

REGULATORY COMMITTEE
15th MAY 2002

CALNE WITHOUT/CHERHILL/COMPTON BASSETT:
APPLICATION FOR EXTENSION TO SAND QUARRY AND
INFILLING WITH WASTE AND VARIATION OF CONDITION
TO AMEND RESTORATION SCHEME AT
OLD CAMP FARM, COMPTON BASSETT, FOR
HILLS MINERALS AND WASTE LIMITED
(Application N.01.2803)

Purpose of Report

1. To comment on the application and to propose that planning permission be granted subject to conditions.

Background

2. This is one of three planning applications, submitted by Hills Minerals and Waste Limited, being considered today. Collectively they consolidate the Company's mineral and waste operations at the site and enhance facilities for recycling and composting.
3. The Compton Bassett site has been used for sand extraction and landfilling for some thirty years. In 1976, planning permission for waste disposal was granted to the County Council for the "continued restoration of sand workings to agricultural use by controlled tipping of household, commercial and industrial waste." This and subsequent permissions on the site were transferred to Hills Minerals and Waste Limited on the 24th July 1996 under reference N.96.1074. This is the extant permission for waste disposal activities.
4. In 2000, an application (N.00.0182) was submitted to modify Condition 1 of N.96.1074 which dealt with restoration details to provide a landform that reflected modern standards of landfill design. The current application now seeks to both extend the existing sand quarry with its subsequent infill void and, as a consequence, under Section 73 of the Town and Country Planning Act 1990, to amend the restoration details of N.00.0182 to meet the combined needs of both the existing and proposed extraction and infill areas.

The Site

5. The Compton Bassett site is located 3 kilometres east of Calne and north of the A4, as shown on the plan attached at **Appendix 1**. Adjoining the northern boundary of the site is a bridleway and beyond that agricultural land. To the east, beyond the landscaped embankment which demarcates the operational area, is farm land of Old Camp Farm which abuts the C15 Compton Bassett road, beyond which the chalk downs escarpment rises to form part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The C15 also encloses the southern end of the site, beyond which is an established residential area (Lower Compton). The western edge of the site adjoins the Sands Farm mineral extraction and landfill site operated by Aggregate Industries and Viridor respectively.

The Application

6. The submitted application is for:-
- An extension to the existing site for the **extraction of sand**
 - **Infilling** of the void arising from the sand extraction to achieve restoration back to agricultural use
 - The amendment of Condition 1 of N.00.0182 to permit **site restoration** in accordance with revised details (Drawings Numbers AF 0067/102, COM/2000/G27, COM/2000/G28, COM 2500/G/20A and COM 2500/G/21A).

Sand Extraction

7. The proposed extraction area contains some 380,000 tonnes of sand. At an average output of 80,000 tonnes per annum the proposal would last some five years. The extraction area would be contained between the landscaped screening bank and the eastern edge of the existing sand quarry and landfill site. The development would therefore be shielded from external view. The sand would be extracted in phases from north to south. Topsoil, subsoil and overburden would be stripped from each phase. Overburden would be partly used for landfill cover and/or for infilling and restoration of the southern lake. Topsoil and subsoil would, if possible, be directly placed on reinstated land in the final restoration stages. The different soil types would be stripped and used separately in the correct sequence. The sand is worked dry after dewatering via an established water management system. It is extracted by hydraulic excavator and taken to the processing plant or the "as dug" stockpiles by dump truck. After excavation of the sand a landfill cell is formed by lining with the underlying Gault Clay. There is no change proposed to the current method or rate of extraction as a result of this proposal. The estimated daily number of loaded vehicles exporting minerals from the site would remain at the current average of 15 per day, with a maximum of 30. The hours of operation would be 7.00 am - 6.00 pm Monday to Friday and 7.00 am - 1.00 pm Saturday, as at present.

Proposed Waste Disposal

8. There would be no change in the current system of landfilling. It would follow the sand extraction in sequential phases working from north to south. The additional waste void space created by this proposal would be 1.2 million cubic metres (excluding the unquantified volume in the southern lake area and excluding void yet to be created by sand extraction). It would be the intention to commence tipping in the extension area from 2004. It is anticipated that all tipping at Compton Bassett should be completed by 2010-11 at the current and projected rate of 0.15 million cubic metres per annum. Cells used in the waste disposal process would be constructed from the underlying clay which would be compacted in accordance with design and engineering specifications approved by the Environment Agency under the Waste Management Licence. Leachate and gas management systems are already installed under the same quality assurance procedures. If planning permission is granted for this proposal, then the whole of the southern lake, which is currently planned for partial household waste disposal, would be infilled by silt, overburden and inert waste. The household waste exclusion limit would thus be extended from 200 to 270 metres from any residential property. The estimated daily number of loaded vehicles importing waste to the site would remain at the current number of 70 per day, with a maximum of 90. The hours of operation are as for mineral excavation operations set out above.

Restoration

9. The proposed final restoration contours are similar to those approved in planning permission N.00.0182. However, in the northern part of the site, to obtain optimum gradients as required on a restored landfill site, the highest point would rise from the existing approved 102 metres AOD to 104 metres AOD. The proposed landform would be designed to be integrated into the outer face of the established screening bund. This would become a permanent feature of the area and would be designed to reflect the character of the adjacent Compton Bassett Park to the east of the C15 road. The levels would also reflect the restoration levels of the adjoining Sands Farm site to the west. The proposal to change the restoration levels, as outlined above, is contained in the request for a variation to Condition 1 of N.00.0182 forming part of the submitted application. The restored landfill site would be progressively returned to agriculture and managed as part of Old Camp Farm.

Consultations

10. **North Wiltshire District Council - Planning** - supports the proposal if it is required by the Wiltshire and Swindon Waste Local Plan 2011 First Deposit Draft. Regard should be had to views of the site from the North Wessex Downs AONB.
11. **North Wiltshire District Council - Environmental Health Officer** - no objections provided noise control conditions are attached to any permission.
12. **Calne Town Council** - no objections.
13. **Calne Without Parish Council** - no objections.

14. **Compton Bassett Parish Council** - no objections to the sand extraction but would object to any traffic increase.
15. **Cherhill Parish Council** - objects as the extraction would be within 250 metres of residential properties.
16. **Environment Agency** - no objections subject to conditions and informatives.
17. **Highways Development Control** - no objections.
18. **County Forester** - scheme generally acceptable but more details required.
19. **English Nature** - no objections.
20. **Defence Estates Safeguarding Team (DEST) (Ministry of Defence)** - objects on the grounds that gulls feeding on tip waste would be drawn from North Wiltshire roosting areas, thus causing a hazard to military aircraft flying in the area.
21. **Wessex Water** - no objections.
22. **Rights of Way Section** - no objections.
23. **Council for the Protection of Rural England** - comments that waste should be recycled not buried. The application ignores the County Council's increased waste recycling targets. What certainty is there that traffic will not increase, as claimed by the applicant? Recycled aggregates should be used, not newly extracted sand.

Publicity

24. The application has been advertised on site and in the local press and a neighbour notification exercise has been carried out. 146 letters of representation have been received. Letters were received from 136 signatories who each submitted a letter drafted in a standard format, with a further 10 letters from other individuals. Additionally, a public meeting called by Compton Bassett Parish Council on 18th January 2002 at Benson Hall, Compton Bassett, was attended by some 90-100 people. Representatives from Hills Minerals and Waste were on hand to explain and answer questions concerning the applications and officers of the Minerals and Waste Group were in attendance to take notes and observe proceedings.

Representations

25. The letters received raised the following concerns:-
 - (i) The application pre-empts the emerging Waste Local Plan and the Wiltshire Waste Strategy and should be deferred pending the completion of their consultation exercise.
 - (ii) There is no information on existing or proposed heavy goods vehicle movements.

- (iii) The signage at the junction of the A3102 and the Compton Bassett road is inadequate for this type of traffic.
- (iv) The application claims increased waste requires increased landfill. This ignores increased national and European targets for recycling. More recycling effort is needed, including doorstep collections.
- (v) The recycling of secondary aggregates should be encouraged rather than increased sand extraction, a finite resource.
- (vi) Roads in the area are generally inadequate for HGVs which poses a possible danger to residents. There is also no speed limit in Compton Bassett village.
- (vii) Excavation and infilling is to occur within 250 metres of properties, contrary to EU directives giving a limit of 500 metres.
- (viii) The development will exacerbate odours, flies, HGV early morning noise, mud and debris on local roads, damage to roads, windblown debris in hedges and on verges, and increased fly tipping in the site's hinterland.
- (ix) The site is a scar in a designated AONB.
- (x) The development will devalue Compton Bassett House located approximately half-a-mile east of the site.
- (xi) The question is posed as to why (i) sand extraction and infilling, (ii) the Household Recycling Centre and (iii) the composting proposals were submitted as three separate applications.

Planning Considerations

- 26. The application must be considered in the light of the information submitted, the relevant Policies of the Development Plans and other material considerations.

Structure and Local Plans context

- 27. The relevant *Minerals* Policies in the adopted Wiltshire Structure Plan 2011 include Policy MSP4 and MSP5. The relevant *Minerals* Policies of the adopted Wiltshire and Swindon Minerals Local Plan include Policies 2 and 38. The relevant *Waste* Policies in the adopted Wiltshire Structure Plan 2011 include Policies W3 and W4. The relevant *Waste* Policy of the Wiltshire and Swindon Waste Local Plan 2011 First Deposit Draft, November 2001, is Policy 19.
- 28. The above policies, which are set out in the attached **Appendix 2**, incorporate all the likely impacts and safeguards which should be considered in assessing this application.

29. The application raises the following planning issues:-
- The need for the sand to be excavated and its contribution to the County landbank.
 - The existing and future need for the landfill capacity, as identified in the Wiltshire and Swindon Waste Local Plan.
 - The impact of the proposals on the environment and amenity of local residents.

The Need for the Mineral

30. The sub-regional apportionment quotas stipulate that Wiltshire and Swindon must provide 6.82 million tonnes of soft sand through the Minerals Local Plan period 1992-2006, which equates to an annual production figure of 0.31 million tonnes. At present Wiltshire has a landbank of some 6.13 million tonnes. Consequently, there is a need to find approximately 0.69 million tonnes of soft sand towards the end of the Plan period. Whilst the mineral to be extracted by this proposal at 0.38 million tonnes represents only one year's production, it is clear that unless the mineral is extracted now it would be permanently sterilised due to the tipping processes of the landfill operation. The extraction of the soft sand prior to landfilling can be justified in accordance with Policies MSP4 and 38 as set out in **Appendix 2**.

The Need for Landfill Capacity

31. On the basis of the information supplied in the application, the total additional capacity which could be available at the site if planning permission is granted would be some 1.2 million cubic metres (including recontouring). Landfill capacity for municipal waste would be increased by approximately 0.6 million to 0.7 million cubic metres (at 85% of total waste deposited and allowing for the surrendered capacity of 0.4 million cubic metres due to increasing the distance limit between the tip area and the nearest properties). The forecast shortfall in capacity for Wiltshire, identified in the Wiltshire and Swindon Waste Local Plan, is 0.8 million cubic metres by 2011. On the issue of the Best Practicable Environmental Option (BPEO), whilst this application offers no improvement to the current transporting of waste from Salisbury District, it is unlikely that landfill capacity would be provided in that area in the foreseeable future, and it is therefore not a sustainable reason for refusing this application. The additional landfill capacity provided by this application can be considered to be in accordance with Policies W3 and 19. Also, appropriate regulatory conditions attached to any planning permission issued and the Environment Agency's Pollution Prevention Certificate requirements should ensure that concerns of Policy W4 are addressed. All these policies are set out in **Appendix 2**.

Environmental Impact of the Application

Local Environment

32. The site is presently in agricultural use and is not itself within any specific landscape designation in the Development Plan. The applicant states that it is intended to restore the land to agriculture and replace hedgelines identified from old maps and add additional hedgerows and parkland trees. Further woodland would be planted on the inert area at the quarry's southern end.

A condition requiring the submission of a detailed landscaping scheme would be attached to any planning permission granted for this development. The final contours of the scheme would be integrated into the levels of the adjoining landforms to the north, west and south. To the east, the outer face of the established green screen bund would be designed to reflect the character of the adjacent Compton Bassett Park to the east of the C15 road.

Noise

33. It is not considered that operational noise related to this proposal would be an issue. Noise conditions cover the existing site and a condition relating to noise would also be included in any planning permission granted for the proposal.

Dust

34. The issue of dust control would be subject to regulation by provisions in the Environment Agency's Licence in addition to a condition on any planning permission granted.

Water Environment and Water Resources

35. These matters are addressed by the Environment Agency's letter of 20th March 2002 previously mentioned.

Ecology and Nature Conservation

36. English Nature has stated that there are no Sites of Special Scientific Interest or records of any protected species in the vicinity, and therefore no concerns of this nature arise.

Traffic and Highways

37. The County Council's Highways Development Control Section has no objection to this proposal as no increase in traffic volume is contemplated.

Birdstrike Hazards

38. The major objection to the proposal which remains unresolved is that raised by the DEST (Ministry of Defence). The objection is that the landfill operation would be attractive to gulls roosting in the Cirencester area which, whilst en route to Compton Bassett to feed, would be a hazard to aircraft at RAF Lyneham. The current bird control systems have successfully operated for many years at Compton Bassett without apparent problems. A full description of all the bird control measures operating at the existing landfill site was forwarded to the DEST for their information. Unfortunately, these measures are now no longer deemed sufficient by the DEST who now insist on control measures that would ensure that on-site bird flocks are limited in size to four large gulls and ten small gulls at any one time.

39. Whilst birdstrike is a material consideration, it has to be considered in the wider context of the County's landfill needs as identified in the Wiltshire and Swindon Waste Local Plan 2011 First Deposit Draft. The Plan recognises that the increasing emphasis on waste reduction and reuse will assist in gradually reducing the need for new landfill capacity. However, until this stage is reached, the need for some landfill capacity will remain. A projected landfill shortfall has been identified and this application would substantially meet that shortfall. Compton Bassett represents an essential landfill facility ideally located to cover the Salisbury, Kennet and North Wiltshire areas which are major generators of household waste.
40. It should also be noted that as recently as November 2001 the DEST was, as part of a widespread consultation exercise, offered the opportunity to view and comment on the Local Plan which identifies Compton Bassett as an operational landfill site and contains Policy 19 against which, inter alia, the acceptability of this proposal is being assessed. There was no response at all from the DEST, even on the issue of potential birdstrike problems arising from those provisions specifically relating to landfill facilities in the Plan.
41. It is considered, therefore, that the potential birdstrike hazard has to be weighed against the other material considerations previously examined. In summary these are: the provisions of the Draft Deposit Waste Local Plan, the identified landfill shortfall, the established nature of the existing landfill operation and the proximity of the site to the major sources generating landfill waste. It is considered that, collectively, these material considerations are sufficient to outweigh the objection regarding birdstrike raised by the DEST.

Responses to Representations

42. The responses to the representations are set out below in the same numerical order:-
- (i) Whilst the Wiltshire and Swindon Waste Local Plan First Deposit Draft recognises the increasing role of recycling, it also acknowledges that there will be an interim period of relatively slow progress before it develops enough to make a full contribution to waste reduction. Moreover, the additional void space represented by this application is less than the forecast requirement for the Plan horizon date of 2011. As no new landfill sites are proposed in the Draft Plan, this application does not undermine the Plan in that respect. The proposal would substantially help to meet that shortfall, with the added advantage of being on an already established site.
 - (ii) The heavy goods vehicle movements associated with this proposal are set out in paragraphs 7 and 8 above.
 - (iii) The weight limit signage at this junction has been checked and found to be adequate. If it were proven that heavy goods vehicle traffic had increased as a result of this proposal then consideration could be given for additional signage. However, this should not happen on the basis of the information given in paragraphs 7 and 8 above.

- (iv) The gradual establishment of the facilities to meet the higher targets for waste recycling will not obviate the shorter term continued need for landfill capacity. The introduction of waste minimisation and recycling initiatives is being progressed by the County Council in partnership with the District Councils, Hills and the voluntary sector.
- (v) The recycling of construction material wastes to obtain the sand component for reuse is not a practicable proposition.
- (vi) The village of Compton Bassett is subject to a 30 mph speed limit. There is also a weight limit of 7.5 tonnes for vehicles passing through the village. The roads in the locality are considered adequate for all traffic conforming to weight limits specified.
- (vii) In considering this application, regard has been had to Government Circular 17/89, "Landfill Sites: Development Control". This circular, whilst stipulating no recommended distances between landfill sites and other development, advises that the tipping of gas producing waste within 250 metres of other development should receive special attention from both planning and waste licence authorities. However, this application states (see paragraph 8 above) that *within* 270 metres of the nearest residential development only *inert non-gas producing waste material* will be used for restoration purposes. Apart from this circular, the County Council is not aware of any other document stipulating minimum working distances between landfill operations and properties.
- (viii) The issues of odours, flies, dust, control of litter, mud and debris on roads etc. are controlled by the Waste Management Licence and Pollution Prevention Control Certificate issued by the Environment Agency. The County Highways Authority is satisfied that, in conjunction with the weight limits referred to in (vi) above, the local highway network is capable of sustaining the traffic and volumes associated with this application. The siting of a Household Recycling Centre at this site (as proposed in application N.01.2804 currently under consideration) should lead to a marked reduction in the propensity for fly tipping in the surrounding area.
- (ix) The site is not within any designated AONB. The nearest the operational boundary of this application comes to the boundary of the North Wessex Downs AONB, which abuts the eastern side of the C15, is some 120 metres.
- (x) Compton Bassett House is located approximately 0.8 kilometres from the operational boundary of this application. Notwithstanding the elevation of the House relative to the quarry area, the distance and the intervening hedgerows and tree cover strongly suggest that the application should have no more effect on the amenity of the property than the existing long established quarry and landfill site.

- (xi) The three proposals are being dealt with as separate applications as there are clearly considerable operational and functional differences between them raising very different planning concerns and responses. This application for example, unlike the others, is for a fixed term. Its purpose, operational mode and final restoration have planning implications not present in the other applications. Should permission be forthcoming, regulatory conditions very specific to this application are likely to be required. It is therefore felt that for current and future administrative, monitoring and regulating reasons, the applications should be dealt with individually.

Conclusions: Options Considered

43. The proposals are located on an existing operational site identified for landfill by the Wiltshire and Swindon Waste Local Plan 2011 First Deposit Draft. There is therefore a presumption in favour of granting planning permission provided it does not give rise to any overriding adverse environmental impacts.
44. Granting planning permission for the sand extraction would safeguard against the sterilisation of this mineral due to the landfill process.
45. Granting planning permission would make a substantial contribution to meeting an identified shortfall of landfill capacity during the Plan period.
46. Whilst the site itself is not within any designated landscape area, the restoration of the area with hedgerows and parkland tree planting would reflect the character of the North Wessex Downs AONB immediately to the east.
47. Measures would be employed to control noise, dust, road debris, litter, operating hours, pest, leachate and bird control.
48. The only outstanding objection to the proposal is that of potential birdstrike hazards to aircraft but, as discussed above, it is considered that the other material considerations outweigh this objection.
49. Minerals can only be worked where they occur and, additionally, in this case not to extract the soft sand would be to lose it permanently because of the landfill operation. For these reasons, the consideration of alternative locations for soft sand extraction was precluded. The landfill proposal utilises all the benefits of an already established tipping operation, which also represents the optimum practical spatial location for the areas supplying the landfill material. In view of the foregoing, no practical alternative site with greater overall benefits could be identified.

Recommendation

50. That planning permission be granted subject to the following conditions:-
1. The development hereby permitted shall be commenced within five years from the date of this permission and the date of commencement shall be forwarded to the Mineral Planning Authority within seven days of such commencement.

2. Unless otherwise agreed in writing by the Mineral Planning Authority or required by condition attached to this permission, the development hereby permitted shall be carried out in accordance with the details submitted in Planning Application N.01.2803 and Drawings Numbers 339/1, AF 0067/102, COM/2000/G27, COM/2000/G28, COM 2500/G/20A and COM 2500/G/21A.
3. Unless otherwise agreed in writing by the Mineral Planning Authority, no topsoil, subsoil or overburden shall be exported from the site.
4. Unless otherwise agreed in writing by the Mineral Planning Authority, the extraction of sand shall cease within seven years of the date of this planning permission.
5. Unless otherwise agreed in writing by the Mineral Planning Authority, the landfilling and restoration operations shall cease within 20 years of the date of this planning permission.
6. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995, no buildings or fixed or mobile plant shall be erected on any part of the site without the prior approval in writing of the Mineral Planning Authority.
7. Unless otherwise agreed in writing by the Mineral Planning Authority, except in the case of emergency, no operations shall be carried out and plant shall not be operated on the site other than during the following hours:-

0700 - 1800 Monday to Friday
0700 - 1300 Saturday

No working shall be carried out at any time on Sunday, Bank or Public Holidays unless agreed in writing by the Mineral Planning Authority.

8. Unless otherwise agreed in writing by the Mineral Planning Authority, no minerals except sand shall be removed from the site.
9. Only inert materials shall be tipped within the area shown shaded blue on Drawing No. COM/2500/G/21A and this area shall be restored in accordance with Condition 15.
10. No movement of soils shall be carried out except when the full depth of soil to be stripped or transported is in a suitably dry condition such that the topsoil can be separated from the subsoil without difficulty. Such soils must be stripped, handled and stored separately and all stripping, handling and restoration must take place under dry conditions to minimise structural damage.

11. All undisturbed areas of the site and all topsoil, subsoil and overburden mounds shall be kept free of agricultural weeds such as thistle, dock and ragwort. Cutting, grazing and spraying shall be undertaken as necessary to control plant growth and prevent the production of seed and the spread of weeds to adjoining agricultural land.
12. Noise from operations on site shall not exceed 55dB Leq 1 hour at any residential or noise sensitive property, the measurement to be taken at not less than 3.5 metres from the façade and at a height of 1.5 metres above ground level except during temporary operations when the limit shall be 70dB Leq 1 hour measured in the same manner.
13. Unless otherwise agreed in writing by the Mineral Planning Authority, the fume and dust suppression measures currently operative on the existing site shall apply for the duration of all operations hereby permitted under Planning Application N.01.2803. These measures apply to any access road, haul road or other running areas used by vehicles and to operations involving the stripping/movement/replacement of soils and subsoils to prevent dust nuisance.
14. Unless otherwise agreed in writing by the Mineral Planning Authority, the bird control measures currently operative on the existing site shall apply for the duration of all the operations hereby permitted under Planning Application N.01.2803.
15. Within a period not exceeding 12 months of a phase being tipped and sealed to its pre-final level, it shall be covered with a layer of subsoil at least 300mm in depth, and with surface topsoil 150mm in depth, so that after respreading any object capable of turning a plough is not less than 1 metre from the finished surface.
16. Any above ground storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund.
17. Within six months of the date of this permission a detailed scheme for the landscaping of the site shall be submitted to and agreed in writing by the Mineral Planning Authority. Such a scheme shall include details of:-
 - The positions, species and sizes of all existing trees, shrubs and hedgerows to be retained and the proposals for their protection throughout the operations.
 - The positions, species and initial sizes of all new trees, shrubs and hedgerows.

- The programme of implementation of the scheme.
 - The arrangements for subsequent maintenance.
 - Any tree or shrub which dies within five years of being planted shall be replaced with new stock to the satisfaction of the Mineral Planning Authority and be maintained for a period of five years.
18. On completion of the importation of all landfill material, all machinery, plant, buildings, structures and any other site facility not essential for restoration/ aftercare or for continuing landfill gas/leachate monitoring and control shall be removed or demolished and cleared from the site. Any hardcore or material likely to interfere with the restoration of the land shall be removed prior to the final seeding and cultivation of the land.
 19. All internal haul roads shall be removed when no longer required for, or during the course of site restoration, whichever is the sooner.
 20. Prior to the commencement of the development hereby permitted, an aftercare scheme showing the steps to be taken to restore the physical characteristics of the land to a condition suitable for agriculture shall be submitted to and agreed in writing by the Mineral Planning Authority. The submitted scheme shall specify the steps to be taken and the periods during which they are to be taken and related to the restoration of the site in accordance with the conditions of this permission. The steps to be taken shall cover a period of five years from the completion and reinstatement of topsoils over the site.

Reason for Recommendation

51. To provide for the future needs of Wiltshire in terms of soft sand and landfill capacity, as identified in the relevant Development Plan documents referred to in the main body of the report.

RICHARD J. LANDER

Director of Environmental Services

The following unpublished documents have been relied on in the preparation of this Report:

Consultation replies and correspondence.

Environmental impact of the Recommendations contained in this Report:

As set out in the report.

