

Ferris Hill Farm MW.0027/24
Conditions – Heads of Terms

1. Development to be carried out in accordance with the approved plans and documents.
2. Overall waste throughput at the Ferris Hill site to remain capped at 24,999 tonnes per annum, inclusive of material used to fuel the CHP.
3. Fuel for the CHP plant restricted to RDF produced from residual waste arising solely from the existing permitted waste transfer and recycling operations at Ferris Hill.
4. No importation of waste or fuel directly from off-site to the CHP facility.
5. Annual fuel input to the CHP plant to be limited to a specified maximum tonnage (to be determined by Members).
6. CHP plant to operate as a combined heat and power facility, with controls to prevent operation as a standalone incinerator.
7. CHP plant not to commence operation until arrangements for the use of heat and/or electricity have been secured and approved.
8. All landscaping mitigation shall be completed prior to the CHP building becoming operational.
9. Restriction on hours of waste deliveries and residue removal, with no overnight, Sunday or Bank Holiday movements.
10. Noise emissions from the CHP plant to be controlled in accordance with the submitted noise assessment.
11. No reversing beepers other than white noise
12. Vehicles, plant and machinery shall be serviced and maintained in accordance with the manufacturer's specifications.
13. Removal of all plant and associated development upon completion of construction
14. Submission and implementation of a Construction Traffic Management Plan.
15. Submission and implementation of a surface water drainage scheme, including long-term maintenance arrangements.
16. CHP plant not to be brought into operation until water infrastructure capacity issues have been addressed or an agreed phasing plan is in place with Thames Water.
17. Submission, approval and implementation of a detailed landscaping and bunding scheme.
18. Submission and implementation of a landscape aftercare and management scheme.
19. Delivery of biodiversity net gain, including on-site measures.
20. Submission and implementation of a 30-year Habitat Management and Monitoring Plan.
21. Development to proceed in accordance with Great Crested Newt district licensing requirements.
22. Submission and implementation of a Construction Environmental Management Plan, including ecology, dust, lighting and pollution controls.
23. Installation and retention of tree and hedgerow protection measures during construction.
24. Control of external lighting, including approval of lighting details prior to installation.
25. Restriction on installation of external plant, equipment or structures outside the approved building.