

County Matter: Waste

Teignbridge District: Variation of conditions 3 and 5 of planning permission 05/3070/04 (integrated waste management facility consisting of dry recyclate and commercial and industrial waste materials recycling facilities, incorporating small vehicle transfer station, enclosed composting facility, fitters' workshop and associated infrastructure together with 3 million cubic metres of additional residual waste disposal capacity and the change of use of Heathfield Farmhouse and existing offices and workshops) relating to the re-opening of the landfill only.

Location: Heathfield Landfill, John Acres Lane, Fosterville, Kingsteignton

Applicant: Viridor Waste Management Limited

Application No: 18/00283/DCC

Date application received by Devon County Council: 26 January 2018

Report of the Chief Planner

Please note that the following recommendation is subject to consideration and determination by the Committee before taking effect.

Recommendation: It is recommended that, subject to the signing of a legal agreement containing a requirement that the heathland areas on land within the planning permission boundary are appropriately managed for a period of ten years, planning permission to vary conditions 3 and 5 of planning permission 05/3070/04 is granted subject to the conditions set out in Appendix I to this report (with any subsequent non-material changes to the wording of the conditions and being agreed in consultation with the Chair and local member).

1. Summary

- 1.1 This application is for the variation of conditions 3 and 5 of planning permission 05/3070/04 to allow for a further 5 years to utilise the permitted landfill capacity at the site and consequential variation of the phasing and restoration plans.
- 1.2 It is considered that the main material planning consideration in the determination of this planning application are the consideration against waste planning policy; nature conservation and habitats; local highway network; the amenity of local residents; and landscape.
- 1.3 The planning application, representations received, and consultation responses are available to view on the County Council website under reference DCC/4041/2018 or by clicking on the following link:
<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4041/2018>

2. The Proposal/Background

- 2.1 The application site is located approximately 1.4 kilometres to the south-east of Chudleigh Knighton and 1.8 kilometres north west of Kingsteignton. Access to the site is directly from the B3193 which runs between Chudleigh Knighton and Kingsteignton.

- 2.2 The Heathfield site was originally a sand and gravel quarry and various planning permissions for domestic landfill were granted in 1979, 1984, 1988 and 1994. Planning permission for an Integrated Waste Management Facility (IWMF) consisting of an extension to the landfill, provision of an in-vessel composting (IVC) facility, materials recycling facility (MRF) and industrial commercial treatment facility (ICTF), permission 05/3070/04, was granted planning permission by the former Development Control Committee in May 2005. This permission granted a temporary extension to the life of the landfill until 31 January 2018 and permanent consent for the IVC, the MRF and ICTF.
- 2.3 A legal agreement attached to the permission required, inter alia, that the residual wastes going to landfill reduce during the life of the site; that the MRFs and the IVC be constructed within 18 months of the date of the consent; routing of HGVs and heathland aftercare for a period of ten years.
- 2.4 Prior to the 2005 IWMF permission a separate application for an in-vessel composting facility using a different compost maturation process was granted on a temporary basis in 2004. This facility (rather than the 2005 permission) was constructed and planning permission for permanent consent was granted by the Development Management Committee in 2012.
- 2.5 The MRF and ICTF as permitted in the 2005 IWMF permission were not constructed. However, a further application for the provision of a MRF and ICTF at Heathfield (albeit in a different configuration than the 2005 approval) was granted permission by the Development Management Committee in August 2012. This facility was not constructed, and the permission has now lapsed.
- 2.6 The IVC facility no longer operates and the land, buildings and structures, following a change of use permission, are now used by a demolition contractor (Gilpin). The area which was identified as a ICTF, following a new planning consent, is used as a waste transfer station by a skip operator (ABC Siddalls).
- 2.7 The landfill element of the 2005 IWMF consent allowed for the disposal of 3 million cubic metres of residual, non-hazardous waste to landfill. Tipping at the site ceased in January 2016 at between two and 12 metres below the maximum levels permitted leaving approximately 700,000m³ of capacity remaining under the current permission.
- 2.8 Tipping at the site ceased due to declining landfill tonnages following opening of energy recovery facilities at Exeter and Plymouth, and there being insufficient waste to support two landfill sites in the south and east of the County. Heathfield was therefore closed, and landfilling operations concentrated at Broadpath near Tiverton.
- 2.9 Since the cessation of tipping at Heathfield, landfill tonnages have not declined as quickly as anticipated and it is expected that Broadpath will be full by the end of 2018. The remaining capacity at Heathfield is therefore required to accommodate further landfill arisings.
- 2.10 Condition 3 of the existing consent requires the landfilling operations at the site to cease by 31 January 2018. This application seeks to vary this condition to extend the cessation date to 31 December 2023 to allow for the remaining permitted capacity at the site to be utilised.
- 2.11 The application consequently also seeks the variation of condition 5 of the application to update the phasing and restoration plans for the site. Much of the landfill site has

already been restored to a range of habitats including woodland, pasture, scrub and a scrub/heathland mosaic, and the area that will receive the additional tipping will form part of the area of pasture with hedgerows on the upper plateau of the site.

- 2.12 There are a number of conditions relating to landfill on the existing consent which require amendment or are no longer relevant to the application. The schedule of conditions proposed have been discussed and agreed with the applicant and are considered suitable to control the landfilling operations.
- 2.13 The proposal is Environmental Impact Assessment development and is accompanied by an Environmental Statement.

3. Consultation Responses

- 3.1 Teignbridge District Council (Planning): No objection.
- 3.2 Teignbridge District Council (Environmental Health): No objection.
- 3.3 Kingsteignton Town Council: Concerns regarding the principle of reopening the landfill, the volume of HGV traffic on the local highway network and the need to address impacts including diesel emissions, dust, odours, leachate, road debris and water run-off.
- 3.4 Hennock Parish Council: Objects to the application for the following reasons:
- DCC's strategy is that what can't go into an incinerator should be recycled – reopening the site undermines DCC's strategy. Technology and understanding about recycling has moved on and this would be a backward step given the pressure to reduce landfill.
 - Impact of the traffic in terms of congestion, pollution and mud on the road (there is a danger that the islands in the road cannot be seen as was experienced in the past).
 - Adverse visual impact on the surrounding area given the proposed height of the tip.
 - Smell, particularly from the landfilling of black sacks which will be taken when the incinerators cannot do so and which had an adverse impact on the health of residents.
 - Smell from the composting facility – the Parish Council strongly objects to reinstatement of the composting facility, the odours from which were, at times, very strong and unpleasant, and had an adverse impact on the wellbeing of the residents of Chudleigh Knighton.
- 3.5 Natural England: No objection subject to appropriate mitigation being secured. Natural England considers that without appropriate mitigation, the application would have an adverse impact upon greater horseshoe bats associated with the South Hams Special Area of Conservation.
- 3.6 Environment Agency: No objection.
- 3.7 Devon Stone Federation: No objection.

4. Advertisement/Representations

- 4.1 The application was advertised in accordance with the statutory publicity arrangements by means of a site notice, notice in the press and notification of

neighbours by letter. As a result of these procedures, three representations have been received objecting on the following grounds:

- impact of odour upon the wellbeing of local residents;
- impact of vehicle movements on amenity and the local highway network;
- windblown litter from the site.

4.2 Councillor Ron Peart (local member) has raised concerns regarding odour, dust, vehicle movements and DCC's waste strategy.

5. Planning Policy Considerations

5.1 In considering this application the County Council, as Waste Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan policies are listed below and the most relevant are referred to in more detail in Section 6 of this report.

Devon Waste Plan

W1 (Presumption in Favour of Sustainable Development); W2 (Sustainable Waste Management); W3 (Spatial Strategy); W7 (Waste Disposal); W11 (Biodiversity and Geodiversity); W12 (Landscape and Visual Impact); W17 (Transportation and Access); W18 (Quality of Life); W20 (Restoration and Aftercare)

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development); EN2A (Landscape Protection and Enhancement); EN08 (Biodiversity Protection and Enhancement), EN9 (Important Habitats and Features); EN10 (European Wildlife Sites); EN11 (Legally Protected and Priority Species); S11 (Pollution).

6. Comments/Issues

6.1 The main material planning considerations in the determination of this application are considered below.

Consideration against Waste Planning Policy

6.2 The Devon Waste Plan anticipates a reduction in the proportion of local authority collected waste and commercial and industrial waste (CIW) disposed of through landfill to 5% from 2021. However, the Plan recognises that there will remain a requirement for non-hazardous landfill capacity to manage wastes that are difficult to manage higher up the waste hierarchy, together with non-recyclable CIW that is too fragmented in supply to secure contracts for energy recovery.

6.3 With the closure of Broadpath landfill site anticipated at the end of 2018, Devon would be left with a single non-hazardous landfill site at Deep Moor (to 2024) that is not well located for the major sources of CIW in the south and the east of the county. Extending the timescale to allow for the remaining consented capacity at Heathfield to be utilised is consistent with Policy W3 (Spatial Strategy) of the Devon Waste Plan that seeks the location of strategic disposal facilities within or close to Exeter and Newton Abbot.

- 6.4 The application is also consistent with Policy W7 (Waste Disposal) that provides for permission to retain remaining capacity where a temporary permission would expire prior to that capacity being utilised.
- 6.5 There is a demonstrable need for landfill capacity in the county which is evidenced by the most recent waste monitoring report together with the lack of future landfill capacity in Devon beyond 2024.

Nature Conservation and Habitats

- 6.6 The site falls within a Greater Horseshoe Bat Sustenance Zone and Strategic Flyway associated with the South Hams Special Area of Conservation (SAC) maternity roost at Chudleigh. There is also radio tracking evidence of Greater Horseshoe Bats in proximity to the site.
- 6.7 Since the cessation of tipping at the site in January 2016, it has been capped, top-soiled and seeded. Planting has taken place in some areas in accordance with the previously approved restoration plan.
- 6.8 Natural England initially raised concerns regarding the lack of Greater Horseshoe Bat survey effort supporting the application and therefore raised objection based on the uncertainty of whether the proposed extension of time and therefore reopening of some vegetated areas would have a significant impact upon the SAC Greater Horseshoe Bat population. However, following a site visit, it was agreed with Natural England that full survey effort was not required as the continuation of tipping at the site, with appropriate mitigation measures undertaken and a long-term gain resulting from appropriate restoration, would not impact upon areas that are likely to support Greater Horseshoe Bat foraging or commuting.
- 6.9 Mitigation measures outlined in the Ecology chapter of the Environmental Statement and Appendix 9/3 Document are considered to be appropriate to minimise the risk of impact upon the designated site. The implementation of these measures will be secured through a condition.
- 6.10 In addition to extending the timescale for tipping at the site, the application also seeks to vary the approved phasing and restoration details in response to the revised timescales of working at the site. The revisions to the restoration plan are considered to be appropriate and, with suitable aftercare, will deliver a net gain in biodiversity and important habitats at the site. The implementation and aftercare of the restoration scheme will be secured by condition. Management of the heathland areas within the site will be secured through a legal agreement requiring their management for a period of 10 years from completion of the site restoration to reflect the longer period required for the successful establishment of heathland habitat.
- 6.11 The proposal has been subject to Appropriate Assessment under the Habitats Regulations. The assessment has concluded that, subject to conditions regarding the submission and approval of a lighting scheme and the maintenance of a 10m buffer between off-site woodland edge and landfilling activities (as shown on drawing HL/9.2), the development is not anticipated to have any Likely Significant Effect on the integrity of the South Hams SAC.
- 6.12 The proposal also has the potential to impact upon nesting birds within the area encompassed by the proposed landfilling activities. Impact upon the nesting birds can be minimised by ensuring through a condition that no vegetation clearance is undertaken within the bird nesting season.

Local Highway Network

- 6.13 The site is accessed directly from the new alignment of the B3193 Clay Pits Way which has been designed to a standard to support regular HGV movements in both directions. The access to the site is considered to be appropriate.
- 6.14 The application is supported by a Transport Assessment and Technical Note that assess the impact of the development upon the local highway network in isolation and in combination with the other uses at the site which have been permitted since the original permission was granted (ABC Siddalls and Gilpin Demolition).
- 6.15 Given the significant reduction in rates of landfilling in the County and the type of waste that is to be disposed of, the overall tonnage per annum to be imported to the landfill site (320,000tpa) is a reduction to that which was originally consented (400,000tpa) reflecting a reduction of between 116 and 85 vehicle movements per day.
- 6.16 The ABC Siddalls application stated that their operation would generate approximately 45 vehicle movements per day which was not considered to have a severe impact on the local highway network. The Gilpin Demolition application stated that their operation would generate approximately 52 vehicle movements per day and was also not considered to have a severe impact on the highway network.
- 6.17 The DCC Highways Officer has confirmed that, as the proposal would result in a reduced number of vehicle movements compared to the existing permission (including taking into consideration the movements produced by the other two consents subsequently granted at the site), the extended timescale for tipping at the site in the volumes proposed would not have a severe impact on the local highway network.
- 6.18 The application identifies actions that will be taken to avoid the deposit of mud and waste on the highway network. The measures are considered to be appropriate and will be secured by condition in order to ensure the safety of the local highway network.

Amenity of Local Residents

- 6.19 Objections to the application have been raised regarding the impact of the proposal upon the amenity of local residents, specifically from odour and dust, noise, windblown litter and increased HGV movements.

Odour and Dust

- 6.20 The application will require some existing, restored areas of landfill to be stripped and exposed to allow for tipping in these areas to achieve the previously permitted levels. The application addresses concerns regarding odour and states that, in addition to the control of landfill gas emissions, the phased working plan and working in small cells will mean that the volume of exposed waste will be minimal and therefore the risk of odour pollution is minimised.
- 6.21 In addition, the application offers detail regarding measures that will be undertaken in order to control the emission of dust from the landfilling operations. These are detailed within chapter 6 of the Environmental Statement and are considered to be appropriate.

- 6.22 The Environmental Permit for the site requires that the generation and release of odour and dust are mitigated to an appropriate extent to prevent unacceptable offsite impacts, compliance with which will be inspected and audited through the Environment Agency.

Noise

- 6.23 The application is supported by a noise assessment and noise control scheme outlining the monitoring and mitigation that will be undertaken during operation of the landfill site. The levels and measures outlined within the documents and the proposed action plan are considered to be appropriate; compliance and implementation will be secured through conditions and the monitoring system.
- 6.24 Representations were raised regarding the increase of noise resulting from the increase in traffic movements. Given the application, in combination with other uses at the site, will result in a reduced number of vehicle movements compared to that of the existing consent at the site, any increase in noise as a result of the traffic is considered to be acceptable.

Wind Blown Litter

- 6.25 Appendix E of the Environmental Statement identifies measures to control wind-blown litter that has the potential to impact upon the surrounding environment. The measures outlined are considered to be appropriate to address concerns regarding windblown litter. Implementation and monitoring of the measures will be secured by a condition.

Landscape

- 6.26 The application is supported by a Landscape and Visual Impact Assessment which has been carried out in accordance with best practice guidance and therefore reaches reliable conclusions with regard to the potential impact of the development upon the local landscape.
- 6.27 The application seeks to extend the timescale allowed for tipping at the site to achieve the levels previously permitted and does not seek to increase the height or lateral extent of the landfill site beyond those levels. As such, the proposed extension of time is not considered to have any adverse impact beyond that of the original consent for the landfill. The proposed phasing plan looks to strip the site in small sections and, once the level in that section is achieved, the area will be re-covered and top-soiled before the next section is stripped reducing the visual impact of the proposal. In addition, the retention and continued management of vegetation that limits visibility of the site will limit any visual impact.
- 6.28 The proposed restoration masterplan, including the creation of a pattern of irregular fields bordered by hedgebanks and small copses respects the character of the rural landscape context and will enhance the local landscape character.

Other Matters

- 6.29 Objections to the application also included comments regarding other elements of the original consent and their impacts. For clarity, the application only seeks to recommence landfilling activity at the site and not to implement any other element of the original consent.

6.30 Discussions have taken place with the operator to consider re-establishing the Heathfield Landfill Local Liaison Group. It is anticipated that the group will meet bi-annually with representation from direct neighbours of the site, DCC Officers and Members, Kingsteignton Town Council, Hennock Parish Council, the Environment Agency, Teignbridge District Council Planning and Environmental Health Officer, Sibelco, Gilpins and Siddalls.

7. Reasons for Recommendation/Alternatives Options Considered

7.1 The Committee has the option of approving, deferring or refusing this planning application.

7.2 In conclusion it is considered that the extension of time to allow for further tipping to utilise the remaining capacity is acceptable and that any potential impacts can be adequately mitigated and controlled through planning conditions, a legal agreement and through the site monitoring process. Taking the material considerations into account, it is considered appropriate to grant temporary planning permission in accordance with the recommendation to this report.

7.3 The alternative option would be to refuse this application and require the operator to continue with restoration of the site under the provisions on the original consent. This option would risk Devon having insufficient landfill capacity to meet its anticipated needs and thereby increase the distances that waste is transported for disposal.

Mike Deaton
Chief Planner

Electoral Division: Kingsteignton & Teign Estuary

Local Government Act 1972: List of Background Papers

Contact for enquiries: Rachel Tuckett

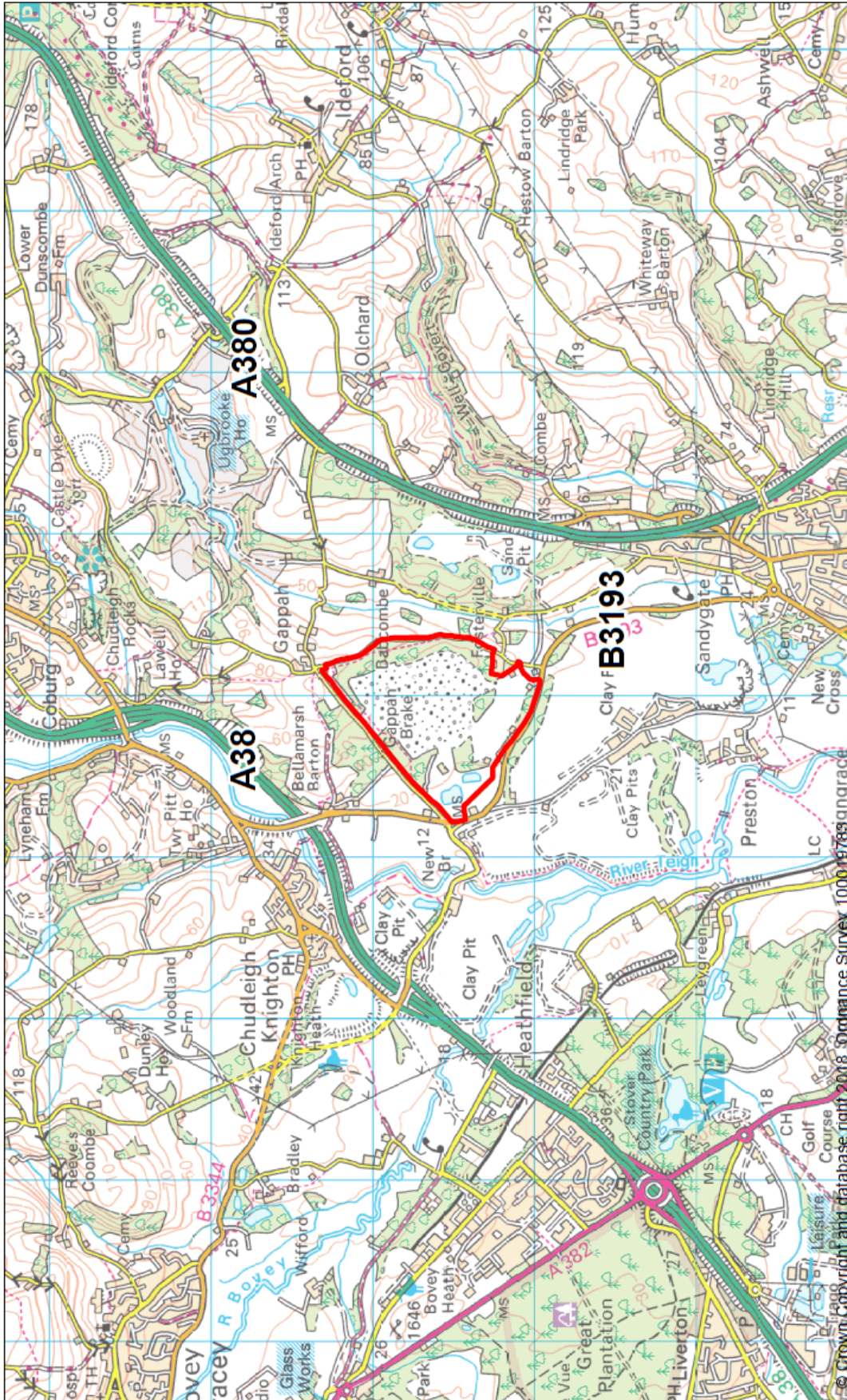
Room No: AB2, Lucombe House, County Hall


Tel No: 01392 383000

Background Paper	Date	File Ref.
Casework File	Current	DCC/4041//2018

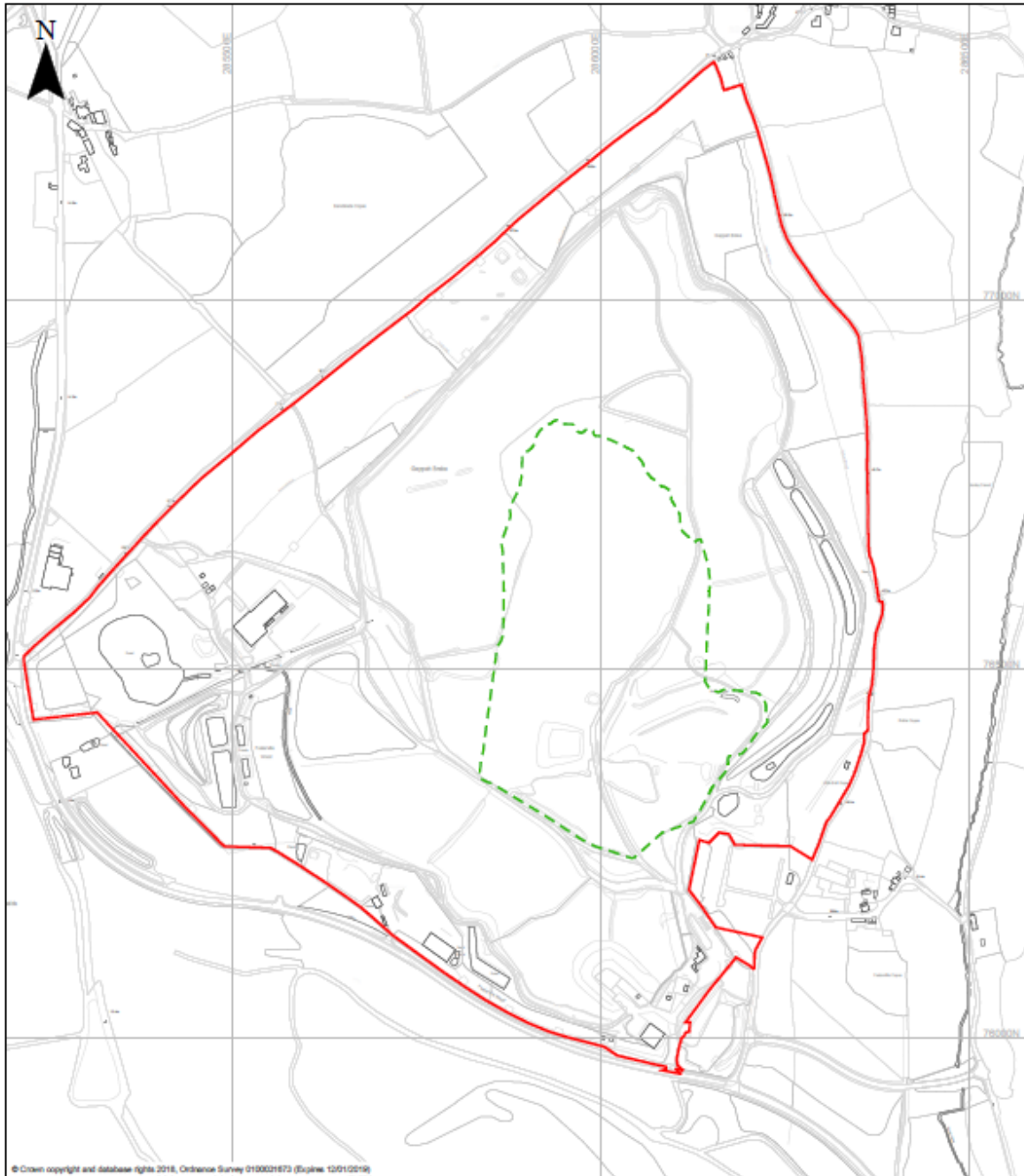
rt300818dma
tc/cr/Heathfield Farmhouse and existing offices and workshops at Heathfield Landfill Site John Acres Lane
kingsteignton
02 070918

Location Plan





 <p>Devon County Council</p>	<p>Head of Planning, Transportation and Environment</p>	<p>Development Management Committee</p>
<p>County Matter Development Teignbridge District Council: Variation of conditions 3 and 5 of planning permission 05/3070/04 at Heathfield Landfill Site, John Acres Lane, Kingsteignton</p>		<p>date: September 2018 scale: 1:30,000 Application No: 18/00283/DCC</p>

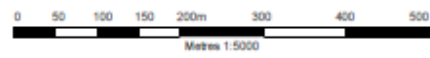
Site Plan



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HL/2/2-Planning Application Boundary.dwg

LEGEND	
	APPLICATION SITE BOUNDARY
	OPERATIONAL LANDFILL AREA



	
	DINKWOOD HOUSE HORSLEY LANE BRADFORD-ON-AVON WILTS. BA15 2AU T: 01225 388464 F: 01225 388411 www.slrconsulting.com
	HEATHFIELD LANDFILL PLANNING APPLICATION PLANNING APPLICATION BOUNDARY HL/2/2
Scale: 1:5,000 @ A3	Date: JANUARY 2018

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**Appendix I
To PTE/18/42**

Planning Conditions

TEMPORARY PERMISSION

1. All landfill operations shall cease by 31st December 2023, or upon achieving the pre-settlement restoration levels and profiles shown on approved plans HL3/3 and HL3/4, whichever is the sooner.

REASON: To secure completion and effective restoration of the landfill site within the approved timescales.

STRICT ACCORDANCE WITH PLANS/DOCUMENTS

2. The development shall be carried out in strict accordance with the details shown on the approved drawings numbered HL/2/1, HL/2/2, HLA/3/1, HL/3/2, HL/3/3, HL/3/4 and HL/3/5 Rev 2 and documents entitled Chapters 1 to 8 and 10 to 12 of 'Volume 2 Environmental Statement and Appendices' (January 2018), Chapter 9a (dated July 2018) of 'Volume 2 Environmental Statement and Appendices', Appendices A (Dust Control Scheme), B (Lighting Scheme), C Wind Blown Litter Scheme), E (Vermin Control Scheme), F (Pollution Control Statement), G (Green Infrastructure Statement), H (Waste Planning Statement) and K (Ecological Management Plan) of 'Volume 1 Planning Application' (dated January 2018), Appendix D (Noise Scheme, dated July 2018) of 'Volume 1 Planning Application' and Appendix 9/3 (Document to Inform an Appropriate Assessment)' (dated July 2018) of 'Volume 2 Environmental Statement and Appendices', unless as varied by the conditions below.

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

PRE-COMMENCEMENT

WOODLAND BUFFER

3. Prior to the recommencement of any operations at the site, a minimum buffer of 10 metres between any off-site woodland edge and landfill activities will be established in accordance with approved plan HL/9.2.

REASON: In order to ensure that the development does not impact upon the woodland edge as foraging and commuting habitat for bats (including Greater Horseshoe Bats) in accordance with Policies W11 of the Devon Waste Plan and EN08 and EN11 of the Teignbridge Local Plan.

OPERATIONAL

PHASING

4. The landfill shall be carried out as a phased development as identified on approved plan HL/3/2. The operator shall inform the Waste Planning Authority of the completion of tipping within each phase of the landfill within one month of its completion.

REASON: To maintain control over the development and secure completion and effective restoration of the landfill site within the approved timescales.

HOURS OF OPERATION

5. The site shall operate only between the following hours:

- (a) The landfill shall only receive waste between the hours of:
0730 and 1700 Mondays to Fridays
0730 and 1400 on Saturdays

No waste shall be received on Sundays or Public Holidays.

- (b) Landfill operations, maintenance of machinery and use of external lighting shall only be carried out between the hours of:
0730 and 1830 Mondays to Fridays
0730 and 1400 on Saturdays

No landfill operations, maintenance of machinery or use of external lighting shall be carried out on Sundays or Public Holidays.

For clarity, this condition does not relate to water/leachate pumping or operation of pollution prevention and control equipment.

- (c) Emergency maintenance work (e.g. servicing and essential maintenance of vehicles and plant) may take place outside of the operating hours. The Waste Planning Authority shall be notified in writing within 24 hours of the emergency work taking place, providing details of the nature of the works and when they were carried out.

REASON: To minimise the impact of the development on the local residents in accordance with Policies W18 of the Devon Waste Plan and S11 of the Teignbridge Local Plan.

LIGHTING SCHEME

6. Prior to the installation of any new lighting, a lighting scheme shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall show how and where external lighting will be installed (including the provision of a lighting contour plan and technical specifications) to demonstrate that any areas to be lit will not impact upon the commuting and/or foraging of bats (specifically Greater Horseshoe Bats).

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and shall be maintained thereafter in accordance with the scheme.

REASON: In order to minimise the impact of development upon protected species in accordance with Policies W11 of the Devon Waste Plan and EN08 and EN11 of the Teignbridge Local Plan.

NOISE

7. The "A Weighted" free field equivalent continuous noise level (dB(A) LAeq, 1hr free field) at noise sensitive properties (namely Bellamarsh Cottage, Babcombe Farm and The Bungalow) adjoining the site shall not exceed the following limits:

55dB(A) LAeq, 1hr (free field) between the hours of 0700 and 1900

And at Gappah Cross shall not exceed the following:

53dB(A) LAeq, 1hr (free field) between the hours of 0700 and 1900

REASON: To minimise the effect on the living conditions of local residents in accordance with Policies W18 of the Devon Waste Plan and S11 of the Teignbridge Local Plan.

8. For temporary operations, the free field Equivalent Continuous Noise Level (LAeq, 1hr) at noise sensitive properties adjoining the site (namely Bellamarsh Cottage, Gappah Cross, Babcombe Farm and The Bungalow) shall not exceed 70dB LAeq 1hr.

Temporary Operations shall not exceed a total of 8 weeks in any continuous 12months duration. Five days written notice shall be given to the Waste Planning Authority in advance of the commencement of a temporary operation. Temporary operations shall include site preparation, bund formation and removal, site stripping and restoration and any other temporary activity that has been approved in writing by the Waste Planning Authority in advance of such temporary activity taking place.

REASON: To minimise the effect on the living conditions of local residents in accordance with Policies W18 of the Devon Waste Plan and S11 of the Teignbridge Local Plan.

- 9 No vehicle, plant, equipment and/or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and/or machinery shall be maintained in accordance with the manufacturers specification at all times.

REASON: To minimise the effect on the living conditions of local residents in accordance with Policies W18 of the Devon Waste Plan and S11 of the Teignbridge Local Plan.

WASTE RESTRICTIONS

10. No more than 225,000 tonnes of landfill waste and 25,000 tonnes of restoration soils shall be imported onto the site in any calendar year.

The operator shall maintain monthly records of all waste entering the site and make them available to the Waste Planning Authority at any time upon request.

The records shall contain details of all deliveries including date, vehicle registration, type of vehicle, type of waste, tonnage of waste, source of waste.

REASON: To minimise the impact of the development on the local residents and the local highway network in accordance with Policies W17 and W18 of the Devon Waste Plan and S11 of the Teignbridge Local Plan.

ECOLOGY

11. No vegetation clearance shall take place during the bird nesting season (1 March to 31 August, inclusive) unless the developer has been advised by a suitable qualified ecologist that the clearance will not disturb nesting birds and a record of this is kept.

REASON: In order to ensure that the development does not impact upon nesting birds in accordance with Policies W11 of the Devon Waste Plan and EN08 of the Teignbridge Local Plan.

RESTORATION AND AFTERCARE

RESTORATION AND AFTERCARE

12. The site shall be restored within 18 months of the cessation of tipping (defined as a period of 18 months without any significant delivery of waste), or upon achieving the pre-settlement restoration levels and profiles shown on approved plans HL3/3 and HL3/4, whichever is the sooner.

Restoration shall be undertaken in accordance with the approved restoration scheme HL3/5 Rev 2. The site will be subject to an aftercare period of five years following completion of the site restoration in accordance with the approved Ecological Management Plan (dated January 2018). For the avoidance of doubt, this condition shall not apply to heathland management which is subject to a ten-year aftercare period, details of which are within the associated Section 106 Agreement.

REASON: To ensure effective restoration of the site to minimise the impact on the local landscape in accordance with Policies W12 and W20 of the Devon Waste Plan and EN2A of the Teignbridge Local Plan.

EARLY CESSATION

13. In the event of cessation of tipping (defined as a period of 18 months without any significant tipping of waste) at the site prior to the achievement of the pre-settlement levels shown on approved plans HL3/3 and HL3/4, the Waste Planning Authority shall give written notification that the site shall be restored within 18 months of the date of notification in accordance with a revised restoration scheme that will be submitted to and approved in writing by the Waste Planning Authority.

REASON: To ensure effective restoration of the site to minimise the impact on the local landscape in accordance with Policies W12 and W20 of the Devon Waste Plan and EN2A of the Teignbridge Local Plan.