

## REASONS FOR REFUSAL

1. The Nottinghamshire and Nottingham Waste Core Strategy through Policies WCS4, WCS7 and WCS8 govern the location and expansion of waste management facilities. Together with Core Policy 3 and Policy DM8 of the Newark and Sherwood Development Framework, the effect of these policies is to seek to protect the countryside and promote sustainable locations within urban and industrial areas. The site lies outside of the defined Newark urban area, within the countryside, where strict controls on the forms of acceptable development apply. The site also forms part of the functional floodplain (flood zone 3b) and the proposal would take the operational impacts of the scrap metal facility towards nearby sensitive properties. Whilst proportionate expansions to rural businesses may be appropriate under Policy DM8, when seen in context with Policy WCS8, which relates specifically to waste management facilities, it is clear that extensions to existing waste management facilities will not always be appropriate or sustainable. Given the nature of the facility, which processes waste metals and handles hazardous waste from the depollution of vehicles, together with the site's situation in the functional floodplain, it is clear that more appropriate and sustainable locations should be found to provide the additional storage space required and the application has failed to demonstrate that it is necessary or that there is a clear need to depart from the policy strategy guiding the locations for development of this kind. Any benefits which would arise, in terms of improved operational space and site access, or additional jobs are not considered to be so great, so as to outweigh the development plan strategy. The extension would make no contribution to expanding recycling capacity and is largely for additional storage purposes. The application proposal is therefore considered contrary to Policies WCS4, WCS7 and WCS8 of the Nottinghamshire and Nottingham Waste Core Strategy, Core Policy 3 of the Newark and Sherwood Amended Core Strategy, and Policy DM8 of the Newark and Sherwood Allocations and Development Management Policies Development Plan Document. It is further considered unsustainable development against Waste Core Strategy Policy WCS1 and contrary to the Development Plan read as a whole. Material considerations do not provide a basis from departing from the clear strategy within the Development Plan.
2. Policy WCS14 of the Nottinghamshire and Nottingham Waste Core Strategy, along with Core Policy 10 of the Newark and Sherwood Amended Core Strategy with Policy DM5 of the Newark and Sherwood Allocations and Development Management Policies DPD (which align with the National Planning Policy Framework) seek to steer development away from high flood risk areas. Waste Local Plan Policy W3.5 also seeks to protect the integrity of floodplains. Proposals in flood zone 3 will only be favourably considered if it would constitute appropriate development and can demonstrate that there are no reasonably available sites at lower flood risk, whilst ensuring the development would be

safe and that flood risk is not increased elsewhere. The proposed site lies within the River Trent functional floodplain (Flood Zone 3b) as confirmed by the Environment Agency's objection and by the applicant's own flood risk assessment. The Planning Practice Guidance (Tables 1 and 2 – Flood Risk and Coastal change section) advises that only water compatible uses and essential infrastructure are potentially appropriate in flood zone 3b. It states that waste management facilities, whether dealing with non-hazardous or hazardous wastes, are considered 'less vulnerable' or 'more vulnerable' respectively and are both not appropriate in this flood risk zone. The Waste Planning Authority has no reason to depart from this guidance. The proposed development is therefore clearly inappropriate in this situation. Flood modelling indicates that the application site will flood to increasing extents/depths as the effects of climate change are felt. The selection of the site fails to respond appropriately to the effects of climate change and to avoid increasing the vulnerability to the local community. The proposed landraising would result in the loss of part of this floodplain which plays a vital role in protecting the community from the damaging effects of flooding. The proposed mitigation in terms of providing sealed site drainage does not override the principle inappropriateness of this type of development. Other more sequentially appropriate locations are likely to be available in the Newark area to which the proposed development should be directed, including vacant industrial land allocated in the Newark and Sherwood Local Development Framework. The application proposal is therefore contrary to Policies WCS14, W3.5, Core Policy 10, Policy DM5 and paragraphs 150 and 163 of the National Planning Policy Framework as guided by the Planning Practice Guidance (Tables 1 and 2 Reference ID: 7-066-20140306 & 7-067-20140306).

3. Policy WCS15 of the Nottinghamshire and Nottingham Waste Core Strategy together with Policies W3.3, W3.4 of the Nottinghamshire and Nottingham Waste Local Plan and National Planning Policy for Waste all seek to ensure waste management facilities are designed and landscaped to a high standard which limits and screens their visual appearance so that they contribute positively to the character and quality of the area in which they are located. Newark and Sherwood policies DM5 (Design) and CP11 (Landscape Character) also apply. The site is situated alongside a verdant road corridor with native hawthorn hedgerows and mature trees before transitioning to open countryside views. It is also a major gateway/approach into Newark. The provision of a 6 metre high sectional concrete boundary wall, on newly elevated ground, together with the removal of part of the roadside hedgerow to form a new vehicular access, would be harmful to the visual amenity at this area of the Great North Road and would further erode landscape character. Landscape planting or other treatment would be ineffective to address this harm. The application proposal therefore fails to provide a high quality design or landscaping and would not contribute positively to the character and quality of the area. The proposal is considered contrary to Policies WCS15, W3.3, W3.4 and DM5 and CP11, as well as National Planning Policy for Waste.