3200ML/A001

Notes:

Date produced:

24/02/2021

NGR of search:

SP 38637 43132

Site centre distance (m):

50

Data	Details	Within	Search Direction	Action
Protected Species - Geyers Whorl Snail	None present	50m		
Protected Species - Little Whirlpool Rams Horn Snail	None present	50m		
Protected Species - Floating-leaved Water Plantain	None present	50m		
Protected Species - Code 3	None present	50m		
Protected Species - Yellow Marsh Saxifrage	None present	50m		
Protected Species - Code 1	None present	500m		
Protected Species - Petalwort	None present	50m		
Protected Species - Shore dock	None present	50m		
Protected Species - Slender Green Feather-Moss	None present	50m		
Ramsar Sites - England	None present	1000m		
Ramsar Sites - Wales	None present	1000m		
Special Areas of Conservation - England	None present	1000m		
Special Areas of Conservation - Wales	None present	1000m		
Special Protection Areas - England	None present	1000m		
Special Protection Areas - Wales	None present	1000m		
Sites of Special Scientific Interest - England	None present	1000m		
Sites of Special Scientific Interest - Wales	None present	1000m		

APPENDIX 4

TCM Certificates



Qualification Title:

**WAMITAB Level 4 High Risk Operator Competence for
Managing Non-Hazardous Open Landfill**

Qualification Accreditation Number:

601/8501/6

This Certificate is awarded to

Julie Adele Todd

Verification date: 23/07/2020

Authorised:

Learner ID: 16159

Certificate No.: 5167512

Date of Issue: 29/07/2020

A handwritten signature in black ink, appearing to read "Chris James".

Chris James
WAMITAB Chief Executive Officer



The qualifications regulators logos on this certificate indicate that the qualification is accredited only for England, Wales and Northern Ireland. Qualifications Wales regulates this qualification where it is awarded to learners assessed wholly or mainly in Wales.



00147358



wamitab

Units achieved by

Julie Adele Todd

Units gained:

	Level	
A/508/0756	Maintain health and safety in the waste resource management industry	L4
F/508/0757	Manage the environmental impact of work activities	L4
L/508/0759	Provide leadership and management in the workplace	L4
F/508/0760	Manage the movement, sorting and storage of waste	L4
K/508/0882	Identify and implement improvements to waste management operations	L4
M/508/0883	Control maintenance and other engineering operations	L4
T/508/0884	Procedural Compliance	L4
A/508/0885	Manage and maintain systems for responding to emergencies	L4
J/508/0887	Manage the reception of non-hazardous waste	L3
L/508/1006	Managing disposal operations of non-hazardous waste to land	L4
Y/508/0974	Manage an inspection visit at your site from regulatory bodies	L4
F/508/1021	Restore and prepare landfill sites for aftercare	L4

Verification date: 23/07/2020

Learner ID: 16159

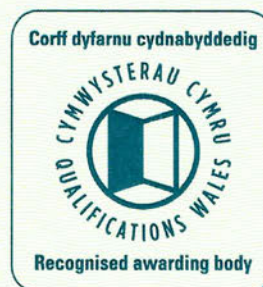
Authorised:

Certificate No.: 5167512

Date of Issue: 29/07/2020

Chris James
WAMITAB Chief Executive Officer

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REGULATED
register.ofqual.gov.uk



The qualifications regulators logos on this certificate indicate that the qualification is accredited only for England, Wales and Northern Ireland. Qualifications Wales regulates this qualification where it is awarded to learners assessed wholly or mainly in Wales.



00147359



Operator Competence Certificate

Title:

Non-Hazardous Open Landfill

This Certificate is awarded to

Julie Adele Todd

Verification date: 23/07/2020

Authorised:

Learner ID: 16159

Certificate No.: 5167512

Date of Issue: 29/07/2020

A handwritten signature in black ink, appearing to read "Alan James".

WAMITAB Chief Executive Officer

A handwritten signature in black ink, appearing to read "Alan James".

CIWM Chief Executive Officer



The Chartered Institution
of Wastes Management

This certificate is jointly awarded by WAMITAB and the Chartered Institution of Wastes Management (CIWM) and provides evidence to meet the Operator Competence requirements of the Environmental Permitting (EP) Regulations, which came into force on 6 April 2008.



00147360



Certificate No: 5167512

CERTIFICATE OF TECHNICAL COMPETENCE

This Certificate confirms that

Julie Adele Todd

Has demonstrated the standard of technical competence required for the management of a facility of the type set out below

Facility Type

Level 4 in Waste Management Operations -

Managing Landfill Non-Hazardous Waste (4LNH)

Authorising Signatures:

A handwritten signature in black ink, appearing to read "Alan James".

Chief Executive Officer: _____

Director: _____

29/07/2020

Date of issue: _____



00149760



Certificate No. OCC65689

Operator Competence Certificate

Qualification Title:

Non Hazardous transfer/with or without treatment (not otherwise specified) (4MPTNH6)

This Certificate is awarded to

Julie Adele Todd

Awarded: 12/03/2015

Authorised

A handwritten signature in black ink, appearing to read "Alan James".

WAMITAB Chief Executive Officer

A handwritten signature in black ink, appearing to read "John".

CIWM Chief Executive Officer



**The Chartered Institution
of Wastes Management**

This certificate is jointly awarded by WAMITAB and the Chartered Institution of Wastes Management (CIWM) and provides evidence to meet the Operator Competence requirements of the Environmental Permitting (EP) Regulations, which came into force on 6 April 2008.



00071282



Credit certificate

**This certificate determines credit awarded to:
Julie Adele Todd**

Units gained:

M6009712	Manage the environmental impact of work activities	5	4
F6021671	Manage site operations for the treatment of non hazardous waste	14	4
L6021429	Manage the transfer of outputs and disposal of residues from non hazardous waste treatment and recovery operations	13	4
K1013867	Control the reception of hazardous waste		
M1013871	Control the movement, sorting and storage of hazardous wastes		
U1051769	Monitor procedures to control risks to health & Safety (Employment NTO Unit B)		

Credit Value Credit Level

5 4
14 4
13 4

Awarded: 12/03/2015

Serial No.: 16159/MSCE9/1

Authorised

Ray Burberry
Qualifications Manager, WAMITAB

Regulated by

Ofqual

For more information see <http://register.ofqual.gov.uk>



Llywodraeth Cymru
Welsh Government

The qualifications regulators logos on this certificate indicate that the qualification is accredited only for England, Wales and Northern Ireland.



00071283



Continuing Competence Certificate

This certificate confirms that

Julie Todd

Has met the relevant requirements of the Continuing Competence scheme for the following award(s) which will remain current for two years from 06/05/2021

LNH	Landfill - Non Hazardous Waste
TSNH	Transfer - Non Hazardous Waste
TMNH	Treatment - Non Hazardous Waste

Expiry Date:
06/05/2023

Verification date: 30/04/2021

Authorised:

Learner ID: 103913

Certificate No.: 5178477

Date of Issue: 06/05/2021

Director of Qualifications and Standards

CIWM Chief Executive Officer



The Chartered Institution
of Wastes Management



00163861

APPENDIX 5

Environmental Management System Summary

Site Management System: Alkerton Quarry

	SECTION CONTENTS	CURRENT REVISION NO
1.	INTRODUCTION	0
2.	DRAWINGS 4919-CAU-XX-XX-DR-V-1800 Sensitive Receptor Plan ALL1198-DV11v2 (August 2021) Illustrative Cross Sections of Site and Revised Restoration Scheme AL1198-D12v4 (Rev A Dec 2021) Comparison of Landforms, Site Conditions and Site Operation AL1198-D3v2 (Jan 2021) Topographical Site Survey AL1198-D5 Alkerton Quarry Site Location AL1198-D10v8 (May 2021) Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges	0
3.	ENVIRONMENTAL IMPACTS PLAN AND CONTROLS	0
4.	STANDARD OPERATING PROCEDURES (SOP) AND STANDARD FORMS (SF)	
	SOP-01: Waste acceptance Procedures Appendix A – List of Permitted Wastes Appendix B – Waste Acceptance Procedures	0
	SOP-02: Waste Rejection and Quarantine Appendix A – Rejection Waste Record Form Appendix B – Non-Conformance/Rejection Procedures	0
	SOP-03: Waste storage and handling Appendix A - Storage and Handling Requirements for Specified Wastes	0
	SOP-04: Site Equipment and Maintenance Appendix A – Plant Maintenance Checks	0
	SOP-05: Emissions Management Appendix A – Dust (Dust & Emissions Management Plan ref. 4919-CAU-XX-XX-RP-V-0304) Appendix B – Litter Appendix C – Noise Appendix D – Mud and debris Appendix E – Odour (Amenity & Accidents Risk Assessment ref. 4919-CAU-XX-XX-RP-V-0302)	0
	SOP-06: Complaints Procedure Appendix A – Complaints Report Form	0
	SOP-07: Accidents & Incidents Prevention Management Appendix A - Maintenance Checklist Appendix B – Accidents and Incidents Record Form	0
	SOP-08: Contingency Plans Appendix A – Breakdowns, Enforced Shutdowns or Abnormal Events	0
	SOP-09: Spill Response Procedure Appendix A – Site Inspection Form	0
	SOP-10: Staff Training & Competence Appendix A – Staff Training Records	0
	SOP-11: Review of Procedures Appendix A – Procedure Review Log	0

APPENDIX 6

Planning Permission Notice MW.0124/21

OXFORDSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

CONDITIONAL PLANNING PERMISSION

To: AT Contracting Ltd, AT Contracting Ltd, Ate Barn, Moorbarns Lane, Lutterworth,
LE17 4JD

**Location of land: Alkerton Quarry, Rattlecombe Road, Alkerton with
Shennington**

**Brief particulars of proposed development: The modification of the approved
restoration scheme through importation of inert soil material for nature
conservation afteruses and the erection of 18 single storey holiday lodges with
associated landscaping and car parking**

Application No: MW.0124/21 District Council Ref. No. 21/03562/CM

The OXFORDSHIRE COUNTY COUNCIL as County Planning Authority hereby
GRANT PLANNING PERMISSION for this development SUBJECT TO the conditions
set out in the attached Schedule 1.

The reasons for the imposition of the conditions are as set out in the attached Schedule
1.

The relevant Development Plan policies are set out in the attached Schedule 2.



Director of Planning, Environment and Climate Change

Dated 09/11/22

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Notes

IMPORTANT

- This permission does not convey or imply any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.
- The submitted environmental information was taken into consideration in making this decision.
- Application for approval under the Building Regulations must be made to the Council for the district in which the land is situated.

Appeals to the Secretary of State

- If you are aggrieved by the decision of the County 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.
- If you want to appeal, then you must do so within six months of the date of this notice, however if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the County Planning Authority's decision on your application then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier 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://www.gov.uk/planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the County planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District 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 1 - Conditions

1. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The approved plans comprise:

- Application Form dated 30/09/2021
- Planning Statement dated 30/09/21
- Location Plan Figure P1 dated Jan 21
- The Site Boundary and Area Under the Control of The Applicant Figure P2 dated Sept 2021
- Arboricultural Statement dated August 2021
- Landscape and Visual Assessment dated September 2021
- Air Quality Assessment dated Sept 2021
- LF Acoustics Noise Assessment dated Sept 2021
- Ecological Impact Assessment dated August 2021
- Hydrological Assessment Appendix TR2 Revision A Document Reference 4919-CAU-XX-XX-RP-O-0301.A1.C1
- Transport Statement dated Sept 2021
- Illustrative Cross Sections of Site and Revised Restoration Scheme Figure P6 dated August 2021
- Topographic Site Survey Figure P3 dated Jan 2021
- Eco Lodge Elevations Figure P3 1 dated Oct 2021
- Eco Lodge Elevations Figure P3 2 dated Oct 2021
- Eco Lodge Elevations Figure P3 3 dated Oct 2021
- Regulation 25 response on Biodiversity Matters dated 14/01/22
- Regulation 25 response on Groundwater dated 14/01/22
- Regulation 25 response on Landfill Impacts dated 14/01/22
- Regulation 25 response on Landscape Matters dated 14/01/22
- Illustrated Layout of Swale Drainage Routes and SUDS Piped Connections Drawing No AL1198-D15v2 (Rev A) dated January 2022
- Tourism Market Appraisal dated February 2022
- Email from Rick Bright to Mary Hudson dated 24/03/2022 confirming site office dimensions
- Comparison of Landforms, Site Conditions and Site Operation Figure P4 (Rev A)
- Additional Information and Clarification Report dated 14/01/22
- Revised Restoration Scheme Figure P5 Revision C
- Letter reference 4919-CAU-XX-XX-CO-0-9102.A0.C2, dated 11 May 2022, prepared by Caulmert Limited

Reason: To ensure that the development is carried out as proposed.

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In accordance with Section 91 to 95 of the Town and County Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. Importation and deposit of inert waste shall cease within three years of the date of the commencement of the development.

Reason: In view of the temporary nature of the development and to allow the timely restoration of the site (OMWCS M10).

4. All plant and machinery associated with waste importation or waste deposit shall be removed from the site and the site shall be restored within 12 months of the cessation of waste disposal. The planting shown on approved Restoration Scheme Figure P5 Revision C shall be implemented in the first planting season following the completion of soil spreading.

Reason: In view of the temporary nature of the development and to allow the timely restoration of the site (OMWCS M10).

5. No waste importation or waste deposit shall commence until a detailed Aftercare Scheme has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall:

a) Provide an outline strategy for the five-year Aftercare period in accordance with Paragraph 057 of Minerals Planning Practice Guidance. This shall specify the steps to be taken and phasing in the management of the land to promote its rehabilitation to the target afteruse; including:

- A map identifying clearly all areas subject to aftercare management,
- An annual meeting between the developer, the Minerals Planning Authority and other interested parties,
- Timing and pattern of vegetation establishment, with cultivation practices and secondary treatments,
- Management of any livestock, soil, fertility, weeds and pests
- Establishment of hedgerows, trees and other surface features,
- Remedial surface and piped drainage systems, irrigation and watering, and

b) Provide for a detailed annual programme, in accordance with Paragraph: 058 of Minerals Planning Practice Guidance, to be submitted to the Mineral Planning Authority not later than two months prior to the annual Aftercare meeting.

Aftercare shall be carried out in accordance with the approved scheme.

Reason: To ensure a high-quality restoration (OMWCS M10).

6. The Mineral Planning Authority shall be notified in writing of the date of the commencement of this development, within two weeks of that date.

Reason: In view of the temporary nature of the development, to ensure that conditions can be monitored to ensure timely restoration (OMWCS M10).

7. Records of the volume and tonnage of imported waste material shall be kept and provided in writing to the Mineral Planning Authority within 7 days of such a request being made.

Reason: To ensure that the development is carried out as proposed and conditions limiting annual import of material can be monitored to ensure HGV movements are acceptable (OMWCS C10).

8. No more than 60 000 tonnes of waste material shall be imported to the site in any one year starting from the date of commencement of the development

Reason: To ensure that the development is carried out as proposed and HGV movements do not cause unacceptable amenity impacts on the A422 (OMWCS C10).

9. No more than 150 000 tonnes of waste material shall be imported to the site in total.

Reason: To ensure that the development is carried out as proposed and HGV movements do not cause unacceptable amenity impacts on the A422 (OMWCS C10).

10. No operations, including waste disposal, restoration, construction or HGVs entering and leaving the site, shall be carried out at the site except between the following times:

7.00 to 18.00 Mondays to Fridays

7.00 to 13.00 Saturdays.

No operations shall take place on Sundays, Public or Bank Holidays.

Reason: To protect the amenity of local residents in Alkerton and other nearby properties (OMWCS C5).

11. Noise levels arising from the development shall not exceed 55 dB LAeq, 1 hour, free field when measured 2.5 metres from any noise sensitive location at Heath Farm. If this noise limit is exceeded, operations shall stop until measures have been agreed in writing with the Mineral Planning Authority to ensure that noise levels are not exceeded.

Reason: To ensure that the development does not cause an unacceptable noise impact at nearby properties (OMWCS C5).

12. The noise levels arising from temporary operations for construction and removal of bunds shall not exceed 65 dB(LAeq) (1 hour free field) measured 2.5 metres from Heath Farm or any other noise sensitive location in the vicinity of the site. If this noise limit is exceeded, operations shall stop until measures have been agreed in writing with the Mineral Planning Authority to ensure that noise levels are not exceeded. The temporary operations shall not occur for more than 28 days at one time with a gap of at least 28 days between each such period of temporary operations and for no more than 8 weeks per calendar year in total. Records of the dates of temporary working operations shall be kept and be provided in writing to the Mineral Planning Authority within 7 days of such a request being made.

Reason: To ensure that the development does not cause an unacceptable noise impact at nearby properties (OMWCS C5).

13. Noise from typical site operations shall be monitored every 2 months throughout the duration of the restoration operations, in accordance with the noise monitoring methodology set out in Section 4 of the approved LF Acoustics Noise

Assessment dated Sept 2021. A monitoring report shall be submitted to the Mineral Planning Authority within 2 weeks of any request.

Reason: To ensure that the development does not cause an unacceptable noise impact at nearby properties (OWMCS C5).

14. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on any vehicles, plant and machinery, other than those which use white noise.

Reason: To protect the amenity of residents in Alkerton (OWMCS C5).

15. No development shall commence until a Dust Management Plan has been submitted to the Mineral Planning Authority and approved in writing. The submitted plan shall:
- Set out the mitigation approaches, including the option to temporarily cease activities, that would be taken at different levels of dust generation both in and out of operational hours
 - Include a clear mechanism for monitoring and responding to complaints.

Any plan approved shall be implemented in full.

Reason: To ensure that dust does not impact on amenity or health (OMWCS C5).

16. No development shall commence until a scheme showing how retained trees and hedgerows will be protected during restoration and construction works has been submitted to the Mineral Planning Authority and approved in writing. The approved scheme shall be implemented in full.

Reason: To ensure that retained trees and hedgerows are protected in the interests of landscape, amenity and biodiversity (OMWCS C5).

17. No topsoil or subsoil handling shall take place during and shortly after significant rainfall or when there are puddles on the soil surface.

Reason: To protect the soil resource and enable a high-quality restoration (OMWCS C6, M10).

18. No mud or debris shall be deposited on the public highway.

Reason: In the interest highway safety (OMWCS C10).

19. No loaded vehicles shall enter or leave the site unsheeted .

Reason: In the interest highway safety (OMWCS C10).

20. The access and haul road shall be maintained to ensure a smooth-running surface free of potholes and kept free of mud and other debris at all times until completion of site restoration. Any temporary access roads, not retained on the approved drawing Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges Figure P5 (Rev C), shall be removed when no longer required for the purposes of accessing the site for the purposes of the development or during the course of site restoration, whichever is sooner.

Reason: To reduce noise in the interests of local amenity and to prevent mud and debris being carried onto the public highway (OMWCS C10).

21. No development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be in accordance with approved drawing Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges, Figure P5 (Rev C), version 8 and shall include the following details:

- a) existing and proposed vegetation,
- b) Sustainable Urban Drainage (SUDS) where this forms part of the overall landscape scheme;
- c) proposed finished levels or contours;
- d) means of enclosure;
- e) vehicle and pedestrian access and circulation areas;
- f) hard surfacing materials;
- g) structures and minor artefacts (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- h) soft landscape proposals.

Soft landscape works shall include planting plans and plant specifications noting species, plant sizes and proposed numbers/densities where appropriate as well as seed mixes and their provenance. In addition, information on implementation and ongoing maintenance shall be provided.

The development shall thereafter be carried out in accordance with the approved details and all planting, seeding or turfing shall be carried out in the first planting season following the completion of the development. Any trees plants or areas of turfing or seeding which, within a period of 5-years from the completion of the restoration die, are removed, or become seriously damaged or diseased, shall be replanted in the next planting season.

Reason: In the interests of visual amenity, biodiversity and to create a high-quality environment (OMWCS policies C7, C8)

22. No lighting shall be erected at the site until such time as details of the lighting have been submitted to and approved in writing by the Mineral Planning Authority. The lighting scheme shall ensure that lighting is kept to a minimum and shall include details of the location, height, type, colour temperature and direction of all light sources, including intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Mineral Planning Authority.

Reason: To minimise light pollution, to protect the dark skies and to protect notable and protected species from the effects of lighting in accordance with policies ESD9, ESD10 and ESD13 of the Cherwell Local Plan and WOMCS policies C7 and C8.

23. No development shall take place until a Landscape Ecological Management Plan (LEMP), accompanying biodiversity metric and figures have been submitted to and approved in writing by the Mineral Planning Authority. This shall include details on how the retained and proposed habitats will be managed, created

and/or monitored to deliver the target conditions proposed within the timescales given, and how the habitats and proposed ecological features will be managed for the benefit of wildlife. The content of the LEMP shall include the following:

- 1) Review of site potential and constraints;
- 2) Purpose and conservation objectives for the proposed works;
- 3) Detail design(s) and/or working method(s) to achieve the stated objectives;
- 4) Extent and location/area of proposed works on appropriate scale maps and plans with an accompanying metric;
- 5) Type and source of materials to be used where appropriate;
- 6) Timetable for implementation;
- 7) Details of initial aftercare and long-term maintenance of ecological habitats;
- 8) Details for monitoring and remedial measures;
- 9) Persons responsible for implementing the works;
- 10) Preparation of a work schedule (including an annual work plan capable of being rolled beyond the restoration period to the 20 year long term management);
- 11) Details of the body or organisation responsible for implementation of the plan.

Any plan that is approved must be fully implemented and no work shall take place other than in accordance with the approved plan.

Reason: To ensure that the site is restored and managed appropriately (OMWCS C7 and M10).

24. No development shall commence until details of improvements to the rights of way within the site have been submitted to the Mineral Planning Authority and approved in writing. The approved details shall be implemented within the timescales set out in the approved scheme.

Reason: To ensure that the rights of way are improved and not adversely impacted (OMWCS C11).

25. Rights of way on site shall be kept clear of obstructions during the infilling operations.

Reason: To ensure that rights of way are not adversely impacted (OMWCS C11).

26. A local liaison meeting shall take place for this site in accordance with details which have been submitted to the Mineral Planning Authority and approved in writing, prior to the commencement of development.

Reason: To ensure good liaison between the operator and the local community, in the interests of protecting local amenity and addressing any concerns (OMWCS C5)

27. The access arrangements and vision splays, shown in Annex E to the approved Transport Statement LB/210062/TS/2, shall be maintained for the duration of the development.

Reason: In the interests of highway safety (OMWCS C10).

28. No development shall commence until a detailed Surface Water Drainage Plan has been submitted to the Mineral Planning Authority and approved in writing. The approved scheme shall be implemented in full.

Reason: To ensure that there are no adverse impacts on the water environment (OMWCS C4).

Eco-Lodge Development

29. No construction of the eco-lodges shown on approved plan Revised Restoration Scheme Figure P5 Revision C shall commence until a Construction Management Plan has been submitted to the Mineral Planning Authority and approved in writing. The plan shall include:

- Hours of construction;
- Traffic management details;
- Measures to minimise noise and disturbance.

Any plan that is approved shall be implemented in full.

Reason: To ensure that the construction of the eco-lodges does not harm local amenity (OMWCS C5) .

30. Prior to first occupation of the eco-lodges, full details of locations and specifications of electric vehicle charging points shall be submitted to the Mineral Planning Authority and approved in writing, and the approved EV charging points shall be provided in accordance with the approved details.

Reason: To ensure that the development is carried out as approved and in order to reduce carbon emissions and adverse impacts on air quality associated with the development (OMWCS C2).

31. No construction of eco-lodges shall commence until full details including floorplans, locations within the site, elevations and materials have been submitted to the Mineral Planning Authority and approved in writing. No eco-lodge construction shall take place other than in accordance with the approved details.

Reason: To ensure that the development is acceptable in terms of detailed design and does not have an adverse impact on the landscape (OMWCS C8).

32. The eco-lodges hereby approved shall be used only for holiday accommodation and not for residential use.

Reason: To ensure that the development is carried out as proposed and there are no additional impacts on landscape, highways or biodiversity (OMWCS C5).

33. Occupancy records of the eco-lodge accommodation shall be provided in writing to the Mineral Planning Authority within 14 days of any request being made in writing.

Reason: To ensure that the use of the site can be monitored in order to ensure that the lodge are being used for holiday accommodation only (OMWCS C5).

34. In the event that the eco-lodge development is not implemented, or that it ceases, an alternative restoration plan shall be submitted to the Mineral Planning Authority within 12 months of the restoration of the quarry (if the lodge development is not implemented) or within 12 months of the cessation of the use. The alternative restoration plan shall show the part of the site proposed for eco-lodges to be restored to biodiversity or agriculture and shall include provision for ongoing management. Any scheme that is approved shall be implemented in full.

Reason: To ensure the satisfactory restoration of the site (OMWCS M10).

35. No construction of the eco-lodges shall commence until details of the connection to the foul sewer including pumping rates and pipe capacity specifications have been submitted to the Mineral Planning Authority and approved in writing. Any plan approved shall be implemented in full.

Reason: To ensure that there is no adverse impact on the water environment (OMWCS policy C4).

36. The development shall be carried out in accordance with the approved Illustrated Layout of Swale Drainage Routes and SUDS Piped drawing number AL1198-D15v2 (Rev A) dated January 2022 and the mitigation measures proposed within approved document letter reference 4919-CAU-XX-XX-CO-0-9102.A0.C2, dated 11 May 2022, prepared by Caulmert Limited.

These measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure that there is no adverse impact on the water environment (OMWCS policy C4).

Informatives

OCC consent is required for any works on the public highway.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Nesting Birds

All bird nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, no removal of vegetation should take place between 1st March and 31st August inclusive to prevent committing an offence under the Act. Should any works commence within this period, the vegetation must first be surveyed for the presence of nesting or nest-building birds by a suitably qualified ecologist.

In accordance with paragraph 38 of the NPPF Oxfordshire County Council takes a positive and creative approach and to this end seeks to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. We seek to approve applications for sustainable development where possible.

We work with applicants in a positive and creative manner by;

- offering a pre-application advice service, and
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions. For example, in this case further information was requested on a range of topics, to overcome concerns raised during the first consultation period. The applicant also revised the proposed restoration scheme.

Schedule 2 - Relevant Development Plan Policies

Oxfordshire Minerals and Waste Local Plan

- M10 - Restoration of Mineral Workings
- W6- Landfill and other permanent deposit of waste to land
- C1 - Sustainable Development
- C2 - Climate Change
- C3 - Flooding
- C4 - Water Environment
- C5 - Local Environment, Amenity & Economy
- C6 – Agricultural Land and Soils
- C7 - Biodiversity and Geodiversity
- C8 – Landscape
- C10 - Transport
- C11 - Rights of Way

Cherwell Local Plan 2031 Part 1 (CLP)

- PSD1 – Presumption in Favour of Sustainable Development
- SLE 3 – Supporting Tourism Growth
- ESD 3 – Sustainable Construction
- ESD 7 – Sustainable Drainage Systems
- ESD 8 – Water Resources
- ESD 10 – Biodiversity and the Natural Environment
- ESD 13 – Local Landscape Protection

Cherwell Local Plan 1996 (Saved Policies) (CLP 1996)

- C7 – Landscape Conservation
- C28 – Layout, Design and Appearance of New Development
- ENV1 – Development likely to cause detrimental levels of pollution

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