



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Barton Plant Ltd
Cranford Road
Burton Latimer
Kettering
NN15 5TB

Name and address of agent

GP Planning
Mill House
Long Lane
East Haddon
Northamptonshire
NN6 8DU

Part I - Particulars of application

Date of Application

29th September 2008

Application No.:

NCC Ref: 08/00082/WAS
KBC Ref: KET/2008/0863/NCC

Particulars and location of development

Extension to the restoration of Long Drowpits Gullet, including Phase 3 of the inert landfill activity, clay extraction activity, and retention of the recycling activity at Long Drowpits Gullet, north of the A43 and south of the Bolt Wood Coppice on the Boughton Estate, Kettering, Grid Reference: Easting – 487793; Northing – 281516; in the parish of Weekley.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development must be begun not later than the expiration of 3 years beginning with the date of this permission. The commencement date shall be notified in writing within seven days to the Waste Planning Authority.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Planning Permission

2. This planning permission shall relate to the area outlined in red on the plan of GP Planning Ltd GPP/BP/LD/08/02, dated 02/04/2008, hereafter referred to as "the site", and also the adjoining vegetation compensation areas referred to in the restoration strategy required by conditions of this permission. The waste development hereby permitted shall only be carried out within "the site" in accordance with the details set out in the submitted application forms and supporting information.

Reason: To define the area of the site and in the interest of clarity.

Type of Waste

3. No materials shall be deposited on the site other than soils and those of a dry inert non-special nature, comprising topsoil, subsoil, rubble, hardcore, concrete, clay and the like.

Reason: To define the scope of the permission, and in the interest of clarity.

Hours of Working

4. Except as may otherwise be agreed in writing by the Waste Planning Authority, site preparation, tipping, levelling and restoration operations and any associated activities shall be restricted to between the hours of 0700 hours and 1800 hours on Mondays and Fridays and 0700 hours and 1300 hours on Saturdays, with no such operations being carried out on the site on Sundays or Public Holidays.

Reason: To ensure that the operation of the site is carried out within reasonable hours in the interests of the amenities of the area as a whole, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

Access and Highway Safety

5. The sole vehicular access to the site shall be gained via the A6003 and via the route indicated on the applicant's plan received at the Waste Planning Authority on 16th June 1997, in association with planning application KE/97/405C.
6. The highway safety measures (road signs and markings) required pursuant to conditions contained in planning permission KE/97/405C, as listed in Schedule

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1 of that consent and attached to this permission, shall be maintained and/or replaced as necessary during the period of this permission.

7. Any damage to the verges around the entrance to the site during the life of the development shall be made good.
8. Upon completion of the restoration operations or the end date referred to in the conditions of this permission, whichever is the sooner, the vehicular access and haul route shall be reinstated in accordance with a scheme to be submitted to and agreed in writing by the Waste Planning Authority.

Reason for access and highway safety conditions: In the interests of highway safety, to ensure the access is satisfactorily restored, and in accordance with Policy 8 of the Northamptonshire Waste Local Plan (2006).

Wheel Cleaning

9. All operational vehicles leaving the site shall be free of mud and other debris to ensure no mud or other debris is deposited on the public highway.

Reason: In the interests of highway safety, and in accordance with Policy 8 of the Northamptonshire Waste Local Plan (2006).

Prevention of Pollution

10. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

Reason: To prevent contamination of the site, in the interests of the amenities of the area as a whole, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

Noise and Dust

11. Suitable measures shall be adopted to ensure dust is kept to a minimum including the use of water spray facilities in periods of dry weather.
12. All plant, equipment and machinery, including vehicles shall, where capable, be fitted with silencers, baffles, cladding or rubber linings, and be maintained so as to reduce noise to a minimum and operated in accordance with

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manufacturer's instructions.

Reason for noise and dust conditions: In the interests of the amenities of the area as a whole, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

Ecological Management Plan

13. Prior to commencement of development on the site, a comprehensive Ecological Management Plan shall be submitted to the Waste Planning Authority for approval in writing, incorporating Phase 3 and Phase 2 (as permitted under Permission Reference 08/00081/WAS). This document shall be adhered to throughout the development and shall include the following:
- an invertebrate survey, carried out at the appropriate time of year, by a suitably qualified invertebrate ecologist. The results of this survey shall be forwarded to the Waste Planning Authority accompanied by a comprehensive mitigation strategy incorporating suitable measures appropriate to the particular findings of the invertebrate survey;
 - A translocation strategy for great crested newts and reptiles, to be undertaken prior to the commencement of development on the site;
 - An amended restoration strategy which ensures the key features of the site are maintained, and incorporates amendments to Mitigation/Planting Plan GPP/BP/LD/08/10 to provide for an increase in calcareous grassland to include 'Area E' marked on this Mitigation/Planting Plan;
 - A comprehensive strategy for the management and maintenance of the retained and created habitats for a period of ten years from the completion of the restoration; including an ecological management programme for the purposes of monitoring and addressing any adverse effects.

Reasons: To ensure the mitigation strategy is appropriate for the level of biodiversity of the subject area, and to ensure the appropriate translocation and management plans are in place ensuring the site continues to be an attractive habitat for protected species and other biodiversity including invertebrates, prior to any works proceeding on the site, and in accordance with Policies 9, 10 and 11 of the Northamptonshire Waste Local Plan (2006).

Restoration

14. Except as may be otherwise agreed in writing by the Waste Planning Authority, the finished ground levels shall be in accordance with the submitted plan titled '9017/PHASE3FL – Proposed Finish Contours'.
15. In the event that the site will not be completed by the specified end date of this permission to the levels detailed in drawings supplied with this application (9017/PHASE3FL, 9017/PHASE3ISO and 9017/PHASE3MINRLWP), amended restoration plans shall be submitted for agreement in writing by the

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Waste Planning Authority. The amended scheme incorporating any alterations the Waste Planning Authority may require shall be implemented and completed by the specified end date.

16. Unless otherwise agreed in writing by the Waste Planning Authority, the area shall be restored and progressively covered with soils as tipping proceeds to a depth of not less than one metre. This one metre covering shall be kept free of materials likely to interfere with final restoration and subsequent re-vegetation and shall be ripped (rooted) as necessary to relieve compaction. Any stones or other materials which would impede subsequent re-vegetation operations shall be removed or buried on site to a depth of at least one metre.
17. The tipped areas shall be restored to conform with the contours of the surrounding land, with natural drainage to the perimeter of the site without ponding or backfalls; and any ditches, fences, hedges, gates, field drains and water supplies disturbed during operations shall be provided on resoiling.
18. The entire length of the newly planted and existing hedgerow located to the west of bridleway GL15 shall be maintained at a size and height so as to minimise shading of the bridleway.

Reason for restoration conditions: To enable flexibility in restoration levels, while ensuring the area is restored to an appropriate standard to ensure successful re-vegetation, while ensuring the amenity of the surrounding area is maintained in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

Aftercare of Plantings

19. All plantings and translocations undertaken as part of the development shall be maintained during the aftercare period, including:
 - Replacing any plants which become diseased or die;
 - Weeding to prevent the growth of plants being retarded;
 - Maintaining any fencing to a rabbit-proof standard.

Reason: To ensure restoration is appropriate and in accordance with Policy 16 of the Northamptonshire Waste Local Plan.

Buildings, Plant and Machinery

20. All fixed and mobile buildings, plant, machinery and foundations shall be removed at such time or times as the Waste Planning Authority may determine that they are no longer required either for the purpose for which they were installed or for the rehabilitation of the worked out site.

Reason: In the interests of the amenity of the area as a whole, and in accordance with Policy 15 of the Northamptonshire Waste Local Plan (2006).

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End Date

21. The development hereby permitted shall cease not later than eight years from the commencement of development, and the land shall be restored or reinstated by this date in accordance with the conditions of this permission. If within this period the tipping operations cease for a period in excess of three months or the use is otherwise discontinued for a similar period, the restoration conditions of this permission shall be carried out forthwith.

Reason: To ensure the restoration of the subject site is carried out within an appropriate time period, and in accordance with Policy 16 of the Northamptonshire Waste Local Plan (2006).

Proximity Principle

22. All waste materials to be processed at the site shall originate from sources within a 20 mile radius of the site.

Reason: In the interests of sustainable waste management, and in order to comply with the proximity principle (Northamptonshire Waste Local Plan Policy 4).

Monitoring

23. The operators of the site shall at a minimum of 12 monthly intervals provide in writing to, and upon request by, the Waste Planning Authority detailed information on the quantities and types of all waste materials brought on to the site for re-use, recovery, and disposal, together with an assessment of used and remaining capacity. Such information will only be used in aggregated format as part of an Annual Monitoring Report produced by the Waste Planning Authority.
24. The operating company shall keep records of the quantity of waste received by weight and its source and these records shall be provided to the Waste Planning Authority within seven days of a written request. All such information supplied will be treated on a confidential basis.

Reasons for monitoring conditions: To enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy 1 of the Northamptonshire Waste Local Plan (2006) and the objectives of the National Waste Strategy for England 2007.

25. A copy of the terms of this permission, including all documents hereby permitted and any documents subsequently approved in accordance with this permission (or amendments approved pursuant to this permission) shall be displayed at the site office and shall be made known to any person given responsibility for the management or control of operations on the site.

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Reason: To ensure that the site manager can monitor the implementation of the conditions in accordance with Policy 27 of the Northamptonshire Waste Local Plan (2006).

Informative(s)

1. The applicant's attention is drawn to the informative comments made by the Wildlife Trust in their letter dated 3rd November 2008, attached to this permission.
 2. The applicant's attention is drawn to the informative comments made by Natural England in their letter dated 5th November 2008, attached to this permission.
 3. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -
 - Application Form and Supporting Statement – September 2008;
 - Hydrological and Hydrogeological Investigation of the area surrounding a proposed extension to Long Drowpits Landfill, Kettering – January 2008;
 - Landscape and visual Impact Report;
 - Restoration and Aftercare Scheme;
 - Ecological Survey of Land at Long Drowpits, Kettering – undertaken by Greensand Trust Senior Ecologist Philip Irving, June 2008;
 - Great Crested Newt Survey – Bioscan UK, July 2008;
 - Flood Risk Assessment – Abington Consulting Engineers, October 2008;
 - Plans:
 - GPP/BP/LD/08/01 – Site Location
 - GPP/BP/LD/08/02 – Site Plan
 - 9017/PHASE3D14 – Existing Site Contours
 - GPP/BP/LD/08/10 – Mitigation/Planting Plan
 - Landfill Plans:
 - 9017/PHASE3FL – Proposed Finish Contours
 - 9017/PHASE3ISO – Fill Contours From Existing (Isopachyte Contours)
 - 9017/PHASE3MINRLWP – Long Drowpits Phase 3 Working Plan
 - Mineral Plans:
 - 9017/PHASE3MINRL – Proposed Mineral Extraction
 4. This development will require the variation of the existing Environmental Permit under the Environmental Permitting Regulations 2007 from the Environment Agency. The applicant is advised to telephone 01536 385194 to discuss the issues likely to be raised.
 5. The Northamptonshire County Council Highways Division have made the following comments regarding Public Rights of Way:
With respect to construction works to be carried out in close proximity to Public
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Rights of Way, please note the following standard requirements:-

- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office.
- If as a result of the development, i.e. hedgerow planting, the Right of Way needs to be closed a Temporary Traffic Regulation Order will be required. An Application form for such an order is available from Northamptonshire County Council, a fee is payable for this service and a period of six weeks notice is required.
- Any new path furniture (e.g. gates preferred over stile) needs to be approved in advanced with the Access Development Officer, standard examples can be provided.

6. The applicant is hereby informed that the general rule for width of bridleways is three metres. Any plantings should not encroach onto the bridleway.

Summary of Reasons for Approval

It is considered the proposed development is in accordance with the Regional Waste Strategy and the Northamptonshire Waste Local Plan objectives of sustainable waste management and reducing waste disposal to landfill. The phased restoration of this site is not known to have resulted in any complaints or objectionable environmental impacts. The principle of the development is clearly already established. There has been no material change in circumstances to justify refusal, having regard to the Waste Local Plan Policies 8 (Traffic and Access), 9 10 and 11 (Natural and Historic Environment), 16 (Restoration, Aftercare and After-Use) and 22 (Landfill/Landraising) and it is considered there are no justifiable reasons to refuse the application.

Date: 22nd December 2008 Signed 

For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
 - (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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Schedule 1

**HIGHWAY SAFETY MEASURES. PLANNING PERMISSION KE/97/405C.
EXTENSION IN AREA TO WEEKLEY WOOD LANE LANDFILL SITE FOR THE DISPOSAL OF
INERT WASTE, LAND AT LONG DROWPITS, WEEKLEY WOOD LANE, KETTERING**

1. New plate to Weekley Wood, "Slow lorries for ½ mile" under existing "Works Access" plate for southbound vehicles. (Uphill).
2. New "Slows" on carriageway - one next to the signs outlined in item 1 and one nearer to junction. (Large size).
3. Move existing junction sign for northbound vehicles (downhill) further away from junction.
4. Supply and erect extra junction sign for northbound vehicles, for fast lane which should be situated even further away from junction.
5. New plates under both signs 4, or 5, stating "Lorries turning" (553.2 VAR).
6. New "Slows" on carriageway under both signs outlined above.
7. Grass verge (including scrub) to be cut back to highway boundary several times during each growing season.
8. Trees/bushes overhanging highway to be cut back initially and at intervals as required during growing season.

The Wildlife Trust
Lings House
Billing Lings
Northampton
NN3 8BE
Tel: 01604 405285
Fax: 01604 784835

3rd November 2008

Dear Mr Smith,

RE: Application number 08/00082/WAS Extension of Long Drowpits landfill site with associated clay extraction and retention of the recycling area at Long Drowpits Gullet.

COMMENT

The Wildlife Trust would like to comment on this application. We have concerns regarding the high biodiversity value of the site, including its potential importance for invertebrates, for the latter of which, no survey has yet been carried out. We are also concerned that the proposed mitigation strategy is not adequate in its current form and that conditions as detailed below should be applied if planning permission is granted.

Biodiversity Value

The ecological survey carried out in June 2008 by Phil Irving, and the subsequent site visit by The Wildlife Trust on 29/10/08 confirm the presence of high quality calcareous grassland on a large proportion of the site that is at least of Local Wildlife Site standard. Calcareous grassland is a national priority habitat of conservation concern, and is also a local Biodiversity Action Plan Habitat¹. This particular type of limestone grassland was formed by the extraction of ironstone in areas with underlying limestone geology and occurs in a restricted geographical area centred on north Northamptonshire and south Leicestershire. This makes it possible that the Long Drowpits site forms a significant proportion of the National resource of this particular habitat.

Perhaps the most significant biodiversity resource of this habitat type is its invertebrate assemblage. An invertebrate survey has not yet been carried out on this site, and so we are unable to tell whether Long Drowpits is of SSSI standard for the invertebrates that it supports. An invertebrate survey should be carried out prior to the commencement of any activity on the site. The optimum time of year for this type of survey is May or June. Both Natural England and The Wildlife Trust should be consulted on the results of this survey. The survey will allow us to assess the sensitivity of various aspects of the site, and how precisely to define and engineer the recipient site and its management.

If permitting this operation without an invertebrate survey it is likely that Northamptonshire County Council will be in breach of the NERC Act (2006). This extends the statutory duty of the CROW Act (2000), relating to biodiversity, to all public bodies. The duty to conserve biodiversity, under the NERC Act, states that: *"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."*

¹ Northamptonshire's Biodiversity Action Plan, 2nd Edition (2008). www.northamptonshirebiodiversity.org.

Please also bear in mind Policy 1, Core Objective 'g'² and Policy 28³ of the Regional Spatial Strategy, and the Key Principles in PPS9⁴ which all relate to protection and enhancement of biodiversity.

Restoration Strategy

Where, despite mitigation, there will be residual adverse effects on biodiversity that mitigation cannot reduce further, they must be compensated for by measures that result in a net biodiversity gain. This compensation habitat must also be managed appropriately in perpetuity and monitored effectively to ensure long term success of the compensation habitats.

The detail of the restoration strategy will need to be thoroughly thought out and researched in order to provide the best chance of the translocation of the calcareous grassland habitat being successful. Translocation of habitat is fraught with problems, and tends not to be especially successful. Please see the additional notes at the end of this letter.

The area of habitat proposed in the restoration strategy needs to be significantly more than equivalent to the area that is being lost in case only part of the translocation is successful. The current restoration strategy does not include sufficient calcareous/species rich grassland creation and management to ensure replacement of the resource that will be lost. This could be rectified by the reduction in area of woodland that is proposed, and restoration of some of the north facing slopes of the restored landfill to calcareous grassland instead.

Regular botanical and invertebrate survey of the restored areas will be required along with flexibility in the management plan to adapt to findings from the monitoring program.

Recommended Conditions to be applied

If this application is approved conditions should be applied in order to make it acceptable in terms of biodiversity. These conditions should be written in conjunction with The Wildlife Trust, but should cover the following points:

1. An invertebrate survey to be carried out at the correct time of year by a suitably qualified invertebrate ecologist prior to any works on site commencing. The Wildlife Trust and Natural England must be consulted on the results of this survey, and the permission and/or the restoration strategy revised as necessary.
2. The detailed restoration strategy to be produced in conjunction with and agreed by The Wildlife Trust and Natural England.
3. An ecological monitoring program to be written for both the restored areas of Long Drowpits Landfill phases 2 and 3 and for the section 106 land adjacent, and agreed by The Wildlife Trust.
4. An ecological management plan, for management in perpetuity, to be written for both the restored areas of Long Drowpits Landfill phases 2 and 3 and for the section 106 land adjacent, and agreed by The Wildlife Trust.

Yours sincerely,



Heather Ball

Conservation Officer – Northamptonshire.

Email: heather.ball@wildlifebcnp.org

Enclosed: Detailed notes on the restoration strategy

² To achieve a 'step change' increase in the level of the Region's biodiversity through the management and extension of habitats to secure net gains in biodiversity; and ensuring that no net loss of priority habitats or species is allowed to occur.

³ Development and implementation of mechanisms to ensure that development results in no net loss of BAP habitats and species, particularly for restricted habitats with special environmental requirements, and that net gain is achieved.

⁴ Planning Policy Statement 9: Biodiversity and Geological Conservation (2005).

Detailed notes on the restoration strategy

Restoration basics for the recipient site:

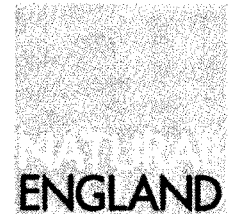
The main issue is subsoil permeability and water retention. On site on the 29/10/08, we saw many places where a very clay-rich surface or subsoil retained water and led either to a dense *Agrostis stolonifera* turf, or a thick carpet of *pleurocarpous* mosses. These areas will be cool and damp for much of the year, and are unlikely to support the specialist limestone insect fauna, most of which are arid-loving thermophiles.

(An exception would be permanently water-logged mosses, either in shallow pools or in seepages: not a habitat we saw at Boughton, but it occurs at Ring Haw, for instance, where it supports a nationally significant assemblage of soldier-flies among many other species).

Having ensured free-draining subsoil, the topsoil cap should, if possible, be disposed in similar ways to the donor site. So, horizontal areas of the donor site should be placed on horizontal surfaces. South-facing donor material should be on south-facing parts of the recipient site, etc. And translocated materials should if possible be spread on contiguous areas -they shouldn't all be mixed up in transit and then spread randomly.

It's very helpful that the material will be moved directly from donor to recipient site, rather than being heaped and stored for periods. If it were possible to skim the site instead of rotivating (as is done with road planings) so that the top 3-5 cm is scattered on the surface of the recipient site, rather than being buried, that could be better.

Date: 05 November 2008
Our ref: B 5.11.70
Your ref: 08/00081/WAS and 08/00082/WAS



Ms. Sarah Bevin
Northamptonshire County Council
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Floor 3, County Hall
Guildhall Road
NORTHAMPTON
NN1 1AX

Block 7
Government Buildings
Chalfont Drive
Nottingham
NG8 3SN

T 0115 929 1191
F 0115 929 4886

Dear Ms. Bevin

Amended restoration contours and timescale for completion of the inert waste landfill in the area of Long Drowpits Phase 2, and

Extension of Long Drowpits Landfill site with associated clay extraction and retention of the recycling area at Long Drowpits Gullet

Thank you for consulting Natural England on the above proposal. Your letter was received by this office on 06 October 2008. Please note that this letter also represents Natural England's formal consultation response under Section 28 of the *Wildlife and Countryside Act 1981* (as amended).

The application site is within 1.2 km of River Ise and Meadows SSSI but the development is not considered likely to cause a significant impact on any of the features of special scientific interest of the SSSI

Natural England has no objection to this application, provided that the following condition is attached to the planning permission,

- Before development commences a working design, methods statement and timetable of works shall be submitted to and agreed with your Authority and shall be carried out as part of the development. This submission should include:
 - a translocation strategy (Great Crested Newts and reptiles)
 - a restoration strategy which maintains the key features of the site (e.g. its diverse calcareous grasslands communities), and ensures that it continues to be attractive habitat for the abovementioned protected species, as well as other biodiversity including invertebrates which are quite closely associated with sites of this type and quality

Natural England
Head Office
1 East Parade
Sheffield S1 2ET

www.naturalengland.org.uk

- a comprehensive ecological management plan for phases 2 and 3 of the development for a minimum period of at least five years should be provided. This should build upon the information on restoration and aftercare which has been included by the applicants. This management plan should also include an ecological monitoring program which monitors and addresses any adverse affects on agreed indicators.

If you have any queries regarding the above, please don't hesitate to contact me.

Yours sincerely,

Allan Franklin
Planning & Biodiversity Advisor
Government & Communities
Eastern Area Team
allan.franklin@naturalengland.org.uk
0115 900 5482