

**ADDENDUM FOR THE MEETING OF DEVELOPMENT & REGULATION
COMMITTEE 24 October 2014**

Item 5a (DR/42/14) Rivenhall Airfield, Coggeshall Road (A120), Braintree

Page 39 POLICIES

Delete 2nd paragraph under list of policies and replace with

The National Planning Policy Framework (Framework) was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. The NPPF combined and streamlined all planning policy except for waste. Planning policy with respect to waste is set out in the National Planning Policy for Waste (NPPW published on 16 October 2014). Additionally the National Waste Management Plan for England (NWMPE) is the overarching National Plan for Waste Management. All decisions must comply with the NPPF and NPPW, while the NWMPE is a material consideration in planning decisions.

NEED FOR THE IWMF

Page 46

Delete 3rd bullet point

- The National Planning Policy Waste was published on 16 October 2014.

Page 47

2nd paragraph replace first four sentences

The principle of the waste hierarchy and seeing waste as a resource has been reinforced and re-emphasised by National planning policy since the Public Inquiry in 2009, namely within the NWMPE, the NPPW which has taken on board the requirements of EU Waste Directives. NPPW continues to have the objective of sustainable waste management in accordance with the waste hierarchy, namely waste management in the following order: prevention; preparing for re-use; recycling; other recover (including energy from waste); and disposal. The IWMF includes a Materials Recycling Facility as the last opportunity to recover recyclables from the waste stream. The IWMF includes Anaerobic Digestion (for food and green waste) and a Mechanical Biological Treatment facility to produce a residue suitable for use in Combined Heat and Power; these treatments are considered "other recovery". The NPPW continues to have the objective of sustainable waste management in accordance with the waste hierarchy and in addition states "where low carbon energy recovery facility is considered the suitable siting of such facilities to enable the utilisation of the heat produced as

an energy source in close proximity to suitable potential heat customers”.
Locating facilities close to energy from waste facilities enables the heat and to be used directly which is more efficient than using the heat to generate electricity to be input into the national grid.

Page 47

Last paragraph last sentence amend as follows

The Courtauld Road facility will produce a residue which would require either to be used for energy recover or landfilled, whilst the initial contract (shortly to be completed) for this residue would probably see it utilised overseas, ...

Page 49

Replace 3rd paragraph with the following

In addition it has to be recognised that with the abolition of the RSS the requirement for regional and sub-regional self-sufficiency has been replaced by the duty-to cooperate and the NPPW requires WPAs to “plan for the disposal of waste and recovery of mixed municipal waste in line with the proximity principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant”

Replace last paragraph 1st sentence with the following

It is therefore considered both in terms of national, particularly the NPPW and local policy the Rivenhall facility is in conformity and there are no grounds on need to withhold permission for a further period of implementation.

Page 53 CONCLUSION

Replace first paragraph and first sentence of second paragraph of the Conclusion with the following:

While there have been changes in policy since determination of the application namely the publication of the NPPF, NPPG, NWMPE and the NPPW, the objectives of these documents remains that of sustainable management of waste in accordance with the waste hierarchy without giving rise to unacceptable adverse impact on the environment and local amenity.

The IWMF provides an integrated facility with opportunity to recover recyclables prior to recovery thus facilitating sustainable waste management in accordance with the NPPW and the IWMF with recovery of recyclables prior to use of residue in a CHP is in line with the objectives of the NPPW.

Page 54 RECOMMENDED

Last sentence of point (1) replace with

The full wording of conditions is set out in Appendix C

Pages 61 – 68 Appendix B – Consideration of WLP Policies

Replace Appendix B with the Appendix B below

Appendix B

Consideration of WLP Policies

REF:	POLICY	CONSISTENCY WITH THE NPPF AND NPPW
W3A	<p>The WPAs will:</p> <p>In determining planning applications and in all consideration of waste management, proposals have regard to the following principles:</p> <ul style="list-style-type: none">• Consistency with the goals and principles of sustainable development;• Whether the proposal represents the best practicable environmental option for the particular waste stream and at that location;• Whether the proposal would conflict with other options further up the waste hierarchy;• Conformity with the proximity principle. <p>In considering proposals for managing waste and in working with the WDAs, WCAs and industrial and commercial organisations, promote waste reduction, re-use of waste, waste recycling/composting, energy recovery from waste and waste disposal in that order of priority.</p> <p>Identify specific locations and areas of</p>	<p>Paragraph 6 of the Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 1 of NPPW ambitions include delivery of sustainable development and resource efficiency</p> <p>NPPW supersedes 'BPEO'.</p> <p>NPPW sets out waste hierarchy which is slightly different to that within the WLP, but the overall objective of reducing disposal and ensuring resource recovery is adhered to.</p> <p>See reasoning for Policy W8A.</p>

	<p>search for waste management facilities, planning criteria for the location of additional facilities, and existing and potential landfill sites, which together enable adequate provision to be made for Essex and Southend waste management needs as defined in policies W3B and W3C.</p>	<p>The landfill element of this policy is not relevant to the application being determined otherwise it is considered the policy is largely in conformity with NPPW.</p>
W3C	<p>Subject to policy W3B, in the case of landfill and to policy W5A in the case of special wastes, significant waste management developments (with a capacity over 25,000 tonnes per annum) will only be permitted when a need for the facility (in accordance with the principles established in policy W3A) has been demonstrated for waste arising in Essex and Southend. In the case of non-landfill proposal with an annual capacity over 50,000 tonnes per annum, restrictions will be imposed, as part of any planning permission granted, to restrict the source of waste to that arising in the Plan area. Exceptions may be made in the following circumstances:</p> <ul style="list-style-type: none"> • Where the proposal would achieve other benefits that would outweigh any harm caused; • Where meeting a cross-boundary need would satisfy the proximity principle and be mutually acceptable to both WPAs; • In the case of landfill, where it is shown to be necessary to achieve satisfactory restoration. 	<p>The NPPW has been updated to take account of abolition of RSS. NPPW requires WPAs to plan collaboratively, through duty to cooperate and to provide suitable network of facilities and consider need for facilities of more than local significance.</p> <p>Waste planning authorities should ensure that waste disposal facilities and facilities for the recovery of mixed municipal waste collected from households are appropriately sited to ensure compliance with the proximity principle. This can include joint working with other planning authorities to develop an extensive network of sites to enable effective waste management.</p> <p>The concept of the proximity principle is therefore supported by the NPPW.</p> <p>Therefore Policy W3C is considered to be in part consistent with the NPPW</p>
W4A	<p>Waste management development will only be permitted where:</p> <ul style="list-style-type: none"> • There would not be an unacceptable risk of flooding on site or elsewhere as a result of impediment to the flow or storage of surface water; • There would not be an adverse effect on the water environment as a result of surface water run-off; 	<p>Paragraph 99 of the Framework states that 'Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased</p>

	<ul style="list-style-type: none"> Existing and proposed flood defences are protected and there is no interference with the ability of responsible bodies to carry out flood defence works and maintenance. 	<p>vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure'. In addition Appendix B of the NPPW highlights at section (a) protection of water resources that 'Considerations will include the proximity of vulnerable surface and groundwater. For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding will also need particular care'.</p> <p>Therefore, as policy W4A seeks to only permit development that would not have an adverse impact upon the local environment through flooding and seeks developments to make adequate provision for surface water run-off the policy is in conformity with PPS 10 and the Framework.</p>
W4B	Waste management development will only be permitted where there would not be an unacceptable risk to the quality of surface and groundwaters or of impediment to groundwater flow.	See above.
W4C	1. Access for waste management sites will normally be by a short length of existing road to the main highway network consisting of regional routes and county/urban distributors identified in the Structure Plan, via a suitable existing junction, improved if	Paragraph 5 of NPPW highlights that when assessing the suitability of development the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource

	<p>required, to the satisfaction of the highway authority.</p> <ol style="list-style-type: none"> 2. Exceptionally, proposals for new access direct to the main highway network may be accepted where no opportunity exists for using a suitable existing access or junction, and where it can be constructed in accordance with the County Council's highway standards. 3. Where access to the main highway network is not feasible, access onto another road before gaining access onto the network may be accepted if, in the opinion of the WPA having regard to the scale of development, the capacity of the road is adequate and there would be no undue impact on road safety or the environment. 4. Proposals for rail or water transport of waste will be encouraged, subject to compliance with other policies of this plan. 	<p>recovery, seeking when practicable and beneficial to use modes other than road transport.</p> <p>Furthermore, Paragraph 34 of the Framework states that 'Decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised'.</p> <p>Policy W4C is in conformity with Paragraph 34 in that it seeks to locate development within areas that can accommodate the level of traffic proposed. In addition the policy seeks to assess the existing road networks therefore, being in accordance with the Framework and NPPW.</p>
W7A	<p>Proposals for indoor waste composting facilities will be supported at the following locations:</p> <ul style="list-style-type: none"> • The waste management locations identified in schedule 1 (subject to policy W8A); • Other locations (subject to policies W8B and W8C); or • In association with other waste management development; <p>provided the development complies with other relevant policies of this plan.</p>	<p>See explanation notes for Policy W3C and W8A as these are relevant. Criteria for selection of sites is set out in paragraph 4 and 5 of NPPW and Appendix B, the suggested locations in W7C are not in conflict with these criteria and locations for energy from waste facilities should be considered where the heat can be utilised directly thus W7A is considered to be in conformity with the Framework and NPPW.</p>
W7C	<p>The WPAs will seek to work with WDAs/WCAs to provide and support composting schemes and anaerobic digestion facilities as a method of treating putrescible waste materials and with the aim of producing a soil improver or growing medium and, where possible, recovering energy. Proposals for anaerobic digestion facilities will be</p>	<p>See explanation notes for Policy W3C and W8A as these are relevant. Criteria for selection of sites is set out in paragraph 4 and 5 of NPPW and Appendix B, the suggested locations in W7C are not in conflict with these criteria and locations for energy from waste facilities should be</p>

	<p>supported at the following locations:</p> <ul style="list-style-type: none"> • the waste management locations identified in schedule 1 (subject to policy W8A); • other locations, subject to policies W8A and W8C • in association with other waste management development; • in association with sewage treatment works and intensive livestock units; • as part of district heating schemes; <p>provided the development complies with all other relevant policies of this plan.</p>	<p>considered where the heat can be utilised directly thus W7C is considered to be in conformity with the Framework and NPPW.</p>
W7G	<p>Proposals for incineration of waste may be permitted at the locations identified in schedule 1 (subject to compliance with the requirements of policy W8A) or at other locations (subject to the requirements of policy W8B), provided the following requirements are also met:</p> <ul style="list-style-type: none"> • incineration without energy recovery will not be permitted except in specialised cases • emissions to air and water from the process will not materially endanger human health or harm the environment. In deciding whether this requirement is met, the WPAs will assume that the necessary controls are exercised under environmental protection legislation and that the pollution control regime operates effectively, and will take into account whether the process proposed is the best practicable environmental option (BPEO) for the particular waste stream • in considering the application of BPEO, there will be a presumption against incineration until the targets agreed for household waste recycling by the local authorities have been tested • provision is made for the recycling or other management of all 	<p>W7G is considered to be in conformity with NPPW as it seeks to drive waste up the hierarchy.</p> <p>See explanation notes for Policy W3C and W8A as these are relevant and demonstrate conformity with the Framework and NPPW.</p> <p>NPPW supersedes 'BPEO'</p> <p>NPPW supersedes 'BPEO'</p>

	residues, including the means of disposal to landfill where that is the BPEO.	NPPW supersedes 'BPEO'
W8A	<p>Waste management facilities will be permitted at the locations shown in Schedule 1 provided all of the following criteria, where relevant, are complied with:</p> <ul style="list-style-type: none"> • There is a need for the facility to manage waste arising in Essex and Southend (subject to policy W3C); • The proposal represents the Best Practicable Environmental Option (BPEO) for the particular waste stream, having regard to any alternative options further up the waste hierarchy; • The development complies with other relevant policies of this Plan, including the policy/ies in Chapter 7 for the type(s) of facility proposed; • Adequate road access is provided in accordance with policy W4C. Access by rail or water will be supported if practicable; • Buildings and structures are of a high standard of design, with landscaping and screening provided as necessary; and • Integrated schemes for recycling, composting, materials recovery and energy recovery from waste will be supported, where this is shown to provide benefits in the management of waste which would not otherwise be obtained. 	<p>NPPW identifies that 'Waste planning authorities should identify in their local plans sites and/or areas suitable for new or enhanced waste management facilities in appropriate locations. Waste planning authorities should be in line with proximity principle.</p> <p>The WPA has identified strategic sites within the Waste Local Plan under policy W8A which seek to support the pattern of waste management and that are suitable for new or enhanced strategic waste management facilities. NPPW requires that needs for sustainable waste management are met. NPPW requires that sites and areas suitable for new or enhanced waste management facilities for the waste management needs of the area are assessed. In this respect more weight should be applied to NPPW in respect of meeting waste management needs than Policy W8A.</p>
W10B	For all proposals for waste management facilities the WPA will require the submission of a full planning application which should include the siting, design and external appearance of buildings, plant, equipment and storage facilities, landscaping and suitable measures to	Policy W10B is in conformity with the Framework & NPPW in that the policy is concerned with good quality design and thus the protection of the environment and plays a pivotal role for the County Council in ensuring the protection

	mitigate and control unacceptable adverse effects, including noise and artificial lighting.	and enhancement of the natural, built and historic environment. The policy therefore, is linked to the third dimension of sustainable development in the meaning of the Framework
W10E	<p>Waste management development, including landfill, will be permitted where satisfactory provision is made in respect of the following criteria, provided the development complies with other policies of this plan:</p> <ol style="list-style-type: none"> 1. The effect of the development on the amenity of neighbouring occupiers, particularly from noise, smell, dust and other potential pollutants (the factors listed in paragraph 10.12 will be taken into account); 2. The effect of the development on the landscape and the countryside, particularly in the AONB, the community forest and areas with special landscape designations; 3. The impact of road traffic generated by the development on the highway network (see also policy W4C); 4. The availability of different transport modes; 5. The loss of land of agricultural grades 1, 2 or 3a; 6. The effect of the development on historic and archaeological sites; 7. The availability of adequate water supplies and the effect of the development on land drainage; 8. The effect of the development on nature conservation, particularly on or near SSSI or land with other ecological or wildlife designations; and 9. In the Metropolitan Green Belt, the effect of the development on the purposes of the Green Belt. 	Policy W10E is in conformity with the Framework & NPPF in that the policy is concerned with the protection of the environment and plays a pivotal role for the County Council in ensuring the protection and enhancement of the natural, built and historic environment. The policy therefore, is linked to the third dimension of sustainable development in the meaning of the Framework.

W10F	Where appropriate the WPA will impose a condition restricting hours of operation on waste management facilities having regard to local amenity and the nature of the operation.	<p>Paragraph 123 of the Framework states that planning decisions should aim to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new developments, including by conditions. Furthermore, paragraph 203 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.</p> <p>It is considered that as policy W10F is concerned with the protection of amenity, while seeking to impose conditions to minimise this adverse effects, policy W10F is in conformity with the requirements of the Framework.</p>
W10G	Applications for waste management facilities should include measures to safeguard and where practicable to improve the rights of way network, which shall be implemented prior to any development affecting public rights of way commencing.	<p>Paragraph 75 of NPPF requires planning policies to protect and enhance public rights of way and access. As such, opportunities for improvement and incorporation of better facilities for users should be sought.</p> <p>It is therefore considered that Policy W10G which seeks to safeguard and improve the Public Rights of Way network is in conformity with the requirements of the Framework.</p>

Page 75 to 126 Appendix C – Planning conditions

Replace Appendix C – Planning Conditions with the Appendix C below

Appendix C

Planning conditions

Conditions as imposed by Secretary of State, incorporating the approved Non Material Amendment (ESS/37/08/BTE/NMA2) and amendment to conditions 2, 52 and 53 (where some details had been approved) and additional condition arising from consideration of the application relating to the need for recording of the Woodhouse Farm and buildings, there are 64 conditions.

- 1 The development hereby permitted shall be begun before the 2 March 2016. Not less than 30 days prior notification of commencement of the development shall be given in writing to the Waste Planning Authority.
- 2 The development hereby permitted shall only be carried out in accordance with planning application ECC ref ESS/37/08/BTE (PINS Ref. APP/Z1585/V/09/2104804) dated 26 August 2008 and drawing numbers:

Drawing number	Drawing title
1-1	Land Ownership & Proposed Site Plan
1-2	Proposed Planning Application Area
1-4	Access Road Details
1-5A	Typical Arrangement and Architectural Features of the eRCF
1-8	Schematic Arrangement of Woodhouse Farm
1-9	eRCF Simplified Process Flow
1-10	eRCF Integrated Process Flow
3-3	Site Plan Layout
3-8C	eRCF General Arrangement
3-12C	eRCF Detailed Cross-Sections
3-14A	eRCF Upper Lagoon & Wetland Shelf
3-16	Services Plan
3-19B	eRCF General Arrangement
8-6	Landscape Mitigation Measures
IT569/SK/06	Proposed Improvements to Site Access Road Junction with Church Road
IT569/SK/07	Proposed Improvements to Site Access Road Junction with Ash Lane
19-2B	Tree Survey
19-3B	The Constraints and Protection Plan
19-5	eRCF Base Plan Woodhouse Farm

and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the Waste Planning Authority, except as varied by the following condition(s):

- 3 The total number of Heavy Goods Vehicle (HGV¹) movements

associated with the excavation of materials (i.e. overburden, sand, gravel, and boulder clay) and import and/or export of materials associated with the operation of the completed Integrated Waste Management Facility (IW¹MF²) hereby permitted shall not exceed the following limits:

404 movements 202 in and 202 out per day (Monday to Friday);
202 movements 101 in and 101 out per day (Saturdays);

and shall not take place on Sundays, Public or Bank Holidays, except for clearances from Household Waste Recycling Centres between 10:00 and 16:00 hours as required by the Waste Disposal Authority and previously approved in writing by the Waste Planning Authority. No HGV movements shall take place outside the hours of operation authorised in Conditions 34 & 36 of this permission.

¹ An HGV shall be defined as having a gross vehicle weight of 7.5 tonnes or more

² IW¹MF shall be defined as the buildings, structures and associated plant and equipment for the treatment of waste at the site.

- 4 The total number of HGV vehicle movements associated with the construction of the IW¹MF (including deliveries of building materials) when combined with the maximum permitted vehicle movements under Condition 3 shall not exceed the following limits:
404 movements 202 in and 202 out per day (Monday to Sunday).
No HGV movements shall take place outside the hours of operation authorised in Condition 35 of this permission.
- 5 A written record of daily HGV movements into and out of the site shall be maintained by the operator from commencement of the development and kept for the previous 2 years and shall be supplied to the Waste Planning Authority within 14 days of a written request. The details for each vehicle shall include the identity of the vehicle operator, the type and size of the vehicle, the vehicle registration number, and an indication of whether the vehicle is empty or loaded.
- 6 No development shall commence until full details of the extended access road and the layout of the cross-over points (both temporary and permanent) where the access road, both existing and proposed, crosses public footpaths, as shown on the Definitive Map and Statement of Public Rights of Way have been submitted to and approved in writing by the Waste Planning Authority. The extended access road and cross-over points shall be implemented in accordance with the approved details.
- 7 No works on the construction of the IW¹MF shall commence until the

access road extension and widening and all footpath cross-over points have been constructed.

- 8 No vehicles shall access or egress the site except via the access onto the Coggeshall Road (A120 trunk road) junction as shown on application drawing Figure 1-2.
- 9 No vehicles shall park on the haul road between the A120 and Ash Lane.
- 10 No development or preliminary groundworks shall take place until a written scheme and programme of archaeological investigation and recording has been submitted to and approved in writing by the Waste Planning Authority. The scheme and programme of archaeological investigation and recording shall be implemented prior to the commencement of the development hereby permitted or any preliminary groundworks.
- 11 No airfield buildings and/or structures shall be demolished until the Level 3 survey in accordance with the 2006 English Heritage Guidance entitled "Understanding Historic Buildings: A Guide to Good Recording Practice" of the airfield buildings and/or structures has been completed.
- 12 No ecological management works affecting the moat adjacent to Woodhouse Farm shall commence until details of the proposed works and proposed water supply for the moat and a timescale for its implementation have been submitted to and approved in writing by the Waste Planning Authority. The works to the moat and water supply arrangements shall be implemented in accordance with the details approved.
- 13 No development shall commence until details of signage, telecommunications equipment and lighting within the Woodhouse Farm complex (comprising Woodhouse Farmhouse, the Bakehouse, and the listed pump together with the adjoining land outlined in green on Plan 1 (which can be found in the S106 agreement)) have been submitted to and approved in writing by the Waste Planning Authority. The signage, telecommunications equipment and lighting shall be implemented in accordance with the details approved.
- 14 No development shall commence until details of the design of the stack serving the IWMF have been submitted to and approved in writing by the Waste Planning Authority. The details to be submitted shall include:
 - (a) elevations, sections and plan views to appropriate scales and construction details;
 - (b) samples of the finish of the stack to provide a mirrored reflective surface; and

- (c) information on the effect of weathering on the proposed stack material or how the effect of weathering is to be assessed by, for example the location on the site of examples of proposed materials which will be exposed to the elements and details of how the stack would be maintained to retain the quality of the surface of these materials. The stack shall be constructed and maintained in accordance with the details approved.
- 15 No development shall commence until design details and samples of the external construction materials, colours and finishes of the external cladding of the IWMF buildings and structures, and design and operation of the vehicle entry and exit doors, have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the details and samples approved.
- 16 Not used
- 17 No development shall commence until a management plan for the CHP plant to ensure there is no visible plume from the stack has been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved plan.
- 18 No construction of the IWMF shall commence until details of the green roofs proposed for the IWMF have been submitted to and approved in writing by the Waste Planning Authority. The green roofs shall be implemented in accordance with the details approved.
- 19 No works to install process equipment or plant within the IWMF shall commence until details of the IWMF process layout and configuration have been submitted to and approved in writing by the Waste Planning Authority. The development shall be implemented in accordance with the approved details.
- 20 No development shall commence until details of the construction compounds and parking of all vehicles and plant and equipment associated with the extraction of materials and the construction of the IWMF have been submitted to and approved in writing with the Waste Planning Authority. The details shall include location, means of enclosure and surfacing. The compounds and parking shall be implemented in accordance with the approved details.
- 21 No beneficial occupation of the IWMF shall commence until details of the provision to be made for and the marking out of parking spaces for cars, HGVs and any other vehicles that may use the IWMF have been submitted to and approved in writing by the Waste Planning Authority.

The parking provision and marking out shall be implemented in accordance with the approved details. The parking areas shall be retained and maintained permanently for manoeuvring and parking. No HGVs shall park in the parking area adjacent to Woodhouse Farm complex except in relation to deliveries for the uses at Woodhouse Farm complex.

- 22 No development shall commence until a detailed scheme for foul water management, including details of the design and operation of the foul water system for the IWWMF and Woodhouse Farm complex has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall be implemented in accordance with the details approved prior to the commencement of operation of the IWWMF.
- 23 No development shall commence until a detailed scheme for surface water drainage and ground water management, including details of water flows between the Upper Lagoon and the New Field Lagoon has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall be implemented in accordance with the approved details.
- 24 No excavation shall commence until a scheme of ground water monitoring for the site has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall identify the locations for the installation of boreholes to monitor groundwater and the frequency of monitoring. The scheme shall be implemented in accordance with the details approved prior to the commencement of excavations on the site.
- 25 No development shall commence until an investigation to identify whether the site is contaminated has been carried out and details of the findings including any land remediation and mitigation measures necessary should contamination be identified. The development shall be implemented in accordance with the approved details including any remediation and mitigation identified.
- 26 The market de-inked paper pulp plant shall only source its heat steam and energy from the IWWMF with the exception of periods of start-up and maintenance and repair of the IWWMF.
- 27 No waste, except pre-sorted waste paper and card and Solid Recovered Fuel, shall be brought on to the site other than that arising from within the administrative area of Essex and Southend-on-Sea. Records indicating the origin of all waste consignments and tonnages brought to the site shall be kept and made available for inspection by the Waste Planning Authority for at least 2 years after receipt of the waste. The records shall be made available to the Waste Planning Authority within 14 days of a

written request.

- 28 (i) SRF shall be sourced internally from the IWMF or within the administrative boundaries of Essex and Southend-on-Sea.
(ii) If the Waste Planning Authority is satisfied that the operator has used its reasonable endeavours to source SRF from these sources and there remains capacity within the IWMF, then SRF arising from elsewhere within the East of England may be used up to the available capacity for a period up to three years from the date of the agreement of the Waste Planning Authority.
(iii) No development shall commence until a scheme giving effect to the requirement of clause (i) above of this condition is submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented as approved.
- 29 No waste other than those waste materials defined in the application shall enter the site for processing or treatment in the IWMF plant. No more than 853,000tpa of Municipal Solid Waste and/or Commercial and Industrial Waste shall be imported to the site.
- 30 (i) No more than 50% of the imported waste paper and card (based on a nominal imported tonnage of pre-sorted waste paper and card of 360,000 tpa) shall be sourced from outside the administrative boundaries of the East of England Region.
(ii) If the Waste Planning Authority is satisfied that the operator has used its reasonable endeavours to source 50% of the imported pre-sorted waste paper and card from within the East of England region, then the imported pre-sorted waste paper and card may be sourced from outside the East of England Region for a period of up to 5 years from the date of written agreement of the Waste Planning Authority.
(iii) No development shall commence until a scheme giving effect to the requirement of clause (i) above of this condition is submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented as approved.
- 31 No waste brought onto the site shall be deposited, handled, stored, composted or otherwise processed outside the IWMF buildings and structures.
- 32 All waste materials shall be imported and exported from the site in enclosed, containerised or sheeted vehicles.
- 33 No vehicle shall leave the IWMF site without first having been cleansed of all loose residual mineral or waste materials from the vehicle's body and chassis.

- 34 No removal of soils or excavation of overburden, boulder clay, sand and gravel shall be carried out other than between the following hours:

07:00-18:30 hours Monday to Friday; and,
07:00 -13:00 hours Saturdays;
and shall not take place on Sundays, Bank and Public Holidays except for water pumping, environmental monitoring and occasional maintenance of machinery, unless temporary changes are otherwise approved in writing by the Waste Planning Authority.
- 35 The construction works (including deliveries of building materials) for the development hereby permitted shall only be carried out between 07:00-19:00 hours Monday to Sunday and not on Bank and Public Holidays except for occasional maintenance of machinery, unless temporary changes are otherwise approved in writing by the Waste Planning Authority.
- 36 No waste or processed materials shall be imported or exported from any part of the IWMF other than between the following hours:
07:00 and 18:30 hours Monday to Friday; and,
07:00 and 13:00 hours on Saturdays, and not on Sundays, Public or Bank Holidays
except for clearances from Household Waste Recycling Centres on Sundays and Bank and Public Holidays between 10:00 and 16:00 hours as required by the Waste Disposal Authority and previously approved in writing by the Waste Planning Authority.
- 37 No development shall commence until visible, legible and durable British Standard signs have been erected on both sides of the access road at the point where footpaths as shown on the Definitive Map, cross the access road to warn pedestrians and vehicles of the intersection. The signs shall read: 'CAUTION: PEDESTRIANS CROSSING' and 'CAUTION: VEHICLES CROSSING' and shall be maintained for the duration of the development.
- 38 Except for temporary operations, as defined in Condition 42, between the hours of 07:00 and 19:00 the free field Equivalent Continuous Noise Level (LAeq 1 hour) at noise sensitive properties adjoining the Site, due to operations in the Site, shall not exceed the LAeq 1 hour levels set out in the following table:

Noise Sensitive Properties Location	Criterion dB LAeq 1 hour
Herring's Farm	45
Deeks Cottage	45
Haywards	45

Allshot's Farm	47
The Lodge	49
Sheepcotes Farm	45
Greenpastures Bungalow	45
Goslings Cottage	47
Goslings Farm	47
Goslings Barn	47
Bumby Hall	45
Parkgate Farm Cottages	45

Measurements shall be made no closer than 3.5m to the façade of properties or any other reflective surface facing the site and shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

- 39 The free field Equivalent Continuous Noise Level (LAeq 1 hour) shall not exceed 42 dB(A) LAeq 1 hour between the hours of 19:00 and 23:00, as measured or predicted at noise sensitive properties, listed in Condition 38, adjoining the site. Measurements shall be made no closer than 3.5m to the façade of properties or any other reflective surface facing the site and shall have regard to the effects of extraneous noise and shall be corrected for any such effects.
- 40 The free field Equivalent Continuous Noise Level (LAeq 1 hour) shall not exceed 40 dB(A) LAeq 5min between the hours of 23:00 and 07:00, as measured and/or predicted at 1 metre from the façade facing the site at noise sensitive properties, listed in Condition 38, adjoining the site.
- 41 Noise levels shall be monitored at three monthly intervals at up to five of the locations, listed in Condition 38, as agreed with the Waste Planning Authority. The results of the monitoring shall include the LA90 and LAeq noise levels, the prevailing weather conditions, details of the measurement equipment used and its calibration and comments on the sources of noise which control the noise climate. The survey shall be for four separate 15 minute periods, two during the working day 0700 and 1830, and two during the evening/night time 18:30 to 07:00 hours, the results shall be kept by the operating company during the life of the permitted operations and a copy shall be supplied to the Waste Planning Authority. After the first year of operation of the IWMP, the frequency of the monitoring may be modified by agreement with the Waste Planning Authority.
- 42 For temporary operations at the site in relation to the excavation of materials, the free field noise level at sensitive properties, listed in Condition 38, adjoining the site shall not exceed 70dB LAeq 1 hour, due to operations on the site. Temporary operations shall not exceed a total

of eight weeks in any continuous 12 month period for work affecting any noise sensitive property. Not less than 5 days written notice shall be given to the Waste Planning Authority in advance of the commencement of any temporary operation. Temporary operations shall include site preparation, bund formation and removal, site stripping and restoration, and other temporary activity as may be agreed, in advance of works taking place, with the Waste Planning Authority.

- 43 No lighting for use during excavation of materials or construction of the IW MF within the site shall be erected or installed until details of the location, height, design, sensors and luminance have been submitted to and approved in writing by the Waste Planning Authority. The lighting details shall be such that no lighting shall exceed 5 lux maintained average luminance. The lighting details with respect to excavation of materials shall be such that the lighting shall not be illuminated outside the hours of 0700 and 1830 Monday to Friday and 0700 and 1300 Saturday and at no time on Sundays, Bank or Public Holidays except for security and safety lighting activated by sensors. The lighting details with respect to construction of the IW MF shall be such that the lighting shall not be illuminated outside the hours of 0700 and 1900 Monday to Sunday and at no time on, Bank or Public Holidays except for security and safety lighting activated by sensors. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage from the boundaries of the site. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.
- 44 No lighting for use during operation of the IW MF within the site shall be erected or installed until details of the location, height, design, sensors, times and luminance have been submitted to and approved in writing by the Waste Planning Authority. The lighting details shall be such that no lighting shall exceed 5 lux maintained average luminance. The lighting details shall be such that the lighting shall not be illuminated outside the hours of 0700 and 1830 Monday to Friday and 0700 and 1300 Saturday and at no time on Sundays, Bank or Public Holidays except for security and safety lighting activated by sensors. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage from the boundaries of the site. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.
- 45 No development shall commence until a detailed phasing scheme for the construction of the access road for the creation of the retaining wall around the site of the IW MF and extraction of the minerals from the site has been submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the approved phasing scheme.

- 46 No development shall commence until details of soil handling, soil storage and machine movements and the end use of soils have been submitted to and approved in writing by the Waste Planning Authority. The development shall be carried out in accordance with the details approved.
- 47 Unless otherwise agreed in writing by the Waste Planning Authority, no topsoil, subsoil and/or soil making material shall be stripped or handled unless it is in a dry and friable condition³ and no movement of soils shall take place:
During the months November to March (inclusive);
- (a) When the upper 50 mm of soil has a moisture content which is equal to or greater than that at which the soil becomes plastic, tested in accordance with the 'Worm Test' as set out in BS1377:1977, 'British Standards Methods Test for Soils for Civil Engineering Purposes'; or
(b) When there are pools of water on the soil surface.
- ³ The criteria for determining whether soils are dry and friable involves an assessment based on the soil's wetness and lower plastic limit. This assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean glazed tile using light pressure from the flat of the hand. If a thread of 15cm in length and less than 3mm in diameter can be formed, soil moving should not take place until the soil has dried out. If the soil crumbles before a thread of the aforementioned dimensions can be made, then the soil is dry enough to be moved.
- 48 No minerals processing other than dry screening of excavated sand and gravel or in the reformation of levels using Boulder or London Clays shall take place within the site.
- 49 Any fuel, lubricant or/and chemical storage vessel whether temporary or not shall be placed or installed within an impermeable container with a sealed sump and capable of holding at least 110% of the vessel's capacity. All fill, draw and overflow pipes shall be properly housed within the bunded area to avoid spillage. The storage vessel, impermeable container and pipes shall be maintained for the duration of the development.
- 50 Prior to the commencement of development, details of any temporary or permanent site perimeter fencing shall be submitted to and approved in writing by the Waste Planning Authority. The fencing shall be erected in accordance with the details approved.
- 51 (a) No development shall take place until a scheme and programme of measures for the suppression of dust, have been submitted to and

approved in writing by the Waste Planning Authority. The scheme shall include the suppression of dust caused by the moving, processing and storage of soil, overburden, stone and other materials within the site during excavation of materials and construction of the IWMF

(b) No beneficial occupation of the IWMF shall commence until a scheme and programme of measures for the suppression of dust, have been submitted to and approved in writing by the Waste Planning Authority. The scheme shall include:

- (i) The suppression of dust caused by handling, storage and processing of waste; and
 - (ii) Dust suppression on haul roads, including speed limits.
- In relation each scheme provision for monitoring and review.

The development shall be implemented in accordance with the approved schemes and programme for the duration of the development hereby permitted.

- 52 (a) No development shall commence until details of measures to control any fugitive odour from the excavation of materials and construction of the IWMF have been submitted to and approved in writing by the Waste Planning Authority the measures shall be implemented as approved.
(b) No beneficial occupation of the IWMF shall commence until details of equipment required to control any fugitive odour from the handling/storage/processing of waste have been submitted to and approved in writing by the Waste Planning Authority. The details shall be implemented as approved.
- 53 An ecological survey shall be undertaken such that it is no more than 2 years old by the date of commencement of development, this survey shall update the information contained within the Environmental Statement and submitted and approved on 27 July 2011 in accordance with condition 53 of planning permission Ref. APP/Z1585/V/09/2104804 (ECC ref ESS/37/08/BTE). The information approved was letter dated 19 May 2011 from Golder Associates with accompanying form Ecology report dated October 2010. The updated ecology report shall be used to assess the impact of the development and if required mitigation measures as set out within the Environmental Statement updated and amended to mitigate any impacts. Prior to the commencement of development, the ecological survey assessment of impact and any updated and amended mitigation shall be submitted to and approved in writing by the Waste Planning Authority. Any updated or amended mitigation shall be carried out in accordance with the approved details.
- 54 No development shall commence until an habitat management plan

including details of the proposed management and mitigation measures described in the Environmental Statement (amended) and the Habitat Management Plan dated May 2011 [as amended by emails from Golder Associates dated 13 July 2011 (18:22) and attachment and 18 July 2011 (15:30) and attachment] submitted in May 2011 in accordance with condition 54 of planning permission Ref. APP/Z1585/V/09/2104804 (ECC ref ESS/37/08/BTE) and approved on 27 July 2011 has been submitted to and approved in writing by the Waste Planning Authority. The amended plan shall include:

- (i) *Description and evaluation of the features to be managed;*
- (ii) *Ecological trends and constraints on site that may influence management;*
- (iii) *Aims and objectives of management;*
- (iv) *Appropriate management options for achieving aims and objectives;*
- (v) *Prescriptions for management actions;*
- (vi) *Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually)*
- (vii) *Personnel responsible for implementation of the plan; and,*
- (viii) *Monitoring and remedial/contingencies measures triggered by monitoring.*

The development shall be implemented in accordance with the approved amended plan.

- 55 No demolition, excavation works or removal of hedgerows or trees shall be undertaken on the site during the bird nesting season [1 March to 30 September inclusive] except where a suitably qualified ecological consultant has confirmed that such construction etc. should not affect any nesting birds. Details of such written confirmations shall be sent to the Waste Planning Authority 14 days prior to commencement of the works.
- 56 Only one stack shall be erected on the site to service all elements of the IWMF. The height of the stack shall not exceed 85 m Above Ordnance Datum.
- 57 No development shall commence until details and a timetable for implementation for all bunding and planting have been submitted to and approved in writing by the Waste Planning Authority. The planting details shall include species, sizes, spacing and protection measures. The bunding details shall include shape and angles of slope and depth of soils. The scheme shall be implemented within the first available planting season (October to March inclusive) following commencement of the development hereby permitted in accordance with the approved

details and maintained thereafter in accordance with Condition 58 of this permission. The bunding and planting details and timetable for implementation shall be implemented in accordance with the approved details.

- 58 Any tree or shrub forming part of the retained existing vegetation or the planting scheme approved in connection with the development that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of construction of the IW MF, shall be replaced during the next available planting season (October-March inclusive) with a tree or shrub to be agreed in advance in writing by the Waste Planning Authority.
- 59 No development shall commence until details of tree retention and protection measures have been submitted to and approved in writing by the Waste Planning Authority. The details shall include indications of all existing trees, shrubs and hedgerows on the site and on the immediate adjoining land together with measures for their protection and the approved scheme shall be implemented in accordance with the details approved.
- 60 No development shall commence until a scheme for the management and watering of trees adjacent to the retaining wall surrounding the IW MF for the period of the excavation of materials and construction of the IW MF, and throughout the first growing season after completion of construction where necessary, has been submitted to and approved in writing by the Waste Planning Authority. The management and watering of trees shall be carried out in accordance with the scheme approved.
- 61 No beneficial use of Woodhouse Farm shall commence until details of the layout of the adjacent parking area including hard and soft landscaping and lighting have been submitted to and approved in writing by the Waste Planning Authority. The parking area shall be provided in accordance with the details approved prior to beneficial use of Woodhouse Farm.
- 62 Prior to commencement of development, details of traffic calming measures designed to reduce the speed of traffic using the access road in the vicinity of the River Blackwater so as to protect potential crossing places for otters and voles, shall be submitted to and approved in writing by the Waste Planning Authority. The traffic calming measures shall be provided in accordance with the details approved.
- 63 Prior to commencement of development, details of the lining and signing of the crossing points of the access road with Church Road and Ash Lane shall be submitted to and approved in writing with the Waste

Planning Authority. The lining and signing shall require users of the access road to “Stop” rather than “Give Way”. The details shall be implemented as approved.

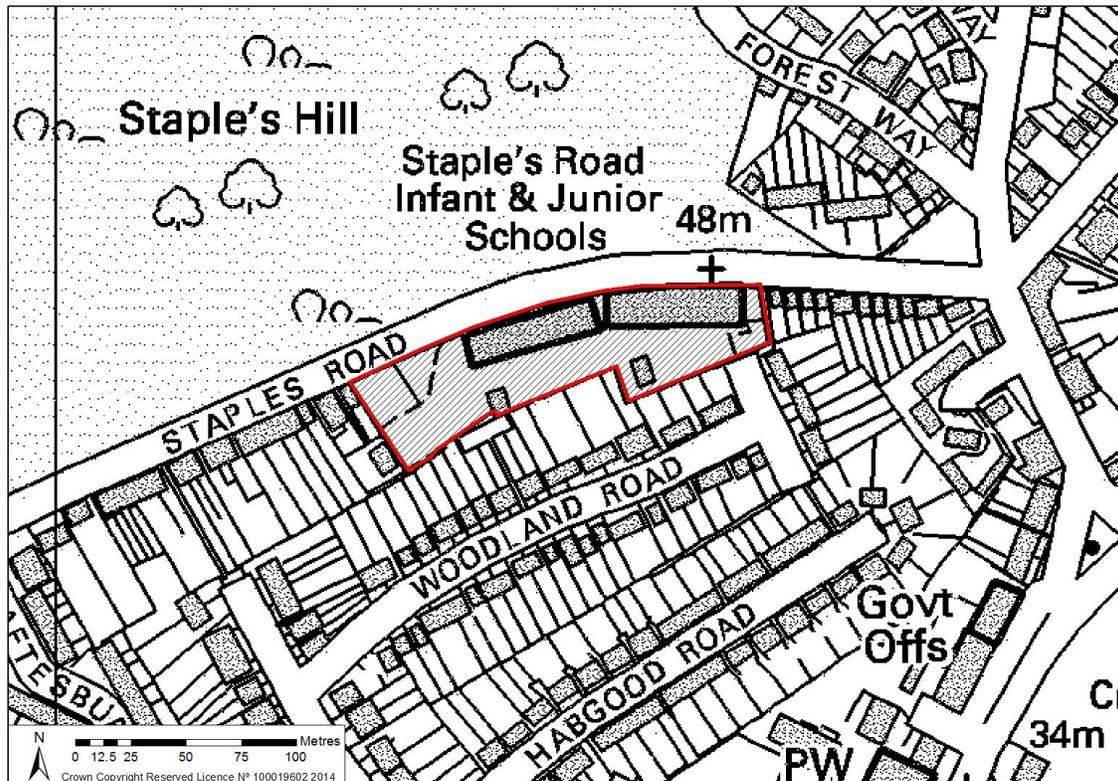
- 64 No development shall take place until a written scheme and programme of historic building recording for Woodhouse Farm and buildings (including Bakehouse/Brewhouse & pump) has been submitted to and approved in writing by the Mineral Planning Authority. The written scheme and programme of historic building recording shall be implemented prior to the commencement of any demolition, works or conversion of any kind taking place at Woodhouse Farm and buildings.

Item 6a (DR/43/14) Staples Road Primary School, Loughton

Page 87

SITE PLAN

Replace existing site plan with the following:



Page 89

PROPOSAL

Under 4th paragraph replace last two sentences with;

The window design have been revised following consultation, which result in an increased number of windows which now vary in size, to reduce the concerns raised regarding the formal rhythm of the earlier design. The windows would consist of dark grey RAL coated aluminium frames for thermal insulation, maximise daylighting, whilst minimising overheating through solar gain within the building.

Page 90

POLICIES

Under the final paragraph replace 'Braintree District Council' with 'Epping Forest District Council'.

Page 91

CONSULTATIONS

Under PLACE SERVICES (Ecology) amend to read, 'no objection, subject to implementing the measures set out in the submitted preliminary ecological appraisal;'

Page 103

HIGHWAY IMPACTS

In the 4th paragraph from the top of the page replace the second to last sentence with:

'Again, the updated travel plan encourages increased use of sustainable travel options to school, suggesting that 10% of pupils arriving by car would reduce by 10% across the entire **610** pupil places in three years.'

Page 104

HIGHWAY IMPACTS – Sustainable Methods of Transport

In the second paragraph under this sub-heading remove the repetition in the first line: 'there has been no'

Page 106

IMPACT ON PLAYSPLACE

Replace the third bullet point under this heading with

- 'Provided the predominantly open nature of the remainder of the site is retained and does not have an excessively adverse effect on the townscape in the vicinity;'

Page 115

CONDITION 3

Reword the first sentence to say:

'No development shall take place beyond the installation of a damp proof membrane until details of the materials to be used for the external appearance of the building have been submitted to and approved in writing by the County Planning Authority.'

Page 116

CONDITION 8

Alter the condition from the standard condition to bespoke wording as recommended by the Place Services (Ecology) to:

'No development shall take place until the details of the biodiversity mitigation / enhancement measures outlined within the application as detailed in the approved (Draft) Ecological Assessment including a screening opinion with respect to the habitat regulations assessment process (section 3.3), by Sue Deakin dated May 2014 have been submitted to and approved in writing by the County Planning Authority.'

Page 117

INSERT NEW CONDITION AFTER CONDITION 9

Insert a new bespoke tree protection condition as recommended by the Place Services (Trees) to read:

'10 No development shall take place until the details of the tree protection measures outlined within the application as detailed in the approved (Draft) Tree survey and arboricultural impact assessment report (section 3.4) by Sue Deakin dated May 2014 have been submitted to and approved in writing by the County Planning Authority.'

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