

For: PLANNING AND REGULATION COMMITTEE – 22 FEBRUARY 2016

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (STRATEGY & INFRASTRUCTURE PLANNING)

Development proposed:

The importation and processing of material on land at Enstone Shooting Range, Enstone for placement on the permitted bunds as per planning permission 14/1178/P/FP.

Division Affected: Chipping Norton
Contact Officer: Matthew Case **Tel:** 01865 815819
Location: Enstone Airfield, Enstone, Oxfordshire, OX7 4NP
Application No: MW.0160/15 **District Ref:** 15/04481/CM
Applicant: Markham Farms
District Council Area: West Oxfordshire DC
Date Received: 08-Dec-2015
Consultation Period: 17 December 2015 to 12 January 2016

Contents

- Part 1 -Facts and Background
- Part 2 -Other Viewpoints
- Part 3 -Relevant Planning Documents
- Part 4 –Analysis and Conclusions

Recommendation: Approval

Part 1 –Facts and Background

Location (see site plan Annex 1)

1. The site is located in Enstone Airfield north-west of the village of Enstone in Oxfordshire approximately 6.8km (4 miles) south-west of Chipping Norton. The nearest settlements are the village of Enstone (South-east) approximately 1km (0.6 mile), and Sandford St. Martin (west) approximately 2.8km (1.8miles).

The Site and its Setting

2. The site is accessed via the B4022 to the western side of the airfield. The existing shooting ground runs from west to east, with the clubhouse at the western end of the site. The proposed site including the access road covers approximately 11.5ha. The site appears to be approximately 270 metres away from the nearest residential property and around 1.3km from the nearest built up residential area. The residential property is located on the chicken farm and airfield's boundary. The airfield also has an industrial park (Enstone Airfield Complex) with its own entrance to the south-west of the proposed site (approx.

600metres). The site has a number of flying schools located to the west of the proposed site. The schools share the access off the B4022 with the Shooting School.

3. The Cotswolds Area of Outstanding Natural Beauty is, approximately 5km west of the site. There are three notable Scheduled Ancient Monuments (SAMs) located around the site:
 - (i) Barn at Rectory Farm (approx. 1.3km Southwest)
 - (ii) Beconsfield Farm Roman Villa (approx. 1.7km Northeast)
 - (iii) Gagingwell Cross (approx. 1.8km Southeast)
4. There are two Registered Parks and Gardens at Heythrop Park (Grade II*) approx. 1.6km to west of the site and Sandford Park (Grade II) approx. 3km east of the site. The proposed site is located within the Impact Risk Zone of Little Tew Meadows SSSI (approx. 1.5km).
5. There are no public rights of way across the airfield.

Details of the Proposed Development

6. The proposal is to allow the importation and processing of waste soils and stone in order to construct the noise attenuation bunds (as permitted by West Oxfordshire District Council (WODC) – please see below). The applicant wishes to import circa 277,000 m³ of material required to create the bunds over a site area of approximately 11.6 ha (district permission). The importation of material would create 20 HGV movements per day over a five year period. Part of the proposal would see the use of a screener/crusher located on site to process the imported materials ready for placement on-site over the five year period. Hours of operation would be 8.00 am to 4.30 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays with no operations on Sundays or Bank Holidays. There would be four employees.
7. The proposed attenuation bunds would be approximately 9-10 metres in height. The bunds would be located to the north of the access track around the shooting stands and with a large linear bund to the south of the access track. They would be largely on unsurfaced areas although the processing plant would be located entirely on a hard surfaced area.

Planning history of the site

8. There is no history of planning applications completed by Oxfordshire County Council.

District Council Planning History

9. The shooting grounds have been in use since 1983 (with a lease from 1986) when the original tenant, Mr Robson started a shooting school. This school closed in 2003. The following year the new tenant (Mr Richmond Watson) made an application to West Oxfordshire District Council (WODC) to relocate a mobile building on the land, this was granted in 2005.

10. Since 2011 the site has been operated by Francis Lovel & Co. An application was made to allow shooting 5 days a week (not including Sundays). This application is yet to be determined.
11. In April 2015, planning permission (14/1178/P/FP) was approved by WODC for the “Expansion of clay pigeon shooting activity onto adjoining land (including the site of motor cross) and erection of attenuation bunds and associated works, extension to existing cabin”.

Part 2 – Other Viewpoints

Third Party Representations

12. No letters of objection have been received to this application. Four letters have been received from third party representations in support of the application. One from a third party representative, not objecting to the application, but who had some concerns and questions with the development. These concerns and questions have been addressed in the report.

Consultation Responses

13. West Oxfordshire District Council – No Objections, provided conditions are attached relating to routing, operational hours, noise, dust, and permitted crushing & screening plant equipment.
14. Public Protection Services (Environmental Health Officer) – Would like condition relating to noise. *“Working times condition or Informative: West Oxfordshire DC enforces the following working times viz Construction noise:*
 - (i) 07:30 to 18:00 Monday to Friday
 - (ii) 08:00 to 13:00 Saturday
 - (iii) No noisy working on Sundays or Public Holidays

There are no other observations or comments.”

15. Enstone Parish Council – *“Enstone Parish Council supports the application but needs assurance that the County Council ensures that the client complies fully with the application requirements.”*
16. Great Tew Parish Council – No Comment Received
17. Environment Agency – No Comment
18. Natural England – No Objections relating to Statutory nature conservation sites
19. Thames Water ‘No Comment’
20. Fire Service – No Comment Received

21. Ecologist Planner – *“The ecological survey carried out in 2015 identified no protected species evidence on site. The habitat to be lost to the waste processing area is limited as it is mainly around an area of existing hard-standing. We have no records of any protected species or habitats that may be affected. If any trees are to be removed as part of the development, there is the potential to disturb nesting birds.”*
22. Transport Development Control – No Objection and comments that the proposed HGV movements equate to approximately two per hour and so are unlikely to have a detrimental impact upon traffic and highway safety. The impact would not be severe in accordance with the National Planning Policy Framework.
23. Lead Flood Authority – *“I have no problem with the imported material or the proposed crushing plant, provided that full details are provided showing the proposed Sustainable Drainage System that will be used to drain these areas. Also we will require soakage test information to prove that the systems work. Drainage directly to a watercourse is not an option to be considered.”*
24. Rights of Way – No Comment Received
25. BBOWT – No Comment Received

Part 3 - Relevant Planning Documents

Relevant Development Plan and other policies

26. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
27. The Development Plan for this area comprises:
 - i. Oxfordshire Minerals and Waste Local Plan (saved policies) (OMWLP).
 - ii. The West Oxfordshire Local Plan (saved policies) (WOLP)
27. The Draft Oxfordshire Minerals and Waste Local Plan Core Strategy (OMWCS) has been out to consultation. This document is now at a more advanced stage of preparation and as such further weight can be given to the policies it contains. At the meeting of the full County Council on 24th March 2015, the OMWCS was approved for publication and submission to the Secretary of State for independent examination following consideration of any representations received. Therefore, it is appropriate to consider draft policies which are relevant to the development.
28. The Draft West Oxfordshire Local Plan 2011- 2013 (DWOLP) is also a material consideration to which limited weight should be given.
29. The Government’s National Planning Policy Framework (NPPF) and the National Policy for Waste (NPPW) are material considerations in taking planning decisions.

Relevant Policies

28. The relevant policies are:

Oxfordshire Minerals and Waste Local Plan (OMWLP) 1996

- W3 (Re-use/Recycling)
- W4 (Re-use/Recycling)
- W5 (Stockpiles)
- PE3 (Buffer Zones)
- PE10 (Woodland)
- PE18 (Code of Practice)

Draft Oxfordshire Minerals and Waste Core Strategy (OMWCS)

- Policy W1 (Oxfordshire waste to be managed)
- Policy W2 (Oxfordshire waste management targets)
- Policy W3 (Waste Management Capacity)
- Policy W4 (Locations for Waste Facilities)
- Policy W5 (Siting of waste management facilities)
- Policy W6 (Landfill)
- Policy C1 (Sustainable Development)
- Policy C5 (Local environment, amenity and economy)
- Policy C7 (Biodiversity and Geodiversity)
- Policy C8 (Landscape)
- Policy C10 (Transport)

West Oxfordshire Local Plan 2011 (WOLP)

- Policy BE19 (Noise)
- Policy T6 (Traffic Management) Policy NE1 (Safeguarding the Countryside)
- Policy NE3 (Local Landscape Character)
- Policy NE6 (Retention of Trees, Woodlands and Hedgerows)
- Policy NE13 (Biodiversity Conservation)

Draft West Oxfordshire Local Plan 2011 - 2031 (DWOLP)

- Policy OS3 (Prudent Use of Natural Resources)
- Policy EH1 (Landscape)
- Policy EH2 (Biodiversity)
- Policy EH6 (Environmental Protection)

National Planning Policy Framework 2012 (NPPF)

National Planning Policy for Waste (NPPW)

National Planning Policy Guidance (NPPG)

Part 4 – Analysis and Conclusions

Comments of the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

29. This application has been submitted because although planning permission has been granted by the District Council for the construction of the noise

attenuation bunds, that permission did not provide for their construction using waste materials. It would be unusual for such bunds to be constructed from anything other than waste or processed waste materials. I therefore consider that this is a significant material consideration in the consideration of this application.

30. In this context I consider that the key policy issues to consider in determining this application are:
 - i. Waste Policy and Management of Natural Resources
 - ii. Impacts on Biodiversity and Site Restoration
 - iii. Impact on Landscape Character
 - iv. Impacts on Local Amenity (noise, dust)
 - v. Impact on Highways.

Waste Policy and Management of Natural Resources

31. Policy C1 of the OMWCS states that a positive approach will be taken to minerals and waste development. Paragraph 1 of the NPPW also seeks to see waste disposed of in accordance with the proximity principle. Policy W3 of the OMWLP seeks to see that re-use/recycling sites are located close to the source of the waste and/or the market for the re-used/recycled material.
32. Policy OS3 of the WOLP 2031 states all development proposals will be required to show consideration of the efficient and prudent use and management of natural resources, including: minimising waste and making adequate provision for the re-use and recycling of waste.
33. Policy W1 of the OMWCS looks to make provision for waste management facilities in Oxfordshire to be net self-sufficient in the management of its principal waste streams including construction, demolition and excavation waste (CDE) until 2031. Policy W2 of OMWCS states provision will be made for capacity to manage the principal waste streams in a way that provides for the maximum diversion of waste from landfill
34. Policy W3 of the OMWCS identifies a need for additional CDE recycling capacity, with a steady growth forecasted. The growth of CDE waste will be directly linked to continued growth of the construction industry.
35. Policy W6 of the OMWCS states provision for disposal of inert waste which cannot be recycled will be made at existing facilities and in sites that will be allocated in the Mineral and Waste Local Plan: Part 2 – Site Allocations Document. It also states priority will be given to the use of inert waste that cannot be recycled as infill material to achieve the satisfactory restoration and after use of active or unrestored quarries. Permission will not otherwise be granted for development that involves the disposal of inert waste on land unless there would be overall environmental benefit.
36. Policy W3 of the OMWCS states ‘proposals for facilities for re-use, transfer and pre-treatment of waste will normally be permitted’. The creation of waste management sites to recycle and re-use inert waste material will help move the

management of waste up the waste hierarchy, supporting the policies set out in the NPPW.

37. Whilst I consider that the development is in accordance with the general aims of most of the above policies, the proposed development would chiefly serve Oxford (17 miles distant) with some of the waste supplied from Banbury (12 miles distant) and Bicester (14 miles distant). It is therefore not located particularly close to any one of the settlements cited as the main sources of waste although the applicant argues that it is reasonably located to serve all three. That said, it would be geographically located at the market for the majority of the processed material at the airfield. In this context, I therefore consider that the development is to an extent in accordance with the aims of OMWLP policy W3. In terms of the source however it would however arguably not accord entirely with paragraph 1 of the NPPW.
38. Policy W4 of the OMWLP states development in the open countryside will not be permitted unless there is overriding need and there is no other suitable site available. Paragraph 17 of the NPPF states that one of the 12 core land use planning principles includes recognising the intrinsic character and beauty of the countryside.
39. Paragraph 4 of the NPPW states waste planning authorities should identify in Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations, giving priority to the re-use of previously developed land. In rural areas policy W4 of the OMWCS seeks to keep facilities 'small scale' (normally below 20,000 tpa throughput).
40. Policy W5 of the OMWCS gives priority to waste development including on previously developed land (brownfield) and that temporary facilities must provide for the satisfactory removal of the facility and restoration of the land.
41. Central government considers that airfields should be categorised as 'previously developed land' as defined by the NPPF. There are a number of small buildings, tracks and other features associated with the wartime and MoD development dating from the 1940s. The main complex of former airfield buildings and hangars lies approximately 600-800m to the southeast of the shooting school site. The buildings are now in industrial use (Enstone Airfield Industrial Site). Much of the site is covered by runways, some of which are disused or used as access roads.
42. Although the proposed development would include the disposal of inert waste in the open countryside, the development's chief objective is to process waste to construct the noise attenuation bunds approved under the planning permission granted in 2014 by West Oxfordshire District Council. Once the majority of the bunds are complete, the waste processing operation would cease and the plant would be removed to facilitate the final construction of the bunds on the area proposed for the processing plant. The bunds would be sown with a grass seed mix. The development is proposed on an airfield with mixed uses on 'previously developed land', including a chicken farm, livestock grazing, shooting school, flying school and industrial estate. The site is well

screened from residential properties by a mixture of roads, trees, scrub & hedgerows and topography. The development itself with the progressive construction of a number of noise attenuation bunds would help screen elements of the waste processing operation from neighbouring properties for the relatively short time scale of five years. In this context and taking into account the other existing developments at the airfield, I do not therefore consider that the development would cause significant harm to the intrinsic character and beauty of the countryside.

43. Due to complaints in the past relating to noise from the shooting school and former motor-cross facility, the District Council approved the construction of a number of noise attenuation bunds. This application, which would facilitate the creation of suitable material for the construction of the bunds and its use in their construction, is broadly supported by the local Parish Council. To this extent therefore I consider that there is a need for the importation of the waste material which could not obviously be easily met by other means. However, whilst the need for the importation of material to create the bunds appears clear, it is not so obvious why the processing facility needs to be located at the site. It could be argued that the processing facility would be better located closer to the sources of the waste and then the suitable material created could be brought to the site. In response the applicant has said that this would mean a need for a number of processing facilities close to each settlement and that in overall terms this would be less sustainable.
44. The site would also have an annual capacity considerably in excess of that set out in OMWCS policy W4 for facilities in rural locations. Therefore there is arguably no overriding need for the waste processing facility of this scale to be located at this open countryside location and to this extent the proposal is not in accordance with either policy W4 of the OMWLP or policy W4 of the OMWCS. In the balance however, and taking into account that the District Council planning permission for the bunds to be created to resolve the long-standing noise problem is a significant material consideration and that this would be a temporary permission to facilitate that already permitted development, I do not consider that a refusal of planning permission on these grounds could be sustained. Therefore, the proposal is in accordance with Policy W4 of the OMWLP, Policy W4 of the OMWCS, and paragraph 17 of the NPPF.
45. Policy W5 of the OMWLP states that waste treatment plant, buildings, machinery and stockpiles must be properly screened from the surrounding landscape. Such screening, by landscaping or other means, should be in place before any waste stockpiling or treatment begins.
46. The proposed development appears to be largely screened by the already partly constructed noise attenuation bunds. The site is located on the airfield with its existing developments and the combination of roads to the south and west (B4022 and B4030), hedgerows/trees and natural topography help screen the site from surrounding landscape. Therefore, the proposal is in accordance with policy W5 of the OMWLP

47. The proposed site is not located within an allocated site as defined by Policy W6 of the OMWCS. As mentioned the applicant was granted permission for the construction of a number of noise attenuation bunds to reduce the environmental impact on the local amenity. Therefore, given this overriding environmental benefit, the proposal is in accordance with policy W6 of the OMWCS. I do however consider that it would be appropriate to attach a condition to any planning permission limiting the amount of material which could be removed from the site as unsuitable for bund construction in order to encourage the sourcing of the most suitable material and to avoid delay in the completion of the bunds. I would suggest that a figure of 20% may be appropriate.

Impacts on Biodiversity and Site Restoration

48. Policy C7 of the OMWCS states that the development should conserve, and where possible, deliver a net gain in biodiversity. Policies NE13 of the WOLP and EH2 of the DWOLP make similar provision. Policies NE6 of the WOLP 2011 and PE10 of the OMWLP state that planning permission will not be granted for proposals that would result in the loss of trees, woodlands or hedgerows, or their settings, which are important for their visual, historic or biodiversity value.
49. The County's Ecologist has no objection to the application. The ecological survey carried out in 2015 identified no protected species evidence on site. The habitat to be lost to the waste processing area is limited as it is mainly around an area of existing hard-standing. The County Ecologist has no records of any protected species or habitats that may be affected. Therefore the proposal is in accordance with policies C7 of the OMWCS, NE6 of the WOLP and PE10 of the OMWLP.

Impact on Landscape Character

50. WOLP policy NE3 states that development will not be permitted if it would harm the local landscape character. OMWCS policy C8 makes similar provision. The applicant is proposing a temporary application for a period of 5 years to construct a number of noise attenuation bunds. Whilst the bunds would be of a considerable size and extent, their construction already has approval via the District Council permission. The only difference in this application plan is the need to also assess the impact of the screening and crushing of waste materials, including the temporary stockpiling of unwanted materials and processed materials for construction of bunds. The site appears to be well screened from the surrounding landscape; the site is screened by a number of trees to the north, the topography and industrial estate to the south and east, and a hedgerow, topography and road to the west. Some of the noise attenuation bunds permitted under the current permission have been constructed to the south and partly to the north which already provide additional screening. The proposed acoustic earth bunds are as approved by the District Council permission and would be contoured and constructed so as not to appear as visually jarring features within the landscape. The proposed bunds would be sown with a grass seed mix, to help blend into the surrounding

landscape There are pockets of woodland around the site which will help mitigate the bunding. Therefore it is considered that there would be no significant harm to the local landscape character and the proposal accords with WOLP policy NE3.

51. Policy NE1 of the WOLP seeks to maintain or enhance the value of the countryside for its own sake, in particular its local character and agricultural values. Draft policy EH1 of the DWOLP seeks to conserve and enhance the District's landscape quality, character and distinctiveness.
52. I consider that the proposed use over most of the site would enhance the value of the countryside as the shooting school will at the end of the development be better screened in terms of its impact on the local amenity. The processing of CDE waste is only proposed for a limited time period and therefore would not have a long term impact on the value of the countryside. Therefore I see no conflict with policy NE1 of the WOLP and core policy EH1 of the DWOLP.

Impacts on Local Amenity

53. OMWLP policy PE18 states that in determining applications the County Council will have regard to the appropriate provisions in the Code of Practice. This sets out details of measures to protect amenity to dwellings and other noise sensitive buildings and uses, including buffer zones, landscaping, standard hours, noise, dust and odour. Policy PE3 of the OMWLP requires the safeguarding of appropriate 'buffer zones' around the site to protect against unacceptable losses of residential or natural amenity Draft Policy C5 of the OMWCS concludes there should be 'no unacceptable adverse impacts on the environment, residential amenity and other sensitive receptors', this includes noise, dust and visual intrusion. Policy BE19 of the WOLP states planning permission will not be granted if occupants would experience 'significant noise disturbance'.
54. Policy C5 of the OMWCS states that development would not be permitted if it would have unacceptable adverse impacts on the local environment, human health/safety, residential amenity and the local economy. Policy EH6 of the WOLP 2031 states new development should not take place in areas where it would cause unacceptable nuisance to the occupants of nearby land and buildings from noise or disturbance. Policy W3 of the OMWLP seeks to see waste management facilities located so as not to cause adverse impacts on amenity and policy W5 of the OMWLP seeks to see that waste treatment plant, machinery and stockpiles are suitably screened.
55. The construction of the bunds was proposed originally to reduce noise complaints from local residents in relation to the shooting school. The site is located approximately 270 metres away from the nearest residential property and around 1.3km from the nearest built up residential area.
56. The Waste Planning Authority has received no objections from the Environmental Health Officer (EHO) in relation to adverse impacts on the local amenity. Comments from the EHO include restricting operational hours to

0730-1800 Monday to Friday, 0800-1300 Saturdays. The WODC made additional comments requesting a condition is attached to any permission asking for the background noise levels to not be exceeded by more than 10dB(A) when measured at the curtilage of the nearest premises. Given the distance and the measures to prevent noise levels exceeding unacceptable levels, and given the limited time period permitted for development (5 years) I do not consider there would be any adverse impacts.

57. There will be no impact in relation to hours of working which would be more restricted than those considered acceptable by the EHO. A condition could be attached to any permission requiring that dust suppression measures be implemented.
58. I do not find the proposal would have unacceptable adverse impact on residential amenity, and consider it would be in accordance with policies PE3 and PE18 of the OMWLP, draft policy C5 of the OMWCS and policy BE19 of the WOLP.

Impact on Highways

59. Policy PE18 of the OMWLP and draft policy C10 of OMWCS require that developments will among other things provide safe and convenient access to the highway network. Policy T6 of the WOLP seeks traffic management schemes. The site would be well placed to access the A44 which is shown as a non-strategic route on the Oxfordshire Lorry Map via a short distance on the B4022. The applicant has supplied both a Travel Plan and a Construction Traffic Management Plan. In terms of vehicle movements there will be no increase in terms of the approved district Planning Permission proposals to the movements. The development would create 20 HGV movements per day over a five year period. Transport Development Control at Oxfordshire County Council have no objection to the proposal. West Oxfordshire District Council has recommended a Routeing Agreement is attached to permission to ensure smaller settlements are not adversely impacted by HGV activity although the District permission was not subject to such a routeing agreement. There would be no additional traffic movements above what has already been permitted by the existing district planning permission (14/1178/P/FP), and Transport Development Control Team is not recommending a Routeing Agreement. The applicant supplied a Travel Plan with the application showing the main routes to Oxford, Bicester and Banbury. The proposed roads all avoid the village of Enstone. If minded to approve, I do not recommend a Routeing Agreement should be attached.
60. The code of practice attached to policy PE18 of the OMWLP states 'measures should be taken by the operator to keep mud, dust and other material off the public highway'. A condition would be attached to any permission stating that the access road and site access shall remain free of mud and debris. Subject to this, I consider that the development will be in accordance with policies PE18 of the OMWLP, C10 of the OMWCS and T6 of the WOLP.

Conclusions

61. This application is a slightly unusual one in that it has been put forward in order to enable development which has already been permitted by the District Council to be carried out. As set out above, whilst there are arguably some conflicts with waste policy with regard in particular to the location and size of such development, in the context of this significant material consideration, I consider that on balance the development is acceptable and should be approved subject to conditions including those set out in Annex 2.

RECOMMENDATIONS

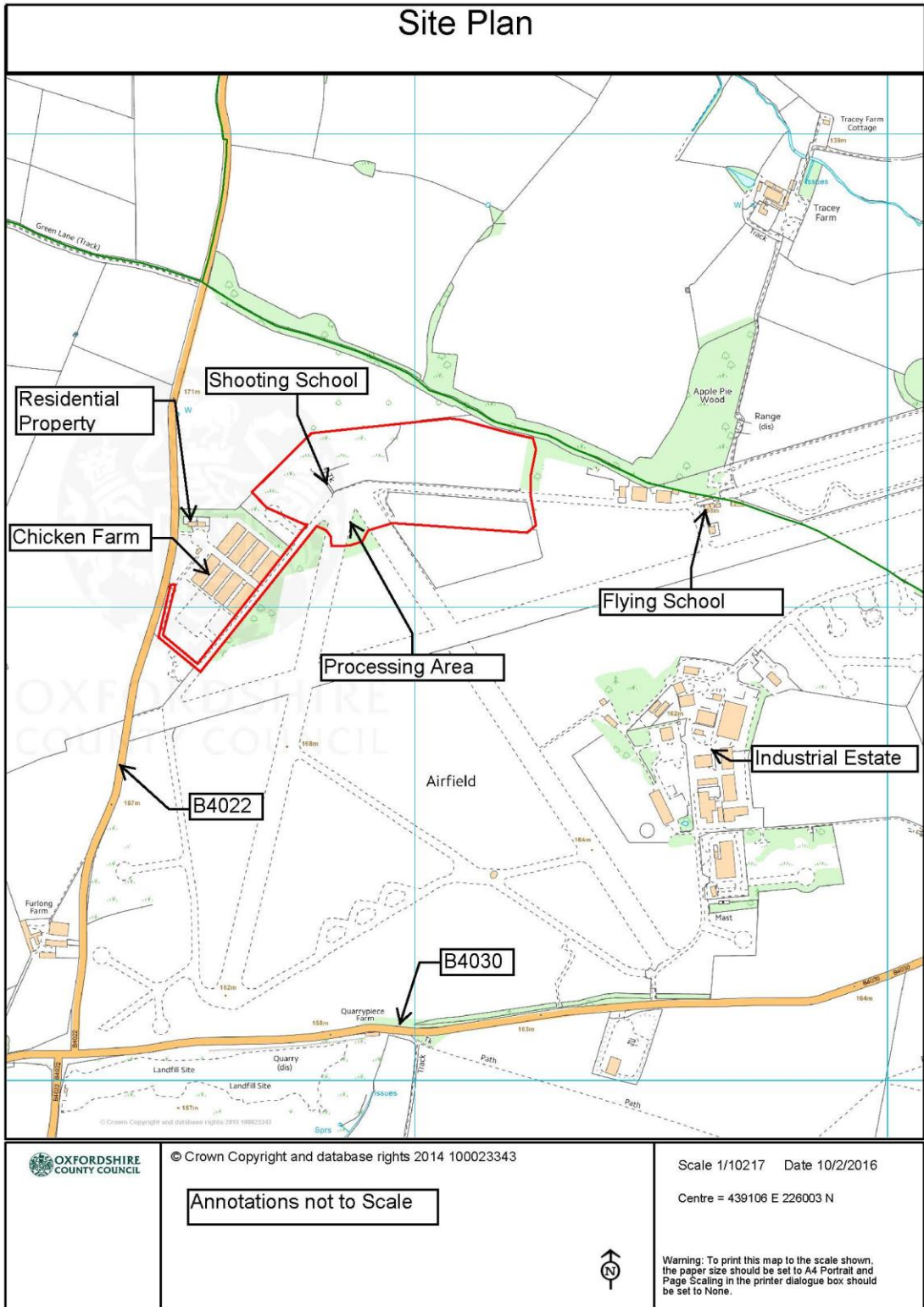
62. It is **RECOMMENDED** that Application MW.0160/15 (15/04481/CM) be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the following:
- (i) The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.
 - (ii) The development to be commenced within a period of three years from the date of the permission.
 - (iii) Processing of waste to construct the noise attenuation bunds shall cease within 5 years of the date of permission. All buildings, plant and machinery associated with the processing of waste shall be removed within the 5 years of date of permission and site restored in accordance with the restoration scheme specified in Planning Statement (dated December 2015) and Proposed Noise Attenuation Screen Bund Plan (Drg No. 4C).
 - (iv) No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:
 - (i) Between 0800 and 1630 hours Mondays to Fridays
 - (ii) Between 0800 and 1300 hours on Saturdays
 - (iii) No such operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.
 - (v) From the date of issuing permission the operator shall maintain records of all waste entering and leaving the site for all operations within the red line area and shall be made available to the Waste Planning Authority within 14 days on request.
 - (vi) The output of residual waste from the processing operation shall not exceed 20% of the total amount of waste imported to the site per annum.
 - (vii) HGV movements related to importation and export of waste to and from the site shall not exceed a maximum of 20 per day (10 in, 10 out).

- (viii) From the date of issuing permission the operator shall maintain records of all HGV movements entering and leaving the site for all operations within the red line area and shall be made available to the Waste Planning Authority within 14 days on request.**
- (ix) Stockpiles of waste shall not exceed a height of 5 metres.**
- (x) All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or machinery; they shall be installed and retained in use.**
- (xi) No mud or dust shall be deposited on the public highway.**
- (xii) The concreted surface of the site and site access shall be maintained in a good state of repair and kept clean and free from mud and other debris at all times until such time as the site is no longer required for these operations.**
- (xiii) All completed noise attenuation bunds shall be sown with a grass seed mix and kept free of weeds within 6 months of completion.**
- (xiv) No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any vehicle operating on the site, other than those which use white noise.**
- (xv) No development shall take place except in accordance with the dust suppression measures specified in the Planning Statement (Dated December 2015), and Dust Management and Mitigation Plan approved under Planning Permission 14/1178/P/FP.**
- (xvi) Noise emitted from on-site crushing and screening should not exceed the background noise level (LA90, 1h) by more than 10 dB(A) at the nearest noise sensitive façades during normal working hours**
- (xvii) No development shall take place until a Sustainable Drainage System Scheme, including soakage tests for the recycling and processing area is submitted to and approved in writing by the Waste Planning Authority. Drainage directly into any watercourses will not be permitted.**
- (xviii) All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from draw or fill pipes.**
- (xix) The aftercare of the site shall be undertaken for a period of 5 years in accordance with the Aftercare Scheme specified in the Planning Statement (dated December 2015).**

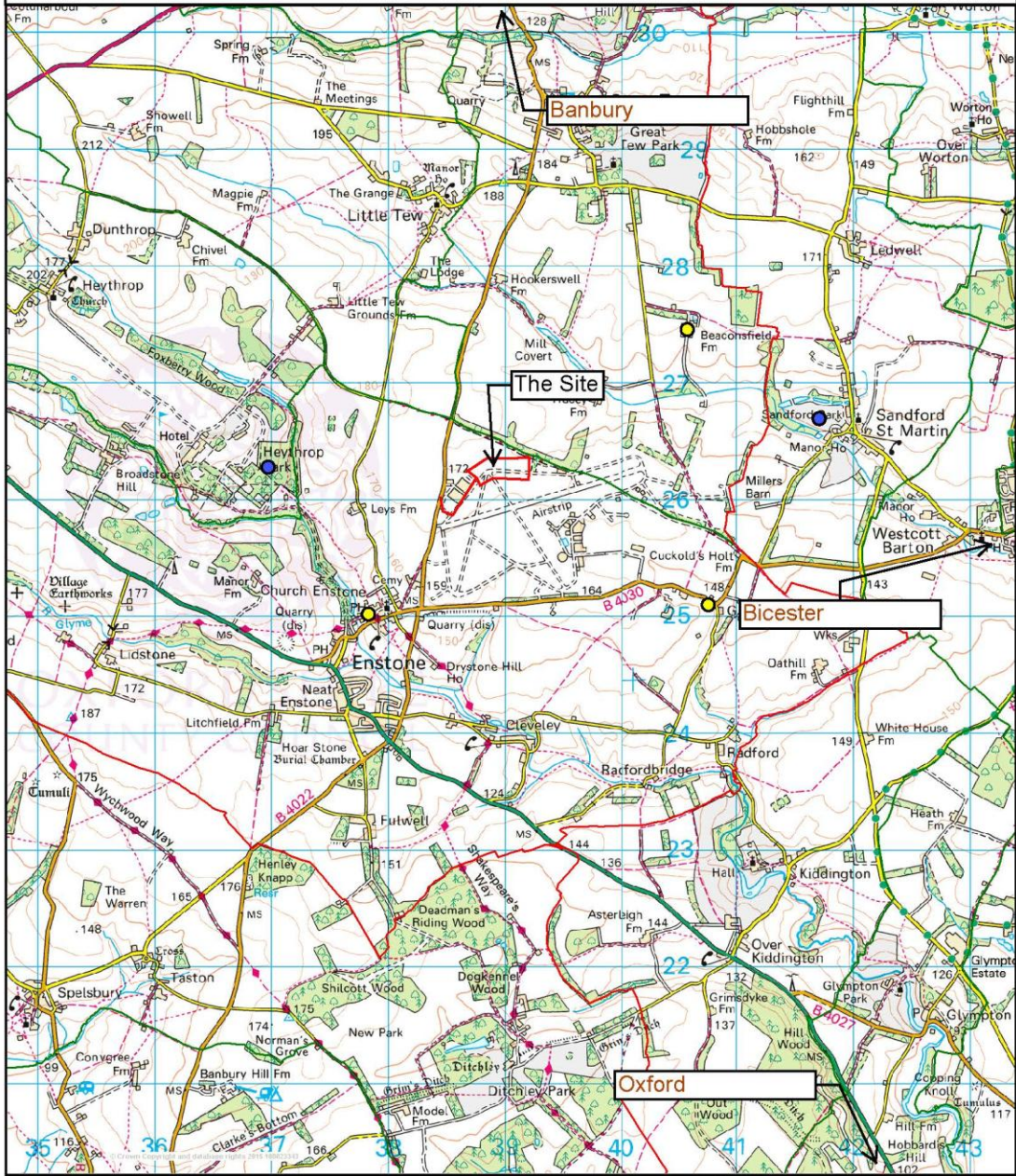
BEV HINDLE

Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

February 2016



Site Location



	© Crown Copyright and database rights 2014 100023343	Scale 1/45541 Date 10/2/2016
	<ul style="list-style-type: none">● Scheduled Monument● Registered Parks and Garden	Centre = 439063 E 225228 N
	<p>Annotations not to Scale</p>	<p>Warning: To print this map to the scale shown, the paper size should be set to A4 Portrait and Page Scaling in the printer dialogue box should be set to None.</p>