



Planning & Regulation Committee

Monday, 27 July 2015

ADDENDA

1. Apologies for Absence and Temporary Appointments

<i>Apology</i>	<i>Temporary Appointment</i>
Councillor Catherine Fulljames Councillor George Reynolds	Councillor Ian Hudspeth Councillor Lawrie Stratford

4. Petitions and Public Address

<i>Speaker</i>	<i>Item</i>
John Salmon (for Tuckwells)	7. Serving of the review of mineral permissions (ROMP) at Thrupp Lane and Thrupp Farm, Radley
Sarah Henderson (for FCC Environment) Councillor Richard Webber (Local Member))8. Sutton Courtenay Landfill, Appleford Sidings – Application No. MW.0039/15
Bob Smith (for Hanson UK) Councillor Charles Mathew (Local Member))9. Concrete Batching Plant – Dix Pit, Linch Hill, Stanton Harcourt – Application No. MW0053/15
Suzi Coyne Councillor Charles Mathew (Local Member))10. Controlled Reclamation Landfill Site, Dix Pit, Stanton Harcourt – Application No. MW.0150/14

10. Proposed engineering operations for restoration of former landfill site and temporary provision of an area for topsoil recycling at Controlled Reclamation Landfill site, Dix Pit, Stanton Harcourt - Application No. MW.0150/14 (Pages 1 - 6)

By: Deputy Director for Environment and Economy (Strategy and Infrastructure Planning)

Development Proposed:

Proposed engineering operations for restoration of former landfill site and temporary provision of an area for topsoil recycling.

1. Paragraph 57, the applicant has submitted further information with regard to proposed planting and aftercare (attached). This has provided more details with regard to the species to be planted including woodland and hedge mixes and a species diverse grass mix. The ecologist planner has not yet had time to fully consider this and therefore the recommendation as set out in the committee report is unchanged. This will allow these matters to either be conditioned to be carried out in accordance with the submitted details or subject to further details being submitted pursuant to a condition should the committee be minded to approve the application.

Restoration and Aftercare Scheme for Controlled Reclamation Landfill Site, Dix Pit, Stanton Harcourt

1.0 Introduction

- 1.1 The area to which this scheme relates is identified on attached drawing no.: 187CRLR/12 Rev B.
- 1.2 In the following, section 2 identifies the steps that will be taken to finally restore the land to agriculture with potential for nature conservation benefits, whilst section 3 identifies the steps that will be taken during the five year aftercare period in order to ensure that the restored land is brought to the required standard for agricultural use with conservation benefits.

2.0 Restoration Proposals

- 2.1 The proposed restored pre-settlement levels of the landfill site are as shown on drawing no.: DIX001 Rev B. (The post-settlement levels are as shown on drawing no.: DIX002 Rev B). The final surface layer will comprise 300mm of recycled topsoil.
- 2.2 The uppermost layer of the fill material will be ripped to a depth of 450mm to loosen any compaction before any placement of the topsoil. The topsoil will only be spread in dry conditions and will also be ripped to its full depth following placement.

3.0 Aftercare Proposals

- 3.1 The aftercare period will begin following the final placement of the topsoil cover.

Cultivation Practices

- 3.2 Pre-sowing cultivation will be as required to provide a suitable seedbed for grassland establishment with very fine seeds. A rigid tine cultivator will be used on the land, together with a disc harrow to break up any larger soil lumps as appropriate. As the site is then to be used for grazing there should be no need for further cultivation during the aftercare period.

Secondary Treatments

- 3.3 Any rocks or other deleterious material in excess of 150mm will be removed from the restored surface prior to seeding and this exercise repeated every year in the early spring.
- 3.4 Subsoiling will also be carried out with a wing tined subsoiler before cultivation and sowing, to encourage water movement through the soil.

Timing and Pattern of Vegetation Establishment

- 3.5 A species diverse grass mix will be sown in the first spring following final restoration, to achieve a structurally diverse sward that benefits floristic and invertebrate diversity. The specified seed mix (as given on drawing no.: 187CRLR/12 Rev B) is an adaptable mix suitable to a variety of soil conditions. The grass will be cut in the early summer of the following year. Sheep will then be introduced to the land in the summer after that for grazing. The grazing area(s) will be enclosed with stock proof fencing as appropriate. The grazing period is likely to be for a couple of months at a time.
- 3.6 All tree and shrub planting to be implemented at the site, as shown on drawing no.: 187CRLR/12 Rev B, will take place whilst stock is dormant between November and March. The bare-root standard trees will be pit planted with a slow release fertiliser tablet and 5 litres of peat-free planting compost. Bare rooted plants will be notch planted. Container grown and evergreen stock will be pit planted.
- 3.7 All plants will be protected by individual guards using 60cm tree shelters with tree stakes or spiral plastic rabbit guards and 90cm bamboo canes as appropriate. The tree shelters and guards will be removed when the trees have reached the point at which pest damage would no longer be threatening to their survival. The light standard trees will be individually supported by 1.5 metre softwood stakes with a minimum diameter of 5cm and adjustable buckles.
- 3.8 Any losses will be replaced like for like for the first two seasons and thereafter sufficient to achieve minimum 90% stocking after 5 years with no significant gaps.

Management of Soil Fertility, Weeds etc.

- 3.9 Topsoil samples will be taken, analysed for pH, phosphorous (P), potassium (K) and Magnesium (Mg) and applications of P, K and lime will be made based on the analysis requirements.
- 3.10 Each tree or shrub planting position will be sprayed off using a fast acting non-residual herbicide. Organic based slow fertilizer: NPK 7:7:7 will be spread over planting areas before final cultivation at the rate of 3oz per square metre, and cultivated into the top 100mm. Bituminous felt tree mats 50cm x 50cm will be fitted, one to each plant, and removed once the trees have reached the point at which pest damage would no longer be threatening to their survival. Any damaged, dead or diseased branches, and weak, thin or malformed growth will be removed, and each plant watered thoroughly immediately following planting.
- 3.11 Any general areas which suffer from persistent weed growth will be sprayed off in late summer and re-seeded. Any noxious weeds will be controlled by cutting

late July/early August before the plants are allowed to seed and spread further. An annual spot treatment of herbicide will be applied if necessary.

Drainage

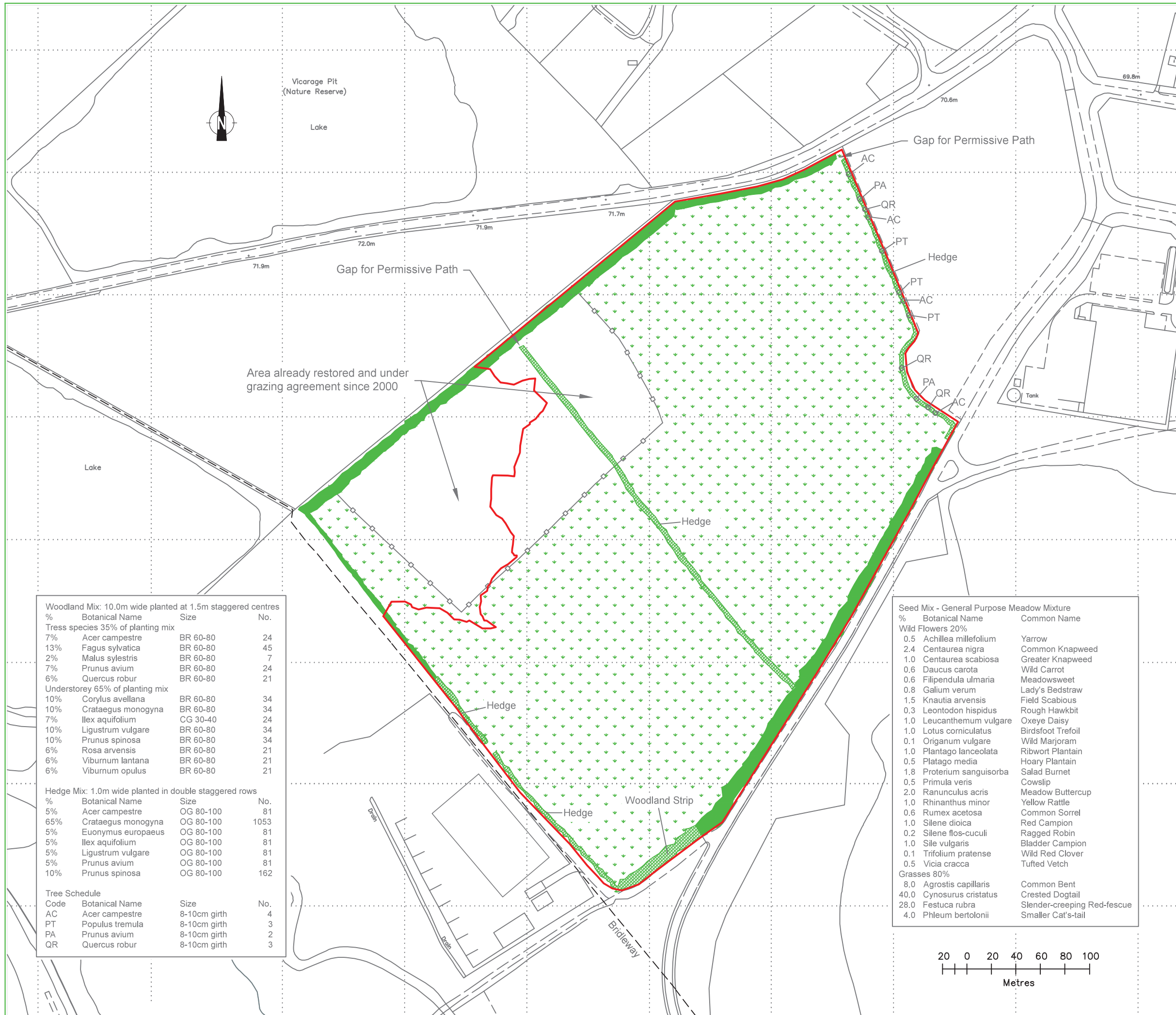
- 3.12 The gradient of the land (as required by the Environmental Permit) and the existing ditches around the boundaries of the site, which will be kept clear, will be sufficient to drain the soils. Under-drainage could prejudice the integrity of the cap to the landfill site and is not needed. The matter can be reviewed during forthcoming aftercare meetings.

Annual Meeting

- 3.13 A site meeting will be held every year between the operator, the landowner, an officer from the Mineral Planning Authority, and their expert advisor, to consider treatment of the land, and to discuss and agree the detailed steps necessary for aftercare of the land in the following year.

187CRLR/11 Rev B
July 2015

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LEGEND

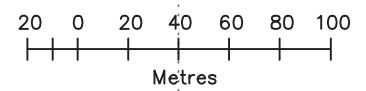
- Application Site
- Area to be Seeded
- Existing Planting
- Proposed Planting

Woodland Mix: 10.0m wide planted at 1.5m staggered centres

%	Botanical Name	Size	No.
Tress species 35% of planting mix			
7%	Acer campestre	BR 60-80	24
13%	Fagus sylvatica	BR 60-80	45
2%	Malus sylestris	BR 60-80	7
7%	Prunus avium	BR 60-80	24
6%	Quercus robur	BR 60-80	21
Understorey 65% of planting mix			
10%	Corylus avellana	BR 60-80	34
10%	Crataegus monogyna	BR 60-80	34
7%	Ilex aquifolium	CG 30-40	24
10%	Ligustrum vulgare	BR 60-80	34
10%	Prunus spinosa	BR 60-80	34
6%	Rosa arvensis	BR 60-80	21
6%	Viburnum lantana	BR 60-80	21
6%	Viburnum opulus	BR 60-80	21
Hedge Mix: 1.0m wide planted in double staggered rows			
%	Botanical Name	Size	No.
5%	Acer campestre	OG 80-100	81
65%	Crataegus monogyna	OG 80-100	1053
5%	Euonymus europaeus	OG 80-100	81
5%	Ilex aquifolium	OG 80-100	81
5%	Ligustrum vulgare	OG 80-100	81
5%	Prunus avium	OG 80-100	81
10%	Prunus spinosa	OG 80-100	162
Tree Schedule			
Code	Botanical Name	Size	No.
AC	Acer campestre	8-10cm girth	4
PT	Populus tremula	8-10cm girth	3
PA	Prunus avium	8-10cm girth	2
QR	Quercus robur	8-10cm girth	3

Seed Mix - General Purpose Meadow Mixture

%	Botanical Name	Common Name
Wild Flowers 20%		
0.5	Achillea millefolium	Yarrow
2.4	Centaurea nigra	Common Knapweed
1.0	Centaurea scabiosa	Greater Knapweed
0.6	Daucus carota	Wild Carrot
0.6	Filipendula ulmaria	Meadowsweet
0.8	Galium verum	Lady's Bedstraw
1.5	Knautia arvensis	Field Scabious
0.3	Leontodon hispidus	Rough Hawkbit
1.0	Leucanthemum vulgare	Oxeye Daisy
1.0	Lotus corniculatus	Birdsfoot Trefoil
0.1	Origanum vulgare	Wild Marjoram
1.0	Plantago lanceolata	Ribwort Plantain
0.5	Plantago media	Hoary Plantain
1.8	Proterium sanguisorba	Salad Burnet
0.5	Primula veris	Cowslip
2.0	Ranunculus acris	Meadow Buttercup
1.0	Rhinanthus minor	Yellow Rattle
0.6	Rumex acetosa	Common Sorrel
1.0	Silene dioica	Red Campion
0.2	Silene flos-cuculi	Ragged Robin
1.0	Sile vulgaris	Bladder Campion
0.1	Trifolium pratense	Wild Red Clover
0.5	Vicia cracca	Tufted Vetch
Grasses 80%		
8.0	Agrostis capillaris	Common Bent
40.0	Cynosurus cristatus	Crested Dogtail
28.0	Festuca rubra	Slender-creeping Red-fescue
4.0	Phleum bertolonii	Smaller Cat's-tail



B	Planting Detail Added	23.07.15
A	Phasing Removed	11.06.15
Rev	Description	Date

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Client:
Controlled Reclamation (Oxford) Ltd

Project:
Revised Final Levels & Recycling Area, Dix Pit, Stanton Harcourt

Title:
Aftercare Plan

Drawn By: Suzi Coyne

Date: November 2014

Scale: 1:3000 @ A3

Drawing No.: 187CRLR/12

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