

28th April 2015**Agenda Item:8****REPORT OF CORPORATE DIRECTOR POLICY, PLANNING AND
CORPORATE SERVICES****NEWARK AND SHERWOOD DISTRICT REF. NO.: 3/15/00630/CMA**

**PROPOSAL: VARIATION OF CONDITION 6 OF PLANNING PERMISSION
3/14/00348/CMA TO ALLOW AN INCREASE TO THE ANNUAL
MAXIMUM THROUGHPUT OF THE SITE FROM 30,000 TONNES TO
55,000 TONNES.**

**LOCATION: OXTON COMPOSTING SITE GRANGE FARM, OLLERTON ROAD,
OXTON**

APPLICANT: VEOLIA ES (NOTTS) LIMITED

Purpose of Report

1. To consider a planning application to increase the maximum processing capacity of the Grange Farm, Oxtan composting facility from 30,000 tonnes per annum (tpa) to 55,000tpa.
2. The development would increase the number of HGV and tractor movements associated with the delivery of green waste and the collection of processed compost. However, since the site is served by an established access onto an A class road, the surrounding road network can readily accommodate these vehicles without detriment to amenity, safety or the free flow of traffic.
3. The site lies within an area designated as Green Belt. The development is by National Planning Policy Framework (NPPF) definition a departure from Green Belt policy and therefore the planning application requires referral to committee. Notwithstanding this fact, the development does not result in any significant harm to the Green Belt.
4. The recommendation is to grant planning permission, subject to recommended planning conditions at Appendix 1.

The Site and Surroundings

5. The application site is located approximately 2km to the north of Oxtan off Ollerton Road (A6097), and approximately 1km south of the A614 junction at Northgate Island. (see plan 1). Oxtan Grange Farm comprises part of a larger well established arable and livestock farming business across 2,200 acres situated in the Oxtan and surrounding areas. Grange Farm is owned by

Sherbrooke Farms Estates who have a number of commercial interests in the surrounding rural area.

6. The Grange Farm complex comprises a farm house, two tenant farmers' properties and various agricultural buildings. Immediately to the north of these buildings is the existing open-air composting facility. The site is within the Nottingham Green Belt.

Relevant Planning History

7. In May 2002 planning permission was granted to operate an open-air green waste composting facility from an area of land measuring 75m x 120m, incorporating a 60m x 67m vehicle off-loading and feedstock processing area surfaced with hardcore and a 60m x 36m concrete hardstanding for laying out of 'windrows' (rows of piled compost material). A soil bund measuring 4m high by 120m long has been constructed along the western side of the processing area, to screen the operations from the A6097.
8. Planning permission was subsequently granted in July 2006 to provide a northern extension to the composting facility measuring 60m by 90m. The extension resulted in a larger waste processing/handling capacity area at the site.
9. These original planning permissions required all the processed compost to be applied to the farm's own land to provide agricultural benefit. A network of 'field stores' were established around the farm holding to store the compost prior to its application to land once any standing crop was harvested. Most of the field stores are accessed via the public highway using tractors and trailers for transport.
10. In June 2011 planning permission was granted to vary the operational controls of the site to enable the finished compost product to be used within a wider network of farms including farmland which is not owned/operated by Sherbrooke Farms. This wider network of farms were generally contained within a 5-10 mile radius of the Oxtun site with controls imposed through the planning conditions to prohibit the movement of potentially slow moving tractors and trailers on the A614 during morning and evening peak periods to ensure that haulage of compost does not compromise the free flow of vehicles on this busy road.
11. An extended operational area incorporating land measuring 120m by 50m to the north of the site was granted planning permission in May 2014 to provide additional storage capacity for compost produced at the site prior to its distribution to the wider complex of farms served by the facility. Condition 6 of this planning permission limited the throughput of the composting site as set out below:

"No more than 30,000 tonnes of waste shall be imported to the site (as outlined in red and blue on the Oxtun Composting Site Plan received by the WPA on 22nd Jan 2014) in any one calendar year. Records shall be kept by the operator of all imports to the site, which shall be made available to the WPA within seven days of a request."

Reason: To ensure that vehicle movements are limited to an appropriate level and ensure site activities do not adversely affect the free flow

of traffic on surrounding roads in compliance with the requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.15 & Newark and Sherwood Core Strategy Spatial Policy 7.”

Process Overview

12. The site receives segregated green waste predominantly originating from local authority collections and household waste recycling centres in the Nottingham area. Waste deliveries to the site are made via the farm access road leading from the A6097. An average of 20 vehicles a day deliver to the site at the busiest periods. All loads are visually inspected upon reception to ensure that only materials suitable for composting are received. Any unacceptable materials are removed and placed within a skip for off-site disposal.
13. Delivered green waste is deposited on the existing crushed stone operational pad, stored within stockpiles and subsequently shredded to make it suitable for composting. Because of the seasonal nature of the green waste stream, average inputs on a yearly basis are significantly less than the maximum weekly limit.
14. Once shredded, the green waste is set out within open windrows in the composting area. The pad area is sized to allow for approximately nine windrow process piles comprising approximately 550 cubic metres of material in each pile to be processed on a six week cycle. The windrow pile dimension on average is 3m wide at the base, 2.5m high and 110 metres in length. The heights of the piles vary seasonally, being larger in the winter to maintain optimum composting temperatures.
15. The windrows are monitored during the composting process and regularly turned to ensure that oxygen levels are maintained to preclude anaerobic conditions and hence reduce the risk of unpleasant odour. The temperature is maintained within the preferred range of 43 to 65 degrees Celsius to ensure pathogens are killed (Pathogens are organisms/parasites that can cause disease within another host organism). The moisture content is maintained at approximately 40-60%, with water added to the windrows when necessary.
16. All surface water is collected from the process pad area for re-circulation during the composting process or taken off site for suitable disposal. The drainage is connected to a 70,000 litre tank buried underground.

Proposed Development

17. The parent company of the Oxton Composting Facility has recently been purchased by Veolia Environmental Services (UK) plc as part of a business acquisition. Following a process of due diligence leading from this acquisition it became apparent that in recent years the annual throughput of the site has exceeded the tonnage permitted by the planning permission (30,000tpa). Waste import figures for the site from the last six years are listed in the table below:
- 18.

Calendar Year	Processed Tonnage (tonnes)
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2009	42,032
2010	35,072
2011	43,545
2012	44,608
2013	42,526
2014	48,270

19. This application seeks planning permission to increase the processing capacity of the site from 30,000tpa to 55,000tpa so as to regularise historical waste input levels in future years. The planning application has been submitted on the basis of a Section 73 (variation of planning condition), seeking to alter the limits imposed under Condition 6 of Planning Permission Ref. 3/14/00348/CMA. No other changes to the site permission, infrastructure or layout of the site are proposed.
20. The applicant states that the requested 55,000tpa level would allow some flexibility above the tonnages currently managed at the site to reflect potential growth in the amounts of waste sent for composting. The level is below the 75,000tpa limit currently set within the site's Environmental Permit.
21. The applicant argues that the expanded capacity within the Oxtan Facility would assist the company deliver more sustainable waste management facilities which they are required to deliver through their long-term waste treatment and disposal contract they hold with Nottinghamshire County Council to manage the authority's municipal waste arisings, as well as manage green waste arising from the City Council area.

Consultations

22. Newark & Sherwood District Council: Views will be orally reported if received. The 21 day period for a planning consultation response from Newark and Sherwood District Council expires on the 28th April 2015. In the event that a consultation response is received from Newark and Sherwood District Council by the end of the 28th April 2015 which raises objections or material planning considerations not previously considered in the report, then a further report would be presented to committee. It is intended that the materiality of any planning considerations raised would be discussed with Chairman and Vice-Chairman in deciding whether the application needs to be reported back to Committee.
23. Oxtan Parish Council: Views will be orally reported if received. The 21 day period for a planning consultation response from Oxtan Parish Council expires on the 28th April 2015. In the event that a consultation response is received from Oxtan Parish Council by the end of the 28th April 2015 which raises objections or material planning considerations not previously considered in the report, then a further report would be presented to committee. It is intended that the materiality of any planning considerations raised would be discussed with Chairman and Vice-Chairman in deciding whether the application needs to be reported back to Committee.

24. NCC (Highways): *This proposal is to address the issue that the facility currently exceeds the 30,000 tonnes per annum maximum processing figure imposed by condition 6 of planning permission 3/14/00348/CMA, and recommend this figure be amended to 55,000 tonnes per annum. The information submitted indicates that the facility has been operating at an increased level for a number of years, rising steadily over the past 5 years. Once operating at 55,000 tonnes per annum the facility is expected to attract up to an average of approx. 34 vehicle deliveries per day during peak months. Due to the location of the site, subject to the transportation of the compost product being carried out at off-peak hours (i.e. not between 0700-0900hrs and 1600-1800hrs) to protect the free flow of traffic along the A614, there are no highway objections.*
25. Environment Agency: *Raise no objections.*

Publicity

26. The planning application has been publicised as a departure to the development plan by the posting of a site notice and the publication of a press notice within the Nottingham Post. Residents/tenants of the Grange Farm complex have been notified of the application by letter. The publicity has been undertaken in accordance with the County Council's adopted Statement of Community Involvement. No representations have been received.
27. Councillor Roger Jackson has been notified of the planning application.

Observations

28. Composting of green waste is acknowledged as representing the most sustainable treatment option for managing this waste stream in the context of the waste hierarchy. The process ensures that the green waste is diverted from landfill disposal and processed into compost material which is beneficially used within agriculture/horticulture thus preventing the need to excavate natural peat and minimise the use of man-made fertilisers. The process therefore is fully compliant with the waste hierarchy and the Nottinghamshire and Nottingham Waste Core Strategy (WCS) Policy WCS3 which promotes the delivery of sustainable waste management by prioritising the development of new or extended recycling, composting and anaerobic digestion facilities. The development of these facilities assists the County in meeting its target of recycling/composting 70% of all waste by the year 2025.
29. The Grange Farm site provides an important green waste composting facility which is responsible for the management of most of the municipal green waste collected within the Nottinghamshire and the City of Nottingham administrative areas. The applicant's supporting statement identifies that over the last six years the Grange Farm site has consistently exceeded its permitted 30,000 tonne per year limit. The matter is now being formally addressed following the change in ownership of the site. The new owner of the site states that despite these elevated levels of operation the site has operated with no issues.
30. WCS Policy WCS8 encourages the extension of existing waste management facilities where the expansion would improve existing waste management methods, and/or reduce existing environmental impacts. The expansion of the capacity of the Grange Farm site would be compliant with these objectives by

providing/regularising additional capacity at the site to manage locally produced green waste, thereby assisting with its diversion from landfill disposal.

31. Development within the Green Belt
32. The Newark and Sherwood Allocations & Development Management Development Plan Document identifies land use designations within the Newark and Sherwood District. The Grange Farm site is located within a countryside location on land designated as Green Belt.
33. Spatial Policy 4B of the Newark and Sherwood Core Strategy incorporates Green Belt policy for the district. This policy requires that all developments within the Green Belt should be judged according to national Green Belt policy.
34. National Green Belt policy is incorporated within the National Planning Policy Framework (NPPF). Paragraph 90 of the NPPF incorporates a list of developments that are considered as being appropriate within a Green Belt, subject to them preserving the openness. The operation and expansion of green waste composting facilities are not identified within this list and therefore the development must be considered as inappropriate development within the Green Belt. NPPF paragraph 87 states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*.
35. The National Planning Policy for Waste (NPPW) provides further guidance relating to waste development within the Green Belt within paragraph 6 which identifies that

'Green Belts have special protection in respect to development. In preparing Local Plans, waste planning authorities, including by working collaboratively with other planning authorities, should first look for suitable sites and areas outside the Green Belt for waste management facilities that, if located in the Green Belt, would be inappropriate development. Local planning authorities should recognise the particular locational needs of some types of waste management facilities when preparing their Local Plan.'
36. The County Council's Waste Core Strategy, Policy WCS4 confirms that within the Green Belt proposals for built waste management facilities constitute inappropriate development and will only be permitted where need and other material considerations amount to very special circumstances sufficient to outweigh harm to the Green Belt and any other harm identified. WCS Policy WCS7 (General Site Criteria) provides support for the green waste/composting facilities within Green Belt locations where very special circumstances can be demonstrated. There are a number of considerations which are relevant to the assessment of whether there are 'special circumstances' to justify granting planning permission for this development within the Green Belt. These are considered below:
 - Location Needs: Open air composting operations generate atmospheric odour and bio-aerosol emissions which have potential to cause annoyance and health effects through long term exposure. To safeguard against potential impacts the Environment Agency have adopted a precautionary 250m stand-off distance between composting facilities and human receptors (residential or commercial) to allow for dispersal of emissions. This stand-off distance means that it is practically impossible

to locate open windrow facilities in built up areas due to the higher density of development and rural locations are therefore favoured where the necessary stand-off distance can be provided. Planning policy within Nottinghamshire designates the rural areas surrounding the Nottingham conurbation as Green Belt. It is therefore almost inevitable that any green waste composting facility which is in reasonably close proximity to waste arisings in the Nottingham area would be sited on Green Belt land. If Green Belt policy was rigidly applied to the development of all green waste composting facilities it could effectively prohibit the development of this preferred waste management practice for the management of green waste within close proximity to the centre of waste arisings, an approach which would be contrary to the waste hierarchy and WCS Policies WCS1 and WCS3. It is therefore concluded that open air windrow composting developments do have particular locational needs which lend support to them being located within Green Belt locations.

- No additional buildings or structures: The additional inputs to the site would be processed using the existing site infrastructure and would not necessitate any physical extension to the operating area of the site, nor any new buildings or machinery used at the site. Additional impacts to the open character of the Green Belt as a result of permitting an enlargement to the sites operational capacity would therefore be negligible subject to the existing site controls relating to storage locations and heights being brought forward into any new planning permission.
- Protecting the wider setting of the Green Belt: By maximising the operating capacity of the existing infrastructure at the Grange Farm site, the potential requirement for new or extended facilities in other locations occupying Green Belt or open countryside site that would almost certainly would have greater impact is reduced.
- Benefits to agricultural production: The increased operating capacity of the site would complement the agricultural production of the surrounding farmland by producing an increased volume of composted green waste that would be used as a soil conditioner on nearby agricultural land improving soil quality and agricultural production. The facility therefore represents a quasi-agricultural use which is not out of keeping with the predominant agricultural character of the surrounding area.
- Demonstration of ability to operate at a higher capacity: The facility has operated at a higher level of processing than permitted within the planning permission for a number of years with no issues identified during this time, demonstrating an ability to process higher tonnage without detriment to the Green Belt or environmental quality.

37. Whilst recognising that national policy in respect of the Green Belt defines the development as 'inappropriate', WCS Policy WCS 7 provides a level of support for locating green waste composting facilities within Green Belt locations where very special circumstances are identified. The applicant has demonstrated that the development has a particular locational need to be sited at Oxton, it would provide environmental benefits and the increased operating capacity would have a negligible effect on the Green Belt, particularly its open character. Overall it is concluded that the benefits derived from the development outweigh any harm due to the inappropriateness of the development in the context of Green Belt Policy.

Traffic and Transportation

38. The site has been operating at a level exceeding the permitted 30,000tpa limit specified in the planning permission for at least the past 6 years. Based upon the inputs recorded over 2013 and 2014 the HGV movements during the busiest period of the year (typically March to October) can be broken down as shown in the table below. The table also shows the level of predicted traffic during these periods if the site operated at the full 55,000tpa capacity that is requested within this planning application. Outside the busiest period (November to February) the inputs drop significantly to a level less than half that recorded during the busiest month.

	Mar	Apr	May	June	July	Aug	Sept	Oct
2013 Average HGV Movements per day	10	19	24	28	28	22	22	19
2014 Average HGV movements per day.	13	25	28	30	27	22	27	22
Calculated HGV movements based on 55,000tpa operational level.	15	29	32	34	31	25	31	25

39. The site also generates vehicle movements associated with the export of processed compost off the site. These movements are less seasonal than the imports, averaging between 3 and 11 movements per day throughout the calendar year using a combination of tractors and bulk lorries. Controls are currently in place within the existing planning permission which restricts the movement of tractors and trailers along the Old Rufford Road (A614) at peak periods (between 0700hrs – 0900hrs and 1600hrs – 1800hrs Monday – Friday) so as to ensure potential tractor movements do not affect the free flow of traffic on this road. These controls can be brought forward into any new planning permission.
40. The Grange Farm composting facility benefits from being sited comparatively close to the source of the major green waste arisings originating from the Greater Nottingham conurbation. The additional capacity of the site provided by this development would assist with minimising the distances that this green waste is transported which is compliant with WCS Policy WCS11: Sustainable

Transport. NCC's Highways Officer is satisfied that the access arrangements for the site are adequate to serve the additional vehicle movements associated with this development.

Consideration of other Environmental Effects

41. Except for the increased traffic flows, an increase to the operational capacity of the site would not result in any significant change to the processes undertaken at the site or the environmental emissions from these processes over and above existing consented levels.
42. The existing environmental controls which are regulated by the planning conditions are considered appropriate to control the operation of the site. This conclusion is supported by the fact that the site has now operated for in excess of ten years without generating complaint from the local community in terms of its environmental effects.

Conclusions

43. The Grange Farm site provides a valuable green waste processing facility for the Greater Nottingham area using this waste material to produce quality compost that adds benefit to the local agricultural land. The extension to the processing capacity would not result in any significant change to the local environment and the additional haulage associated with the development can safely be accommodated on the public highway.
44. Whilst substantial weight should be given to the fact that the development represents inappropriate development within the Green Belt which, by definition is harmful, the development actually has a negligible effect to the environmental quality of the Green Belt. Very special circumstances have been demonstrated to support a grant of planning permission and ensure that the benefits derived from the development outweigh any harm to Green Belt. It is therefore recommended that planning permission be granted for the development.

Other Options Considered

45. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

46. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment, and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.
47. There are no service user implications, financial implications, equalities implications, safeguarding of children implications or implications to human resources. The bulky and low value character of compost storage means that the use of land as proposed raises no crime and disorder issues. The

development would have benefit in terms of sustainability and the environment by providing additional waste processing capacity to enable green waste to be processed into compost rather than disposed to landfill.

48. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life)/Article 1 of the First Protocol (Protection of Property)/Article 6 (Right to a Fair Trial) are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

Statement of Positive and Proactive Engagement

49. In determining this application the Waste Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan policies; all material considerations; consultation responses and any valid representations that may have been received. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

50. It is RECOMMENDED that planning permission be granted subject to the conditions set out in Appendix 1 and for the Group Manager Planning to issue the planning permission subject to no representations being received before the end of 28th April 2015 from either Newark and Sherwood District Council or Oxtun Parish Council which raise objections or material planning considerations not previously considered in the report. It is FURTHER RECOMMENDED that the Group Manager Planning shall determine in consultation with the Chairman and Vice-Chairman the materiality of any planning considerations raised by either Newark and Sherwood District Council or Oxtun Parish Council before the end of 28th April 2015 but post Committee and whether the conditions as set out in Appendix 1 should and can be appropriately amended to meet those new material planning considerations or whether the application will be reported back to Committee for further consideration. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.

JAYNE FRANCIS-WARD

Corporate Director Policy, Planning and Corporate Services

Constitutional Comments

Planning & Licensing Committee is the appropriate body to consider the content of this report. [DWK 15/04/2015]

Comments of the Service Director - Finance

There are no specific financial implications arising directly from this report. [SES 10.04.15]

Background Papers Available for Inspection

The application file available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division(s) and Member(s) Affected

Farnsfield and Lowdham - Councillor Roger Jackson.

Report Author/Case Officer

Mike Hankin

0115 9932582

For any enquiries about this report, please contact the report author.

RECOMMENDED PLANNING CONDITIONS

Commencement

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The Waste Planning Authority (WPA) shall be notified in writing of the date of commencement of this planning permission at least 7 days, but not more than 14 days, prior to the commencement of the development.

Reason To enable the WPA to monitor compliance with the conditions of the planning permission.

Approved Plans

3. This planning permission is for the continued operation of the Grange Farm, Oxtou Composting Facility subject to a variation approved under Section 73 of the Town and Country Planning Act 1990 to permit an increase in the annual operating capacity of the site to 55,000 tonnes from the area outlined in red on the 'Promap' drawing, received by the WPA on the 24th February 2015.

Reason For the avoidance of doubt and to define the permission hereby permitted.

Acceptable materials

4. Only green waste shall be composted on the site. Green waste is defined as grass, tree, hedge clippings and other types of organic plant matter originating from private gardens, local authority parks and commercial landscape works. The green waste shall not include food products and food wastes. Any non-conforming wastes shall be deposited in a skip/refuse container and removed from the site within 7 days of its receipt.

Reason To ensure satisfactory operation of the site in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

Landscaping

5. The landscape bund detailed on Drawing No. CE/OXTN/19: Cross Section of Screening Bund shall be retained at all times during the operational life of the site in a weed free condition.

Reason In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

6. The landscape planting of the screen bund detailed on Drawing Nos. CE/OXTN/20 & CE/OXTN/19 as approved by the WPA on the 18th December 2006 shall be retained throughout the operational life of the site.

Reason: In the interest of visual amenity and to ensure compliance with Policy W3.4 of the Nottinghamshire and Nottingham Waste Local Plan.

Provision of Disposal Skips on site.

7. A 35 cubic yard skip shall be provided at all times in the location shown on drawing number CE/OXTN/16. The skip shall be used for the disposal of non-conforming wastes. The skip shall be emptied by the operator at least once every week to ensure that odour nuisance does not occur.

Reason To minimise potential odour releases from non-compliant waste stored at the site and to ensure compliance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

Highways and Access

8. Measures shall be employed to prevent the deposit of mud, clay and other deleterious materials upon the public highway. These measures shall include the sweeping and cleaning of the access, internal haul roads and storage areas. In the event that these measures prove inadequate, then within 2 weeks of a written request by the WPA a scheme including revised and additional steps or measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the WPA for its approval in writing. The approved steps for the protection of the surrounding roads shall be implemented within 7 days of that approval and thereafter maintained at all times.

Reason To minimise dust and other deleterious materials entering the public highway in accordance with Policy W3.10 of the Nottinghamshire and Nottingham Waste Local Plan.

9. Waste material shall only enter the site from the A6097 utilising the existing farm access, as shown on Drawing No. CE/OXTN/12 - Oxtan Composting Site, Planning Application Area.

Reason In the interest of highway safety, in accordance with Policy W3.14 of the Nottinghamshire and Nottingham Waste Local Plan.

10. The loads of all vehicles transporting waste to the site shall be fully covered by sheeting.

Reason To minimise litter arising from the transport of material in accordance with Policy W3.8 of the Nottinghamshire and Nottingham Waste Local Plan.

Site Drainage and Surfacing

11. The surfacing and drainage of the site shall be maintained in accordance with the details shown on Drawings CE-OX-0455-DW01 and CE/OXTN/16 received by the WPA on the 20th December 2005. Within three months of the date of this planning permission further engineering works to deepen the swale and higher the berm in the southern berm/swale feature adjacent to the extended northern storage area shall be carried out. The site drainage and flood risk mitigation measures shall thereafter be maintained throughout the operational life of the site.

Reason To provide satisfactory site drainage and to ensure compliance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

12. The surface of the operating pad shall be maintained to provide free drainage of surface water to the underground collection system. In the event that damage or rutting of the surface of the operating pad occurs which results in surface water ponding leading to impaired drainage then the surface shall be repaired immediately.

Reason To provide satisfactory site drainage and to ensure compliance with Policy W3.6 of the Nottinghamshire and Nottingham Waste Local Plan.

Noise

13. All plant, machinery and vehicles operating within the site shall incorporate noise abatement measures and be fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications to minimise any disturbance at all times.

Reason To minimise disturbance from noise in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan.

Hours of Operation

14. Except in emergencies to maintain safety at the site (which shall be notified to the WPA within 48 hours of their occurrence), site operations and deliveries shall only take place within the time periods specified below: Operation

Operation	Monday to Friday	Saturday	Sunday	Bank and Public Holidays
Operation of plant and machinery in connection with composting operations (excluding the screening of finished product)	0700 – 1800 hours	0700 - 1300 hours	Not at all	Not at all
Operation of plant and machinery in connection with screening of finished product)	0500 – 2000 hours	0700 - 1900 hours	0700 - 1900 hours	0700 - 1900 hours
Waste deliveries into the site and movement of finished compost from the site which does not require transport by tractor and trailer along the A614	0500 - 2000 hours	0700 - 1900 hours	0700 - 1900 hours	0700 - 1900 hours
Movement of finished compost off the site by tractor and trailer which requires transport along the A614 public highway	0500 – 0700 hours, 0900 – 1600 hours & 1800 - 2000 hours	0700 - 1900 hours	0700 - 1900 hours	0700 - 1900 hours

Reason *To minimise the risk of noise pollution in accordance with Policy W3.9 of the Nottinghamshire and Nottingham Waste Local Plan and to protect the free flow of traffic along the A614 at peak periods in compliance with the requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.15 & Newark and Sherwood Core Strategy Spatial Policy 7.*

Operational Controls

15. No more than 55,000 tonnes of waste shall be imported to the site (as outlined in red on the Oxtun Composting Site Plan (labelled Promap) received by the WPA on 24th February 2015) in any one calendar year. Records shall be kept by the operator of all imports of waste to the site, which shall be made available to the WPA within seven days of a request.

Reason: *To ensure that vehicle movements are limited to an appropriate level and ensure site activities do not adversely affect the free flow of traffic on surrounding roads in compliance with the*

requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.15 & Newark and Sherwood Core Strategy Spatial Policy 7.

16. Deliveries to the site shall be inspected prior to unloading. All unloading activities shall be supervised by the site operator to ensure that only waste which falls into the categories permitted under Condition 4 are composted. Any loads which fall outside those permitted under Condition 4 shall be rejected and removed off site.

Reason To ensure satisfactory operation of the site in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

17. The height of non-shredded green waste, shredded green waste awaiting placement to windrow, active compost windrows, and stored mature compost awaiting transfer to field stores shall not exceed 5m in height. This material shall only be stored within the operational area of the planning application site, as identified on Drawing No. CE-OX-0455-DW01 – Oxtou Composting Site, Revised Extension Layout received by the WPA on the 2nd February 2012.

Reason To ensure satisfactory operation of the site and minimise visual impacts in site in accordance with Policy W3.3 of the Nottinghamshire and Nottingham Waste Local Plan.

18. All green waste shall be shredded prior to being composted. The process shall ensure that at least 95% of the shredded material has a surface area less than 100mm by 30mm.

Reason To ensure that the shredded/mulched green waste is suitable for composting, and to ensure compliance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.

19. The compost windrows shall be monitored at least twice per week. Written records shall be maintained of each inspection which shall provide the following information:

- a. The date the compost windrow was constructed.
- b. The approximate dimensions of the compost windrow upon formation.
- c. The dates on which the compost windrow is turned.
- d. The temperature of the compost heap.
- e. An assessment of the moisture content of the windrow including dates when additional water is added to the windrow.
- f. The date when the active composting process ceases and the windrow is transferred to the compost storage area.
- g. The date when compost is transferred to agricultural land for storage/spreading including quantities.

Reason To ensure that the shredded/mulched green waste is suitable for composting, and to ensure compliance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.

20. Upon written request, the operator shall make available to the WPA a copy of the monitoring records for inspection within 3 days of such a request.

Reason To ensure satisfactory green waste management in accordance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.

21. All green waste shall be composted on the concrete processing pad as identified on Drawing No. CE-OX-0455-DW01 for a minimum period of 6 weeks.

Reason To ensure satisfactory green waste management in accordance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.

22. The extended storage area to the north of the main processing pad as identified in red on drawing no. OX-OLA-PPV – 01/14: Composting site vehicle access/egress tracking shall only be used for the storage of processed compost which has achieved PAS100 certification. No green waste processing activities shall be undertaken from this part of the site.

Reason: The storage area does not incorporate any hard surfacing or pollution control drainage systems and is not suitable for the storage and processing of potentially contaminated waste materials. These measures ensure satisfactory pollution control in accordance with the requirements of Nottinghamshire and Nottingham Waste Local Plan Policy W3.6.

23. Organic manure shall not be applied to any field at a rate which would result in the total nitrogen supplied in the manure exceeding 250kg/ha in any rolling 12 month period. A written record incorporating details of the location, time, date and application rate of mature compost, including chemical analysis of the levels of nitrogen per tonne of compost shall be maintained by the operator, copies of which shall be made available to the WPA within 3 days of a written request.

Reason To ensure satisfactory green waste management in accordance with Policy W7.3 of the Nottinghamshire and Nottingham Waste Local Plan.

24. In the event that the WPA receive a justified complaint regarding adverse environmental impacts arising from the storage of mature compost within a 'field store' then within 14 days of a written request by the WPA the operator shall relocate, remove or spread the offending field store. The applicant shall

thereafter ensure that mature compost is not field stored within the offending location at all times in the future.

Reason To minimise potential adverse impact to the amenity of residential property in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan

25. No materials may be burned or otherwise incinerated on the site. Any fire occurring shall be regarded as an emergency and immediate action taken to extinguish it.

Reason To ensure satisfactory operation of the site in accordance with Policy W3.7 of the Nottinghamshire and Nottingham Waste Local Plan.

26. There shall be no retail sales of compost, timber or other materials from the application site.

Reason To minimise potential disturbances arising from the operation of the site.

Cessation of working

27. In the event that the use of the site for the importation and composting of green waste should cease for a period in excess of three months, then the operator shall, within two weeks of a written request from the WPA, clear the site of all green waste and partly/fully composted product. In such circumstances, the operator shall also, upon the written request of the WPA, submit a scheme for the restoration of the site, including the removal of structures associated with the development. The approved restoration scheme shall be implemented within 6 months of the written approval of the WPA.

Reason In the interests of visual amenity and to ensure compliance with Policy NE6 of the Newark and Sherwood Local Plan.