

Environmental Information Regulations – Response - 27619

Thank you for your response to my query regarding Masons Landfill Site, however it did not answer my query. I thought Suffolk County Council issues the licence for the landfill and determines its operating lifespan? I would like to know when the permission expires and the site will no longer be used for landfill,

This information has previously been provided a link to the Decision Notice which sets the date for landfilling operations at the site to cease by **31 December 2030**, with restoration being completed by 31 December 2032. For ease of reference, please find attached a copy of the Decision Notice (file name: '*Decision Notice_redacted.pdf*').

Redacted Information

All information released in response to a Freedom of Information Act 2000 (FOIA) or Environmental Information Regulation 2004 (EIR) request is deemed to be in the public domain. As such we must consider whether or not the requested information qualifies as personal information and should therefore not be released into the public domain.

The council has determined that this is personal information and is therefore exempt from disclosure under **section 40** of the FOIA and **regulation 13** of the EIR.

The Council considered the following, including the possible consequences of disclosure for the data subjects concerned and their reasonable expectations as to the use of their data:

- expectations of the individuals concerned about personal information being put into the public domain;
- reasonable expectations - the data subjects concerned would have a legitimate expectation of privacy concerning their personal information and would not have anticipated this being put into the public domain;
- whether or not the requested information could be anonymised; and
- balancing the individual's rights and the legitimate interests - In past cases the Information Commissioner has weighed the individual's rights to privacy against the public interest in disclosure. There is no presumption in favour of releasing personal data.

This is an absolute exemption, which means that if the condition is satisfied there is no additional public interest test to consider.

In assessing fairness, the Council considered the likely consequences of disclosure of the requested information. Personal information should not be used in ways that have unjustified adverse effects on the individuals concerned. The council also considered

whether such disclosure would be within the reasonable expectations of the individuals, given that any response to a request under the FOIA or EIR is deemed to be in the public domain. The council believes that in this instance it is not fair to disclose personal data and is therefore withholding the requested information under section 40 of the FOIA and regulation 13 of the EIR.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) Order 2015**

Applicant

Valencia Waste Management
Ardley Cottage
Ardley
Oxfordshire
OX27 7PH

Agent

Miss Francesca Wray
Sirius Planning
4245 Park Approach
Thorpe Park
Leeds
LS15 8GB

Permission is hereby **granted** by Suffolk County Council as Local Planning Authority for the purposes of the above Act and Order for the development in accordance with the application dated 16 March 2021 and other documents as referred to in the attached conditions.

DESCRIPTION OF DEVELOPMENT

Variation of Conditions 1 (Approved Details), 2 (Period of Permission), 16 (Provision of Newt Ponds), 23 (Aftercare Management) and 24 (Aftercare Scheme) of permission MS/1158/11 Masons Landfill, Bramford Road, Great Blakenham, Suffolk, IP6 0JX.

Subject to the following **28** conditions:

CONDITIONS

(Planning conditions in **bold type** indicate the need to submit additional information for approval).

Compliance with approved details

- 1) The development uses and associated activities hereby approved shall only be carried out in accordance with:

Planning Application Documents

- a) Application Form and Certificates signed by Miss Francesca Wray (Sirius Planning) dated 16 March 2021.
- b) Planning Statement VA1000/PS by Sirius Planning dated August 2022.
- c) Environmental Statement Volume 1 VA1000/ES by Sirius Planning dated August 2022.
- d) Environmental Statement Addendum Cumulative Effects Snoasis VA1000/ES-ADD by Sirius Planning dated August 2022.
- e) Environmental Statement Volume 3 Non-Technical Summary VA1000/NTS by Sirius Planning dated August 2022.
- f) Covering Letter Reg 25 + Clarifications submission by Sirius Planning dated 16 December 2021.

- g) EIA Additional Information Submission Covering Letter VI4031 by Sirius Planning dated 14 June 2021.
- h) Ecology Consultation Response note 7144/100621/PL by Clarkson & Woods Ecological Consultants dated 10 June 2021.
- i) Masons Landfill Operations, Development and Management Plan dated September 2003.
- j) Note to SCC LLFA Surface Water Drainage VI4035/JD/01 by Sirius Environmental dated 10 June 2021.
- k) Letter to SCC LLFA Surface Water Drainage Responses VI4035/JD/02 by Sirius Environmental dated 31 January 2021.
- l) Planning Application Drawings
- m) Proposed Restoration Plan VA1000_16_10 by Sirius Planning dated 2 August 2022.
- n) Proposed Infiltration Basin Landscaping Plan VI4035 01 06 by Sirius Planning dated 20 January 2022.
- o) Site Location Plan VI4031/16/01 by Sirius Planning dated 22 May 2020.
- p) Planning Application Boundary Plan VI4031/16/02 Rev 1 by Sirius Planning dated 12 February 2021.
- q) Existing Site Layout Plan VI4031/16/03 Rev 1 by Sirius Planning dated 12 February 2021.
- r) Proposed Pre-Settlement Contours Plan VI4031/16/05 by Sirius Planning dated 12 February 2021.
- s) Proposed Post Settlement Contours Plan VI4031/16/06 by Sirius Planning dated 7 January 2021.
- t) Sections Plan VI4031/16/07 by Sirius Planning dated 7 January 2021.
- u) Proposed Surface Water Management Plan VI4031/16/08 by Sirius Planning dated 12 February 2021.

Environmental Statement Appendices

- v) Environmental Statement Appendix 2.1 Current Planning Consent MS/1158/11.
- w) Environmental Statement Appendix 2.2 Approved Restoration Scheme (Final Post Settlement Restoration Plan) ML1/7R by SLR dated June 2009.
- x) Environmental Statement Appendix 2.3 Scoping Opinion by Suffolk County Council dated 17 July 2020.
- y) Environmental Statement Appendix 2.4 Statement of Community Involvement VA1000/SCI by Sirius Planning dated August 2022.
- z) Environmental Statement Appendix 7.1 LVIA Tables VA1000/7 by Sirius Planning dated August 2022.
- aa) Environmental Statement Appendix 7.2 LVIA EIA Methodology VA1000/7 by Sirius Planning dated August 2022.
- bb) Environmental Statement Appendix 8.1 Extended Phase 1 Habitat Survey by Clarkson & Woods Ecological Consultants dated July 2022.
- cc) Environmental Statement Appendix 8.2 Phase 1 Habitat Plan.
- dd) Environmental Statement Appendix 8.3 Badger Survey Report by Clarkson & Woods Ecological Consultants dated December 2021.

- ee) Environmental Statement Appendix 8.4 Great Crested Newt Survey Report by Clarkson & Woods Ecological Consultants dated December 2021.
- ff) Environmental Statement Appendix 8.5 References.
- gg) Environmental Statement Appendix 9.1 Surface Water Management Design Report VI4035/SW/01 Rev 3 by Sirius Environmental dated 01 February 2022.

Environmental Statement Figures

- hh) Environmental Statement Figure 7.1 Site Location and Study Area Plan VA1000/07/21 by Sirius Planning dated 3 August 2022.
- ii) Environmental Statement Figure 7.2a Landscape Character Areas Plan VA1000/07/22A by Sirius Planning dated 3 August 2022.
- jj) Environmental Statement Figure 7.2b Landscape Receptors (2.5km) Plan VA1000/07/22B by Sirius Planning dated 8 August 2022.
- kk) Environmental Statement Figure 7.3a Zone of Theoretical Visibility (ZTV) (2.5km) Pre-Settlement No Visual Barriers Plan VA1001/07/25 by Sirius Planning dated 8 August 2022.
- ll) Environmental Statement Figure 7.3b Zone of Theoretical Visibility (ZTV) (2.5km) Pre-Settlement Buildings and Woodland Visual Barriers Plan VA1001/07/26 by Sirius Planning dated 11 August 2022.
- mm) Environmental Statement Figure 7.3c Zone of Theoretical Visibility (ZTV) (2.5km) Post Settlement No Visual Barriers Plan VA1000/07/25 by Sirius Planning dated 3 August 2022.
- nn) Environmental Statement Figure 7.3d Zone of Theoretical Visibility (ZTV) (2.5km) Post Settlement Buildings and Woodland Visual Barriers Plan VA1000/07/26 R0 by Sirius Planning dated 3 August 2022.
- oo) Environmental Statement Figure 7.4 Visual Receptors Plan VA1000/07/27 by Sirius Planning dated 3 August 2022.
- pp) Environmental Statement Figure 7.5 Viewpoint Location Plan VA1000/07/28 by Sirius Planning dated 3 August 2022.
- qq) Environmental Statement Figure 7.7 Viewpoint 1 Bramford Road by Sirius Planning dated 1 August 2022.
- rr) Environmental Statement Figure 7.7a Viewpoint 1a Bramford Road by Sirius Planning dated 11 June 2021.
- ss) Environmental Statement Figure 7.8 Viewpoint 2 Hood Drive by Sirius Planning dated 1 August 2022.
- tt) Environmental Statement Figure 7.8a Viewpoint 2a Hood Drive by Sirius Planning dated 11 June 2021.
- uu) Environmental Statement Figure 7.9 Viewpoint 3 Papermill Lane by Sirius Planning dated 1 August 2022.
- vv) Environmental Statement Figure 7.9a Viewpoint 3a Papermill Lane by Sirius Planning dated 11 June 2021.
- ww) Environmental Statement Figure 7.10 Viewpoint 4 Broomwalk Plantation by Sirius Planning dated 1 August 2022.
- xx) Environmental Statement Figure 7.10a Viewpoint 4a Broomwalk Plantation by Sirius Planning dated 11 June 2021.
- yy) Environmental Statement Figure 7.11 Viewpoint 5 The Slade Church Farm by Sirius Planning dated 1 August 2022.

- zz) Environmental Statement Figure 7.11a Viewpoint 5a The Slade Church Farm by Sirius Planning dated 11 June 2021.
- aaa) Environmental Statement Figure 7.12 Viewpoint 6 Thornhill Road Claydon by Sirius Planning dated 1 August 2022.
- bbb) Environmental Statement Figure 7.12a Viewpoint 6a Thornhill Road Claydon by Sirius Planning dated 11 June 2021.
- ccc) Environmental Statement Figure 7.13 Viewpoint 7 Barnham Church by Sirius Planning dated 1 August 2022.
- ddd) Environmental Statement Figure 7.13a Viewpoint 7a Barnham Church by Sirius Planning dated 11 June 2021.
- eee) Environmental Statement Figure 7.14 Viewpoint 8 Shrubland Hall Park by Sirius Planning dated 1 August 2022.
- fff) Environmental Statement Figure 7.14a Viewpoint 8a Shrubland Hall Park by Sirius Planning dated 11 June 2021.
- ggg) Environmental Statement Figure 7.15 Viewpoint 9 Pound Lane Little Blakenham by Sirius Planning dated 1 August 2022.
- hhh) Environmental Statement Figure 7.15a Viewpoint 9a Pound Lane Little Blakenham by Sirius Planning dated 11 June 2021.
- iii) Environmental Statement Figure 7.16 Viewpoint 10 Public Footpath to the north of the site by Sirius Planning dated 1 August 2022.
- jjj) Environmental Statement Figure 7.16a Viewpoint 10a Public Footpath to the north of the site by Sirius Planning dated 11 June 2021.
- kkk) Environmental Statement Figure 7.17 Viewpoint 11 Chalk Lane by Sirius Planning dated 1 August 2022.
- lll) Environmental Statement Figure 7.17a Viewpoint 11a Chalk Lane by Sirius Planning dated 11 June 2021.
- mmm) Environmental Statement Figure 7.18 Viewpoint 12 Public Footpath to the west of the site by Sirius Planning dated 1 August 2022.
- nnn) Environmental Statement Figure 7.18a Viewpoint 12a Public Footpath to the west of the site by Sirius Planning dated 11 June 2021.
- ooo) Environmental Statement Figure 7.19 Viewpoint 13 Looking East Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- ppp) Environmental Statement Figure VP13i Viewpoint 13 Looking East Pre settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- qqq) Environmental Statement Figure VP13ii Viewpoint 13 Looking West Pre-Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- rrr) Environmental Statement Figure VP13iii Viewpoint 13 Looking East Post Settlement Restoration Levels by Sirius Planning dated 7 December 2021.
- sss) Environmental Statement Figure VP13iv Viewpoint 13 Looking West Post Settlement Restoration Levels by Sirius Planning dated 30 November 2021.
- ttt) Environmental Statement Figure VP14i Viewpoint 14 Looking East Pre-Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- uuu) Environmental Statement Figure VP14ii Viewpoint 14 Looking West Pre-Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- vvv) Environmental Statement Figure VP14iii Viewpoint 14 Looking East Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.

- www) Environmental Statement Figure VP14iv Viewpoint 14 Looking West Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- xxx) Environmental Statement Figure VP15i Viewpoint 15 Pre-Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- yyy) Environmental Statement Figure VP15ii Viewpoint 15 Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- zzz) Environmental Statement Figure VP16i Viewpoint 16 Pre-Settlement Restoration Levels by Sirius Planning dated 7 December 2021.
- aaaa) Environmental Statement Figure VP16ii Viewpoint 16 Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- bbbb) Environmental Statement Figure 7.20 Viewpoint 14 Looking East Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- cccc) Environmental Statement Figure 7.21 Viewpoint 15 Post Settlement Restoration Levels by Sirius Planning dated 2 August 2022.
- dddd) Environmental Statement Figure 7.22 Viewpoint 16 by Sirius Planning dated 2 August 2022.

Reason: to ensure that new development is completed in accordance with submitted details.

Period of Permission

- 2) Landfilling shall cease by 31 December 2030, and the site shall be restored by 31 December 2032 in accordance with Proposed Restoration Plan VA1000_16_10 by Sirius Planning dated 2 August 2022.

Reason: to enable the Waste Planning Authority to secure the timely restoration of the site.

Implementation

- 3) The applicant shall give seven days' written notice to the Waste Planning Authority of implementation of this permission.

Reason: to enable the Waste Planning Authority to monitor the development effectively.

Availability of Plans

- 4) A copy of this permission and the approved plans showing method and direction of landfilling and restoration shall be displayed in the operators site office at all times during infilling and restoration. Any subsequent amendments approved by the Waste Planning Authority shall also be displayed.

Reason: in the interests of clarity and to inform both site operators and visiting persons of the sites operational responsibilities towards working methods and restoration commitments, in accordance with Policy GP4 of the Suffolk Minerals and Waste Local Plan July 2020.

Mud on the Road

- 5) Throughout the period of landfilling, the operator shall maintain:
 - a) Wheel washing equipment through which all collection vehicles leaving the site can be directed to ensure that all wheels are cleaned.
 - b) Road sweeping arrangements to ensure the access and entrance to the B1113 are kept free of mud that would otherwise be taken onto the highway.

- c) Surface water interception and drainage arrangements to ensure that surface water runoff and mud does not discharge onto the highway.

Reason: to prevent mud on the road in the interest of highways safety, in accordance with Policy GP4 of the Suffolk Minerals and Waste Local Plan July 2020.

Noise

- 6) Noise from landfilling (excluding bund formation and other temporary operations such as soil stripping or restoration works) shall not exceed the following LAeq (1 hour) values:

Monitoring Point	Free field Level	Façade	Façade Level
1 and 2	51dB(A)	Blueleighs Caravan Club and Chalk Hill Lane	54dB(A)
3	55dB(A)	Chapel Lane	58dB(A)
4	52dB(A)	Wainwright Gardens	55dB(A)
5	50dB(A)	Cottage Farm	53dB(A)

Noise will normally be measured at the free field monitoring points. In the event of complaint, noise may be measured at the façade and these measurements would take precedence. The façade noise limit is set at a point one metre from the façade and 1.2 metres above ground level and includes a +3dB(A) correction.

Noise from soil stripping, removal of spoil heaps, bund formation and land forming shall not exceed:

Monitoring Point	Free Field Level	Façade	Façade Level
1 and 2	70dB LAeq (1 hour)	Blueleighs Caravan Club and Chalk Hill Lane	73dB LAeq (1 hour)
3	70dB LAeq (1 hour)	Chapel Lane	73dB LAeq (1 hour)
4	70dB LAeq (1 hour)	Wainwright Gardens	73dB LAeq (1 hour)
5	70dB LAeq (1 hour)	Cottage Farm	73dB LAeq (1 hour)

Reason: in the interests of the protection of residential amenity, in accordance with Policy GP4 of the Suffolk Minerals and Waste Local Plan July 2020.

Effective Silencers

- 7) Silencers shall be fitted to, used and maintained in accordance with manufacturer's instructions on all vehicles, plant and machinery used on the site. No machinery shall be operated with the covers opened or removed.

Reason: to protect the amenity of neighbouring occupiers in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Operating Hours

- 8) No operations shall take place other than within the following permitted times:
- a) 07:00 to 16:30 Monday to Friday.
 - b) 07:00 to 13:00 Saturday.
 - c) 13:00 to 16:30 on Saturdays immediately preceding and following Bank/National Holidays within any calendar year for the disposal of waste arising from the County Council's household waste recycling centres and domestic waste collections only.
 - d) 07:00 to 11:00 Sunday and Bank/National Holidays within any calendar year for the disposal of waste arising from the County Council's household waste recycling centres and domestic waste collections only.
 - e) 11:00 to 16:30 on Bank/National Holidays within any calendar year for disposal of waste arising from domestic waste collections only.

Reason: to ensure that the amenity of local businesses and residents is protected, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Soil Profile (Depth)

- 9) Those areas of restored landfill over which there is to be planting (other than grassland) shall be reinstated to a depth of not less than 1.5 metres.

Reason: to ensure a sufficient and appropriate depth of soil to sustain tree and hedgerow planting, in the interests of appropriate site restoration and in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Soil Profile (subsoil)

- 10) Subsoil shall be spread over the site capping protection layer to an average depth of 300mm. The surface shall be ripped or cross ripped to its full depth. Any stone or other objects greater than 150mm in any dimension which is exposed, and which is likely to obstruct cultivation shall be removed from the loosened surface.

Reason: in the interests of clarity and to ensure that appropriate site restoration is achieved in an orderly manner to a condition capable of beneficial after use, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Soil Profile (topsoil)

- 11) Topsoil shall be evenly respread over the subsoil to a minimum depth of 200mm and rendered suitable for restoration planting.

Reason: in the interests of clarity and to ensure that appropriate site restoration is achieved in an orderly manner to a condition capable of beneficial after use, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Soil Handling (movement)

- 12) The movement of restoration soils shall be carried out in dry weather conditions when soils are in a dry and friable state and then only along clearly defined routes within the site.

Reason: to minimise structural damage and compaction to the soil and to aid final restoration of the site, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Soil Handling (timings)

- 13) Soil stripping, removal of spoil heaps and formation of bunds shall be restricted to the following hours:

- a) 08:00 to 17:00 Monday to Friday.
- b) 08:00 to 13:00 Saturday.

Works shall be limited to a maximum of 8 weeks per calendar year.

Reason: to ensure that the amenity of local businesses and residents is protected, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Provision of newt ponds

- 14) Within six months from the date of this permission, a scheme for newt ponds construction shall be submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented in full, within the timescales set out, be retained in perpetuity and include the following:

- a) Section drawings.
- b) Planting of dense marginal vegetation and goose proof fencing around the periphery¹.
- c) Dense marginal vegetation and aquatic species information

The newt ponds identified on drawing Proposed Restoration Plan VA1000_16_10 by Sirius Planning dated 2 August 2022 shall be provided within six months of completion of soil replacement over the associated relevant cells.

Reason: to ensure that the newt ponds do not compromise the safety and stability of the landfill and to ensure that there is no additional bird strike risk as requested by the Ministry of Defence (Defence Infrastructure Organisation), in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Landscape Management

- 15) Following the completion of topsoil placement in each phase, a scheme for the management of the existing planting over a 15-year period following initial planting in each restoration phase shall be submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented in full for the 15-year period. The scheme shall provide for the following:

- a) An assessment of annual losses and replacements to be provided.
- b) Continuing weed control by non-herbicide means.
- c) Management of shelters stakes and ties.
- d) Ongoing protection measures from deer, rabbits, hare and grey squirrel populations.
- e) Implementation of formative pruning.
- f) Thinning or poor and diseased stems.

Reason: to ensure continued maintenance of screening vegetation for the whole site in the interests of visual impact, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

¹ At the request of the Ministry of Defence, Defence Infrastructure Organisation in the interests of aviation safety.

Submission of annual survey plans

- 16) Within 12 months from the date of this permission, and at annual periods thereafter throughout the life of the site, the operator shall have undertaken a topographical survey of the area landfilled and restored. The survey shall be submitted to the Waste Planning Authority for consideration within one month of it being undertaken. The survey shall identify the need for ongoing restoration work necessary as a result of differential settlement and an accompanying statement shall make known to the Waste Planning Authority the operator's intention for ensuring compliance with the approved pre settlement and post settlement restoration contours.

Reason: to enable the progress of development within the site to be monitored against the approved plans, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Final Restoration of Land

- 17) On completion of restoration:
- a) All structures and machinery shall have been removed from the land, apart from that necessary for the continued monitoring and removal of gas and leachate.
 - b) No mounds of waste heaps shall be left above ground.
 - c) There shall be no visible surface debris on any part of the site.

Reason: in the interests of clarity and to ensure that appropriate site restoration is achieved in an orderly manner to a condition capable of beneficial after use, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Aftercare Scheme

- 18) Prior to capping of the last cell, an aftercare management scheme for the whole site for a fifteen-year period shall be submitted to and approved in writing by the waste planning authority.

Reason: in the interests of clarity and to ensure that appropriate site restoration is achieved in an orderly manner to a condition capable of beneficial after use, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Aftercare (Site Meeting)

- 19) Before 1 July of every year during the aftercare period, a site meeting shall take place to discuss and agree future aftercare proposals and to monitor previous aftercare performance. The meeting shall also be attended by the person(s) responsible for undertaking the aftercare steps.

Reason: To ensure appropriate monitoring of the approved aftercare measures, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Great Blakenham Pit Site of Special Scientific Interest (SSSI)

- 20) Access to the features of the Great Blakenham Pit, Site of Special Scientific Interest (SSSI) shall not be impeded throughout the lifetime of the development. The SSSI shall not be altered in any way, including through landscaping.

Reason: to ensure the protection of a designated SSSI and on the advice of Natural England, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Landscape Planting

- 21) Within six months of any phase being capped, signifying the beginning of the two-year settlement period, a scheme shall be submitted to the Waste Planning Authority detailing specific restoration and planting information for each phase including results of laboratory testing of soils, informing the seed mix selection.

Reason: to ensure appropriate restoration is achieved, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Dust Management Plan

- 22) Within six months of the date of this permission, an updated dust management shall be submitted to and approved in writing by the Waste Planning Authority. The updated dust assessment must incorporate the changes to the overall restoration plan of the site and assess the associated impacts.

Reason: in the interests of protecting the amenity of local businesses and residents, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Ecological Restoration and Aftercare Management Plan (RAMP)

- 23) Within six months of the date of this permission, an Ecological Restoration and Aftercare Management Plan (RAMP) shall be submitted to and approved in writing by the Waste Planning Authority. This shall include, but not be limited to:
- a) The management of New Zealand Pygmyweed.
 - b) The protection of priority species.

Reason: in the interests of ecology and for the protection of priority species and habitats, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Badgers (Cell Construction)

- 24) Prior to the construction of each new cell, a pre-construction site walk over shall be carried out by a suitably qualified ecologist to check for signs of further or fresh badger activity onsite. The findings of each walkover shall be submitted to and approved in writing by the Waste Planning Authority. Badger Toolbox talks are also to be given to all site operatives.

Reason: for the protection of badgers, in accordance with the Protection of Badgers Act 1992 and Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Breeding Birds

- 25) Within six months of the date of this permission, a breeding bird management plan shall be submitted to and agreed in writing by the Waste Planning Authority. The approved scheme shall be implemented in full for the life of the development.

Reason: in the interests of Biodiversity Net Gain, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Reptiles

- 26) If construction works are carried out within any restored cell a precautionary method of working, in accordance with the applicants Great Crested Newt licence for reptiles shall be followed for the length of construction in that particular area.

Reason: for the protection of reptiles, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan July 2020.

Phasing

- 27) Within six months from the date of this permission, a phasing plan in line with the end date as set by condition 2, shall be submitted to and approved in writing by the Waste Planning Authority.**

Reason: to enable the Waste Planning Authority to secure timely restoration of the site.

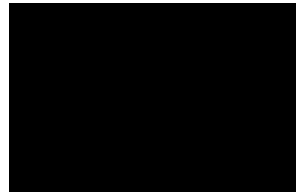
Community Liaison

- 28) Following the submission of the annual survey plans in condition 16 and before 1 April every year during the operational and restoration periods, a meeting shall take place to review the operations at the landfill site and monitor progress towards final restoration. The meeting shall also be attended by the person(s) responsible for operating the site and delivering the restoration and with community representatives (e.g., parish, district and county councils, Environment Agency and interested parties abutting the site).**

Reason: To ensure that locally interested organisations have an opportunity to raise operational issues and are updated with the progress made towards the restoration of the site, in accordance with Policy GP4 and MP6 of the Suffolk Minerals & Waste Local Plan July 2020.

Date

10 November 2022



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Head of Planning
Growth, Highways & Infrastructure
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

Working with applicant in a positive and proactive manner:

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where appropriate or necessary. In particular, the Authority has sought to address whether solar photovoltaic panels require a separate application, has undertaken its own evidence on waste need and economic prospects, and agreed a shorter timescale with the applicant. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as

set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Applications with Environmental Statement:

Environmental information contained in the submitted Environmental Statement has been taken into consideration by the authority in the determination of this application.

NOTES:

1. Attention is drawn to the fact that any failure to adhere to the approved plans or to comply with the conditions attached to this planning permission constitutes a contravention of the provisions of the above Act in respect of which enforcement action may be taken.
2. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation. This planning permission does not entitle you to do anything for which the consent of some other landowner is necessary.
3. The applicant is reminded that under the Wildlife and Countryside Act 1981(Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

APPEALS TO THE SECRETARY OF STATE

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
3. Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at: <https://www.gov.uk/appeal-planning-decision>.
4. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
5. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Notification of Appeals to the Council

You must send a copy of your appeal to the local authority. In accordance with appeal procedures, when forwarding copies of appeal forms and additional information, plans or

drawings direct to the local authority, please send electronic copies to planning@suffolk.gov.uk or address to the Planning Department, Suffolk County Council Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

PURCHASE NOTICES

1. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner 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.
2. In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.