

Mr Brian Martin, Chair of the West & East Tilbury and Linford Community Forum,
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c/c

Cllr J Purkiss, East Tilbury Ward Member

Cllr B Palmer, East Tilbury Ward Member

Leigh Nicholson, Development Manager, Thurrock Council

Our Ref: 08/00958/TTGMIN

Date: 27.11.13

Dear Mr Martin,

RE: East Tilbury Quarry

Cllr Purkiss requested that we update the Community Forum on the above site. Unfortunately, I am unable to attend the meeting scheduled for the 28th November. However, we would welcome an invitation to attend a future meeting to discuss this site and the progress to date.

Planning permission was granted for the *'Continued use of land for inert waste and soils recycling, primary aggregates extraction, processing and sale together with ancillary facilities and access. Phased restoration to nature conservation and public amenity after uses by the permanent deposit of inert waste'* on the 3rd November 2011, ref: 08/00958/TTGMIN.

In essence, the permission allows;

- (i) the continuation of use of land for inert waste and soils recycling for the duration of the restoration (9 years);
- (ii) primary aggregates extraction, processing and sale together with ancillary facilities and access;
- (iii) phased restoration to nature conservation and public amenity after uses by the re-engineering of the current landform and the permanent deposit of inert waste in the existing and enlarged void spaces.

I have attached a copy of the notice of decision and the approved plans. The conditions include a cap on daily / weekly lorry movements (condition 15), cap on the rate of egress during the morning period (7:30am till 9.00am) (condition 16), requirement to employ a road brush on Princess Margaret Road (condition 20), sheeting of loads (condition 22), hours of operation (condition 24).

(I) Use of land for inert waste and soils recycling

The official date of commencement of the permission was 1st May 2012. Under the terms of the permission the importation of material for recycling or infilling void spaces should cease and the restoration and landscaping of the site completed in accordance with the agreed



details on or before the 9th anniversary of the commencement of development (i.e. 1st May 2021).

You will be aware that there is ongoing recycling of inert waste and soils and sale of recycling material products from site. The permission requires that the residual material arising (50%) is used for infilling the existing and proposed void spaces and for the purposes of restoration. In this regard, significant progress has been made in filling the northern voids with the residual material arising from processing. Both voids are nearing capacity. The applicant's agent advises that the remaining capacity will be exhausted early next year. These areas will need to be capped in top soils derived from the extraction works to be undertaken in the North-Eastern corner of the site, which comprises a subsequent phase of works (see below).

(II) Primary aggregates extraction, processing and sale together with ancillary facilities and access;

The only area of permitted mineral extraction relates to the area defined as 'Phase 1 Mineral and Restoration Material Extraction Area' on plan ref: M07124.39 Rev B (i.e. the North Eastern corner of the site). Within the confines of this area no extraction shall take place at depths exceeding -5.5 metres Below Ordnance Datum. With the exception of sand and gravel, all other material (c.659,000m³) including overburden, top-soils and subsoil's resulting from the mineral extraction within this area should be retained on-site for the purposes of restoration of the site. c 215,000m³ to be used for the formation of the final restoration layer of what were the voids (the areas in the north of the site now substantially filled). The remaining c444,000m³ of top soils, soils and overburdens is to form the 'restoration layer' for Phase 1 area to the south).

Condition 6 of the permission requires a program of archaeological work prior to extraction or ground works within the 'Phase 1 Mineral and Restoration Material Extraction Area' detailed on plan ref: M07124.39 Rev B (i.e. the north-eastern corner of the site). The operator has undertaken a borehole survey and subsequent analysis of borehole logs in order to better understand the potential for underlying archaeology deposits. To date, no extraction has taken place within this area, albeit this work is anticipated to commence in Spring 2014.

(iii) Phased restoration to nature conservation and public amenity after uses by the re-engineering of the current landform and the permanent deposit of inert waste in the existing and enlarged void spaces.

Restoration of the site is to be completed in a progressive manner in accordance with the five phases using a combination of imported inert waste, indigenous soils and overburden. During all the phases it material will be imported and processed. The following works have taken place:

An ecological mitigation strategy was agreed for Phase 1 pursuant to condition 9. Phase 1 restoration area includes the eastern half of the closed tip area (Void B) and the area to the south known as the High Tide Roost. The Phase 1 works cover extensive areas of the site and will take place over several years. The main species affected will be water voles and reptiles. During 2013 an ecological mitigation programme was undertaken to enable the progressive relocation of Water Voles and Reptiles out of the existing ditch network and areas of existing habitat (where restoration works are due to take place). Both Water Voles

and Reptiles were systemically moved out of areas where restoration is due to take place through a combination of measures including progressive strimming of ditch banks and surrounding vegetation and moved into areas of the site which are to be retained and enhanced as part of the longer term restoration aims for the site (such areas being the south-eastern part of the site).

Restoration works undertaken to date including the stripping of top soils from part of the area and formation of a topsoil screening bund commenced on the eastern boundary of the site (this can be seen from the riverside path). Due to site conditions, the restoration works in this area will re-commence in Spring 2014. This will comprise the continuation of various Phase 1 restoration works, including soil stripping, bund formation and soil movements in accordance with the requirements of the planning permission. This will necessitate the removal of the large stockpile of chalk currently located in this phase. The soil movements in this part of the site are behind schedule. The operator has cited the difficult ground conditions experienced in 2012 (being the second wettest year on record), and the necessity to undertaken the ecological mitigation during much of 2013. We are in discussion with the operator with regards to setting clear restoration objectives for 2014 and ensuring that the material derived from the void is used for the purposes required (i.e. restoration).

I am advised by the agent that discussions have been ongoing with the adjacent landowner (Cory) to facilitate the construction of the Northern Flood Defence Bund. Details of the bund were agreed pursuant to condition 14. The Flood Defence bund is to be created prior to the raising of ground levels within Phase 3 (Phase 3 being the new void to the North-Eastern corner of the site). The bund is within Phase 2 (which is the current mostly filled void located in the northern part of the site).

The site operator advises that the following Works planned for the coming year (2014):

- Ongoing recycling and restoration works within the Phase 1 restoration area. Ongoing sale of recycling material products from site.
- Continuation of various Phase 1 restoration works, including soil stripping, bund formation and soil movements in accordance with the requirements of the planning permission.
- Undertake the stripping of soils and extraction of materials from north east corner Mineral Extraction Area to facilitate the creation of additional void
- Continue discussions with the adjacent landowner to facilitate the construction of the Northern Flood Defence Bund and undertake necessary works to facilitate bund construction.

I trust this is of assistance. If you have any queries then please do not hesitate to contact me (direct dial: (01375) 366543 or via e-mail: dmoseley@thurrock.gov.uk).

Yours sincerely,



David Moseley

Principal Planner (Major Applications)

