



Victoria Gate
Chobham Road
Woking GU21 6JD

MO/2023/0789

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY HAVING TAKEN THE ENVIRONMENTAL STATEMENT AND ENVIRONMENTAL INFORMATION AS DEFINED BY THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 INTO CONSIDERATION DO HEREBY **GRANT** PLANNING PERMISSION FOR THE IMPORTATION AND DEPOSIT OF INERT MATERIALS AND SOILS ON 14.5 HECTARES OF LAND TO FACILITATE THE RESTORATION OF QUARRY VOIDS TO A NATURE CONSERVATION AFTERUSE WITH DRAINAGE.

ON LAND AT CLOCKHOUSE QUARRY, HORSHAM ROAD, NR CAPEL, HORSHAM, RH5 5JL

SUBJECT TO THE FOLLOWING CONDITIONS:

IMPORTANT - CONDITION NO(S) 6, 7, 8, 24, 42 AND 46 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

Approved Plans

1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:
 - Drawing No: CH 2/1 Rev 0 Site Location Plan dated November 2022
 - Drawing No: CH 2/2 Rev 1 Site Plan dated November 2023
 - Drawing No: Clh-WOA-1122 Capel Landfill & Clockhouse Quarry – Worked Out Areas dated November 2022
 - Drawing No: CLK-QREST-0521-02 The Capel Quarry Site Plan dated May 2021
 - Drawing No: CH 3/2 Rev P03 Section A-A Proposed Ponds dated 14 November 2023
 - Drawing No: CH 3/3 Rev P04 Section B-B At 15 Years Post Planting dated 31 October 2023
 - Drawing No: CH 3/4 Rev P04 Section C-C At 15 Years Post Planting dated 31 October 2023
 - Drawing No: CH 3/5 Rev P02 Section D-D Typical Section through Proposed Access Route dated 14 December 2022
 - Drawing No: CH 3/6 Rev P03 Section E-E at 15 Years Post Planting dated 14 November 2023

This decision notice does not grant listed building consent or convey any approval under building regulations
Attention is drawn to the attached notes

Drawing No: CH 3/1 Rev P09 Landscape Strategy Sheet 1 of 2 dated September 2024

Drawing No: CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023

Drawing No: CH 3/7 Rev P02 Proposed Site Reception Area dated February 2023

Drawing No: Clh-HMAP-1123-01 Heatmap for Infill Area dated November 2023

Drawing No: Clh-ISO-0824-01 Isopachyte Between Sept 2022 Survey & Proposed Infill Contours dated August 2024

Drawing No: Clh-INF-1223-01a Rev A Proposed Infill Contours dated July 2024

Drawing No: Clh-INF-1223-02 Sections Showing Proposed Infill Levels dated December 2023

2. From the commencement of the development to the cessation of the operations hereby consented, a copy of this permission including all documents hereby permitted and any documents subsequently approved in accordance with this permission, shall be displayed on the site during working hours in a position which is readily accessible to any person undertaking the development.

Commencement

3. The development hereby permitted shall begin no later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of this planning permission.

Duration

4. All operations hereby permitted shall cease on or before 14 years from the date of commencement as notified to the County Planning Authority under Condition 3 of this permission, by which date all offices, equipment and machinery, hardstanding and internal access roads shall be removed and the site shall be restored in accordance with approved Drawings Nos. CH 3/1 Rev 09 Landscape Strategy Sheet 1 of 2 dated September 2024, CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023 and Clh-INF-1223-01a Rev A Proposed Infill Contours dated December 2023 and any subsequent details required by this permission.

Hours of Working

5. No operations or activities, including the access and egress by Heavy Goods Vehicles (HGVs), authorised or required by this permission shall be carried out, and no light except intermittent security lighting within the plant and office areas shall be illuminated, except between the following times:

0700 and 1900 hours Monday to Friday

0800 and 1300 hours on Saturday

There shall be no working on Sundays or Bank, Public and National Holidays. This shall not prevent the carrying out of emergency operations, but these should be recorded and notified to the County Planning Authority within seven working days of occurring. This condition shall not prevent the following activities:

- (i) operation of pumps necessary for the disposal of water;
- (ii) operation of generating equipment;

(iii) emergency repairs to equipment.

Highways, Traffic and Access

6. No development shall commence at the site unless and until the visibility zones at the site access have been provided in accordance with the Drawing No. 01, Access Visibility, dated October 2023, at Technical Appendix R6.1 and R6.2 Transport Technical Note v1 as submitted with the application, and thereafter the visibility zones shall be maintained and kept permanently clear of any obstruction over 0.6m high.
7. Prior to the commencement of the development hereby permitted, a Construction Transport Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles

Once approved the details shall be implemented thereafter and maintained for the life of the development.

8. Prior to the commencement of the development hereby permitted at the site, a scheme of highway improvement measures on the Horsham Road (A24) shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:
 - (i) The provision of 40mph repeater signs on the approach to the site access in both directions;
 - (ii) The provision of an advanced warning sign, alerting southbound drivers to the presence of the access junction; and
 - (iii) The provision of an informal crossing in the form of dropped kerbs and tactile paving by the existing bus stops north of the site access.

Thereafter the measures shall be implemented prior to the first receipt of infilling and restoration materials hereby permitted at the site and retained and maintained for their designated purpose.

9. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, details of the wheel wash including its specification and location on the site, shall be submitted to and approved in writing by the County Planning Authority. Thereafter the facility shall be implemented, retained and maintained for its designated purpose.
10. There shall be no more than a total of 200 Heavy Goods Vehicle (HGV) movements (100 in and 100 out) to or from the site in any one day Monday to Friday, and 84 (42 in and 42 out) to or from the site on Saturdays. The site operator shall maintain accurate records of

the number of HGVs accessing and egressing the site daily and shall make these available to the County Planning Authority in a written record within 21 days of a request.

11. All loaded Heavy Goods Vehicles (HGVs) entering and leaving the application site shall be sheeted.
12. There shall be no queuing or waiting of Heavy Goods Vehicle (HGVs) traffic associated with the development hereby permitted along the Horsham Road (A24).
13. Sole vehicular access to the site shall be via the existing access onto the Horsham Road (A24).
14. The access shall be maintained in a clean condition and wheel cleaning facilities maintained and operated in such a manner as to prevent the deposit and spread of extraneous material on the public highway.

Noise

15. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the County Planning Authority, taking into account the noise limits set out in the Noise Assessment Report dated February 2023 (Ref: 403.064433.00001) as submitted with the application. The NMP should include (but not be limited to) noise/vibration limits at noise sensitive receptors, noise/vibration impact assessments, mitigation measures, monitoring procedure and complaints procedure.
16. Noise emitted from all plant, equipment and machinery including on site vehicle movements, associated with the development hereby permitted, when measured at the specified noise sensitive receptors listed in Figure 4-2 of the Noise Impact Assessment Version 2 dated February 2023 submitted with the application shall not exceed the existing/pre-works representative background sound level (LA90,1h, freefield) by more than 10 dB(A), up to a maximum noise limit of 55 dB LAeq,1h (free field).
17. Noise levels from short-term activities such as soil-stripping and replacement, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance shall be allowed up to 70 dB(A) LAeq,1h (free field) for a temporary period of up to eight weeks in a year, at specified noise sensitive receptors (NSRs).
18. At the request of the County Planning Authority (CPA) and/or in response to a noise complaint, noise monitoring shall be undertaken at any noise sensitive receptors (residential or noise sensitive building) within the vicinity of the site or calculated from measurements taken at the site boundary.

Prior to carrying out the aforementioned noise monitoring, proposals for monitoring shall be submitted to and approved in writing by the CPA, taking into account the noise limits set in the submitted Noise Assessment Report dated February 2023 (Ref: 403.064433.00001) as submitted with the application. The results of the noise monitoring shall be reported to the CPA within 14 days of the monitoring. Measurements should only be undertaken by those competent to do so (i.e. Member or Associate grade of the Institute of Acoustics).

Should the site fail to comply with the noise limits set in the Noise Assessment Report dated February 2023 (Ref: 403.064433.00001), the Applicant shall submit a scheme for approval in writing by the CPA to attenuate noise levels to the required level which shall be implemented within 7 days, or the source of noise shall cease until the scheme is in place .

19. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and where necessary shall be fitted and used with effective silencers and/or noise insulation.

Air Quality

20. The development hereby permitted, shall be carried out in accordance with the recommended operational dust mitigation measures as set out in Table 10-9 (Page 25) of Chapter 10 Air Quality of the Environmental Statement as submitted with the application.

Flood Risk, Surface Water Drainage and Hydrogeology

21. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, details of the design of the surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed final for construction solution will effectively manage the 1 in 100 (+45% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Discharge rates as listed in Table 5-12 (post development discharge rates) Flood Risk Assessment and Surface Water Drainage Strategy (Version 4, reference: 403.064433.00001, November 2023).
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, levels, and long and cross sections of each element including the site compound area, access road spur and wheel wash facility and details of the proposed weir structures at each location and low flow channels.
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) Details of how the drainage system and downstream receiving watercourse will be protected during construction and how runoff (including any pollutants) from the site will be managed before the drainage system is operational.
22. Upon completion of the construction of the surface water drainage scheme, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
23. Prior to the first receipt of any infilling or restoration materials hereby permitted at the site, a Hydrogeological Risk Assessment (HRA) shall be submitted to and approved in writing by the County Planning Authority, for any non-waste material that will be used for infilling and restoration purposes that is not covered by an Environmental Permit. The HRA shall include the following:
- a) Baseline assessment of the existing groundwater quality including parameters appropriate to the proposed infill material

- b) Assessment and prediction of any impacts on groundwater quality from the proposed restoration materials
- c) Details of any mitigation measures required
- d) A plan for groundwater quality monitoring during the proposed works and for a period of aftercare of at least 5 years from completion of restoration
- e) Details for derivation and use of groundwater chemistry control and compliance levels or concentrations against which the site monitoring data will be assessed including appropriate key indicator constituents for groundwater quality
- f) Details of the series of actions/steps (Contingency Action Plan) that will be taken if there is an exceedance/breach of the control levels set out in (e) and
- g) Details of the action that will be undertaken if any monitoring borehole is lost or damaged such that it cannot be monitored and sampled
- h) Details of the frequency of review and submission of the above a-g requirements.

Thereafter the development shall be carried out in accordance with the approved details.

Landscape and Ecology

- 24. Prior to the commencement of the development hereby permitted, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. The Plan shall also include the specific details, timings, actions, management and monitoring for the ancient woodland compensation strategy.
- 25. Prior to the first receipt of any infilling and restoration materials hereby permitted at the site, a Landscape and Ecology Management Plan (LEMP) covering the entirety of the application site shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall cover a minimum period of 30 years, in order that coordinated restoration and environmental benefits (including Biodiversity Net Gain) can be achieved. The LEMP shall include:
 - Details and timings of positive management of Area 1 and proposed delivery of Area 2 and 3.
 - Specifications of plantings for each habitat area (size, species, numbers, planting density etc, and proposals to translocate existing habitat areas).
 - A numbered compartment plan.
 - Management aims and prescriptions for each habitat type.
 - Targeted management actions should be detailed for the various protected species present/adjacent to the site, including but not limited to nightingale, skylark, reed burning, reptiles.
 - Reptile Mitigation Strategy outlining how reptiles will be safeguarded throughout the works, timings and methodology for translocation and any management and monitoring requirements.
 - Little Ringed Plover Mitigation Strategy outlining how the Little Ringed Plover will be safeguarded throughout the works, including up to date survey information on breeding status, management and monitoring requirements.
 - Invasive Species Management Plan – outlining methodologies for control and monitoring of invasive species present within the site.

Thereafter the approved LEMP shall be implemented and adhered to in accordance with the approved details.

26. Prior to the removal of any trees or built structures on the site, an updated bat assessment of trees and built structures to inform the potential presence of roosting bats, shall be submitted to and approved in writing by the County Planning Authority. The assessments should be undertaken in line with the most current industry practice and, if bats are found, the assessment shall set out the appropriate measures required.
27. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, an updated Badger walkover of the application site to check for the presence of newly excavated setts and within a 30 metre buffer from the site boundary, shall be submitted to and approved in writing by the County Planning Authority, and if badgers are found, the assessment shall set out the appropriate measures required.

Ancient Woodland and Trees

28. The development hereby permitted shall be carried out in accordance with the Ancient Woodland Compensation Strategy (Rev 01) dated 1 November 2023 and the Tree Survey and Arboricultural Impact Assessment dated November 2022 at Appendix 3.1 of the Planning Statement as submitted with the application.
29. Before any equipment, machinery or materials are brought on to the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with the Tree Removals and Protection Plan sheets 1 to 4 dated 23 November 2022, at Appendix 5 of the Tree Survey and Arboricultural Impact Assessment dated November 2022 as submitted with the application. The tree protective fencing shall remain in situ as shown on the above plans for the operational phase of the development hereby permitted. For the duration of the works no materials, plant or equipment shall be placed or stored within the protected areas.
30. No retained trees as shown on the Tree Removals and Protection Plan sheets 1 to 4 dated 23 November 2022, at Appendix 5 of the Tree Survey and Arboricultural Impact Assessment dated November 2022 as submitted with the application, shall be cut down, uprooted, destroyed or damaged in any manner during the development hereby permitted including the preparation of the site and access works and the infilling and restoration works and thereafter within five years from the date of the completion of the development. This shall not prevent the carrying out of operations for the purposes of health and safety, the site operator shall maintain accurate records of any tree works carried out for the purposes of health and safety and shall make these available to the County Planning Authority in a written record within 21 days of a request.

Great Crested Newt District Licensing

31. No development within the SUEZ right of access phase boundary or the Phase 1 boundary hereby permitted and as shown within sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023.
32. No development within the SUEZ right of access phase boundary or the Phase 1 boundary hereby permitted and as shown within sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning

authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

33. No development within the SUEZ right of access phase boundary or the Phase 1 boundary hereby permitted and as shown within sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-OR112 (or a 'Further Licence'):

 - Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
 - Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
 - Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

34. No development within the Phase 2 boundary hereby permitted and as shown within sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML OR112, or a 'Further Licence') and with the proposals detailed on sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 (and, where applicable in report "Clockhouse Quarry HMMP (Version 5)", dated 1 December 2023).
35. No development within the Phase 2 boundary hereby permitted and as shown within sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.
36. No development within the Phase 2 boundary hereby permitted and as shown within sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-OR112 (or a 'Further Licence'):

 - Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.
- The recommendations in report "Clockhouse Quarry HMMP (Version 5)", dated 1 December 2023, and on plan "Clockhouse Quarry: Habitat Management and Monitoring Plan map for great crested newt District Licensing (Version 3)", dated 1 December 2023 provided as part of the planning application must be complied with.

Lighting

37. No lighting shall be installed as part of the development hereby permitted unless and until details of a Light Management Plan for the site have been submitted to and approved in writing by the County Planning Authority and thereafter implemented in accordance with the approved details. The scheme shall include details of:
- a) The siting of all external lighting, including floodlighting, safety and security lighting including the use of any temporary lighting, for all phases of the development;
 - b) The hours lights would be illuminated and good practice measures to minimise the use of lights including timings.
 - c) The height and position of any lighting
 - d) The intensity of the lights specified in LUX levels
 - e) Measures to control and minimise light spill
 - f) Measures for reviewing any unforeseen impacts.
 - g) Practical measures to minimise upward waste of light from site luminaries and to minimise light spill outside of the boundary of the site.

No floodlighting or any form of external lighting, including security lighting other than that explicitly approved under this condition, shall be installed on the site in accordance with the approved details. The approved Light Management Plan shall be implemented at all times.

Dewatering

38. The dewatering of the site shall take place at a rate not exceeding 25 litres/second (l/s) into the unnamed tributary of the Fylls Brook to the south-east of the application site.

Management of Soils

39. Prior to the first receipt of any infilling and restoration materials hereby permitted at the site, a Soil Resource and Management Plan, for the final restoration layer of the site, shall be submitted to approved in writing by the County Planning Authority. The details shall include:
- Location, volume, type and final destination of existing soil stores to be used (including details of the Ancient Woodland Compensation Strategy and plans to re-use the soils at the northern end of the ancient woodland where the soils are to be disturbed to allow for the drainage channel into the unnamed tributary of the Fylls Brook).

- Volume of different soil types (subsoil/ topsoil) needed to be imported to each phase
- Specifications and proposed profiles of soil for all areas – e.g. for the grassland, woodland, marginal planting areas
- A scheme of soil handling, storage, movement and placement in line with the best practice guidance issued by the Institute of Quarrying.

Thereafter the plan shall be implemented and adhered to in accordance with the approved details.

40. All topsoil, subsoil and soil forming material found to be present on the site shall be retained on site.
41. All soil and soil forming materials shall be handled in accordance with sheets A-D of The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings Version 1 dated July 2021 and the Soils Handling Programme submitted with the application (Appendix S3, Environmental Statement Chapter 10 – Soils and Agricultural Land Classification).

Soil compaction arising as a result of restoration shall be remediated in accordance with Sheet O of the above guidance (Soil Decompression by Bulldozer Drawn Tines). Plant or vehicle movements shall be confined to clearly defined haul routes or to the infill surface and shall not cross areas of topsoil or subsoil except for the express purposes of soil stripping or replacement operations.

Restoration and Aftercare

42. Prior to the commencement of the development hereby permitted, a detailed Restoration and Aftercare Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include:
 - a) Details of the material types and properties to be used in the restoration including acceptance criteria based on the engineering classification and permitted constituents of the restoration soils
 - b) Details of the method, direction and phasing of infilling and restoration
 - c) Details of the placement and compaction methodology to be applied to different material types
 - d) Frequency and details of regular topographic survey and settlement review of the restored areas including a period of aftercare at least 5 years from completion of restoration
 - e) Details of a monitoring and inspection regime by a suitably qualified geotechnical engineer to monitor signs of instability and settlement, including a period of aftercare of at least 5 years from completion of restoration
 - f) Details of a Remedial Action Plan in the event that the Restoration and Aftercare Management Plan identifies settlement that could lead to backfalls and ponding, and including measures to maintain drainage. Following completion of measures identified in the approved Remedial Action Plan, a verification report shall be submitted to approved in writing by the County Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details.

43. The restoration of the Clockhouse Quarry site shall be carried out progressively in phases in accordance with the details approved under Condition 42 above, and Drawings Nos. CH 3/1 Rev 09 Landscape Strategy Sheet 1 of 2 dated September 2024,

CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023, and CIh-INF-1223-01a Rev A Proposed Infill Contours dated December 2023.

44. No material other than clean, inert waste or non-waste material shall be used in the restoration of the site hereby permitted. The site shall be progressively filled in accordance with the approved details of the Restoration and Aftercare Plan required by Condition 42 of this permission.

Geo-conservation

45. Prior to the completion of Phase 1 of the development hereby permitted, a scheme for the maintenance and management of the exposed geological features of interest at the site, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the regular clearance of regenerative vegetation on the faces and the accumulation of scree at the base of the exposures and interpretation measures to inform visitors of the importance of the exposures.
46. The development hereby permitted shall be carried out in accordance with the mitigation measures set out at paragraphs 8.45 to 8.49 of Chapter 8 Geology of the Environmental Statement as submitted with the application, including the need for a watching brief should any reprofiling take place to collect any fossiliferous materials that are released as part of those works on virgin ground.

Contamination

47. The development hereby permitted shall not commence unless and until a Remediation Strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the County Planning Authority. The strategy shall include:
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Thereafter the development shall be carried out in accordance with the approved details.

48. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, a detailed assessment of the unexpected contamination shall be submitted to and approved in writing by the County Planning Authority. The detailed scheme shall include:
- A survey of the extent, scale and nature of the contamination;

- An assessment of the potential risks to previously identified receptors; and
- If necessary an appraisal of remedial and mitigation options, and the proposed remediation strategy in accordance with Land contamination risk management (LCRM) – gov.uk (www.gov.uk).

Where remediation or mitigation is necessary to bring the ground to a condition suitable for the intended use or to suitably reduce the risks to identified receptors (for example, human health or controlled waters), a detailed scheme shall be submitted to and approved in writing by the County Planning Authority which shall include the scope of works to be undertaken, timetable of works, objectives, site management procedures, remediation criteria and a verification plan. The remediation or mitigation shall be completed in accordance with the approved details.

49. Following completion of measures identified in the approved remediation scheme for the unexpected contamination approved under Condition 48 above, a verification report shall be submitted to and approved in writing by the County Planning Authority.
50. Any fuel, oil, lubricant or other potential pollutant shall be handled on the site in such a manner as to prevent pollution of any water course or aquifer. Oil and water borne material shall be stored in suitable tanks or containers which shall be housed within bund walls of sufficient height and construction to contain 110% of the total contents of the containers and associated pipework. The floor and walls of the bunded areas shall be impervious to oil and water.

REASONS FOR IMPOSING CONDITIONS:

1. For avoidance of doubt and in the interests of proper planning.
2. To ensure all persons working at the site are able to easily access planning documentation to ensure compliance with conditions, in accordance with Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy and Policies 5 and 14 of Surrey Waste Local Plan 2020.
3. To comply with Section 91 (1)(a) if the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
4. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and to ensure the prompt and effective restoration of the site in accordance with Policy MC17 of the Surrey Minerals Plan 2011 Core Strategy.
5. To comply with the terms of the application and to protect the amenities of the locality from noise and disturbance, in accordance with Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy and Policies 5 and 14 of Surrey Waste Local Plan 2020.
6. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039. The condition is required prior to the commencement of the development to ensure that appropriate measures are in place to manage vehicles associated with the development accessing and egressing the site safely.
7. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039. The condition is required prior to the commencement of the development to ensure that appropriate measures are in place to manage vehicles associated with the development accessing and egressing the site safely.

8. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039. The condition is required prior to the commencement of the development to ensure that appropriate measures are in place to manage vehicles associated with the development accessing and egressing the site safely.
9. No such details have been provided and are necessary in order to retain proper planning control over the development and in the interests of safeguarding the environment and local amenity in accordance with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policy INF1 of the Mole Valley Local Plan 2020-2039.
10. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
11. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
12. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
13. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
14. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
15. To safeguard the amenity of noise sensitive receptors during the operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
16. To safeguard the amenity of noise sensitive receptors during normal on site operations, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
17. To safeguard the amenity of noise sensitive receptors during short term noisier operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
18. To safeguard the amenity of noise sensitive receptors during the operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
19. To safeguard the amenity of noise sensitive receptors during the operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
20. To safeguard the amenity of the locality in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
21. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policies INF3 and EN12 of the Mole Valley Local Plan 2020-2039.

22. To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs and in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policies INF3 and EN12 of the Mole Valley Local Plan 2020-2039.
23. To enable the County Planning Authority to exercise planning control over the operation in the interests of local amenities and to ensure the protection of the water environment in accordance with the Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
24. To safeguard and minimise disturbance to habitats, biodiversity and local amenity, in accordance with the National Planning Policy Framework 2024, Policy 14 of the Surrey Waste Local Plan 2020 and Policies EN9 and EN12 of the Mole Valley Local Plan 2020-2039. This condition is required prior to the commencement of the development as it relates to information required during the construction phase of the development.
25. To enhance and protect habitats and biodiversity at the site and ensure that habitats are properly managed and maintained for the appropriate period following restoration, in accordance with the National Planning Policy Framework 2024, Policy 14 of the Surrey Waste Local Plan 2020 and Policies S5, EN8 and EN9 of the Mole Valley Local Plan 2020-2039.
26. To protect habitats and biodiversity and specifically bats, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
27. To protect habitats and biodiversity and specifically badgers, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
28. To safeguard the ancient woodland and the character of the local area in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
29. To safeguard existing trees and landscape features and to ensure their contribution to the character of the development and the character of the local area in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
30. To safeguard existing trees and landscape features and to ensure their contribution to the character of the development and the character of the local area in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
31. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
32. In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
33. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory

Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.

34. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
35. In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.36.
36. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
37. No such details have been provided and are necessary in order to retain proper planning control over the development and in the interests of safeguarding the environment and local amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
38. To ensure the protection of the stability of the slopes within the application site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
39. To ensure soils are of an appropriate specification and are stored, handled and placed appropriately to an agreed depth and profile. To ensure a high standard of restoration. This is also important for agreeing final profile levels of the fill material in accordance with Policy MC17 of the Surrey Minerals Plan 2011 Core Strategy, Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
40. To ensure soil materials on site are retained for restoration purposes, in accordance with Policy MC17 of the Surrey Minerals Plan 2011 Core Strategy and Policies 5 and 14 of the Surrey Waste Local Plan 2020.
41. To enable the County Planning Authority to adequately control the development and to secure restoration of the site to a condition capable of beneficial afteruse to comply with Policies MC17 and MC18 of the Surrey Minerals Plan 2011 Core Strategy and Policy 14 of the Surrey Waste Local Plan 2020.
42. In the interests of the protection of the environment, local amenity and human health in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039. This condition is required prior to the commencement of development as it provides confirmation on the type of material to be utilised in the scheme and the method of working.
43. To enable the County Planning Authority to adequately control the development and to secure restoration of the site to a condition capable of beneficial afteruse to comply with Policies MC17 and MC18 of the Surrey Minerals Plan Core Strategy 2011 and Policy 14 of the Surrey Waste Local Plan 2020.
44. To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation in the interests of local amenities and to

ensure the protection of the water environment in accordance with the Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.

45. To ensure that the geological features of interest of the site are protected and conserved in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and the Wildlife and Countryside Act 1981.
46. To ensure that the geological features of interest of the site are protected and conserved in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and the Wildlife and Countryside Act 1981.
47. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in accordance with paragraph 174 of the National Planning Policy Framework 2024 and in the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.

The condition is required prior to the commencement of development due to the presence of historic and authorised landfill that could be mobilised during construction and pollute controlled waters, as such a strategy is required prior to the commencement of works.

48. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework 2024 and in the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
49. In the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
50. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution and In the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.

INFORMATIVE(S):

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders (Highways Act 1980 Sections 131, 148, 149).
2. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on our website (www.surreycc.gov.uk).
4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.

5. Biosecurity is very important to minimise the risks of pests and diseases being imported into the UK and introduced into the environment. It is recommended that all trees grown abroad, but purchased for transplanting, shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees entered the UK, their origin and the length of time they have been in the nursery should be requested before the commencement of any tree planting. If this information is not available, alternative trees sources should be used. You are advised to consult the relevant UK Government agencies such as the Animal and Plant Health Agency (APHA) and the Forestry Commission for current guidance, Plant Passport requirements and plant movement restrictions. Quality Assurance Schemes followed by nurseries should also be investigated when researching suppliers. For larger planting schemes, you may wish to consider engaging a suitably qualified professional to oversee tree / plant specification and planting.
6. The effect of paragraph 13 of Schedule 7a to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not commence unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority; and
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Surrey County Council. There are statutory exemptions and transitional arrangements which means that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7a of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply. Statutory exemptions and transitional arrangements considered to apply in this case: The application was made before day one of mandatory Biodiversity Net Gain (BNG) on 12 February 2024.

7. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

8. It is recommended that the NatureSpace certificate is submitted to the County Planning Authority at least 6 months prior to the intended commencement of any works on site.
9. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the County Planning Authority (which permits the development to proceed under the District Licence WMLOR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
10. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).
11. Waste on Site - The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:
 - excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
 - treated materials can be transferred between sites as part of a hub and cluster project
 - some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. We recommend that developers should refer to:

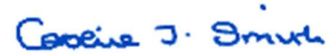
 - the position statement on the Definition of Waste: Development Industry Code of Practice
 - The waste management page on GOV.UK
12. Waste to be taken off site - Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:
 - Duty of Care Regulations 1991
 - Hazardous Waste (England and Wales) Regulations 2005
 - Environmental Permitting (England and Wales) Regulations 2016
 - The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

13. The dewatering/abstraction of pooled surface water associated with this development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.
14. The deposit of waste/material associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits>
15. The Environment Agency note that the development will require the decommissioning and emptying of the leachate lagoon and that this must be done in accordance with the current site related licences for discharge and the neighbouring authorised landfill. Any modification of monitoring points for the authorised landfill for purposes of deposit or creation of an access road will require a permit variation. We also have concerns regarding the infiltration of leachate into the permeable limestone and sandstone bands that are present on the application site and that the development should attempt to prevent any pathway to these Secondary A Aquifers to prevent further deterioration of these waters but would expect this to be dealt with during permitting of the proposal.
16. The applicant is reminded of safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.
17. It is recommended that the areas of open and damp grasslands are maintained as long tussocky, ungrazed grassland which will further assist in deterring hazardous birds from the site.
18. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant and addressed through negotiation and

acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 39 of the National Planning Policy Framework 2024.

DATE 17 June 2025



PLANNING GROUP MANAGER

SUEZ Recycling and Recovery UK Limited
SLR Consulting Limited
15 Middle Pavement
Nottingham
NG1 7DX

Third Party Rights

Anyone seeking to challenge the lawfulness of this decision may make an application to the High Court for permission to bring a claim for judicial review. You should seek legal advice promptly if you wish to challenge this decision.