



Report to Area Planning Committee

Application Number:	CC/0015/23
Proposal:	Continuation of development at High Heavens Household Waste Site at variance to conditions 14 (Landscape Scheme), 16 (LEMP), 23 (Surface Water Drainage Scheme), 24 (Drainage Maintenance Plan), and 26 (Approved Documents) pursuant to planning permission ref: CC/0067/20 (Application for the demolition of Dano building, reconfiguration of the site and the erection of a food waste building, waste handling bays (part retrospective), contractors office, weighbridge, food waste tank, fire water tanks (retrospective), wheel wash and tank, ancillary tanks, hardstanding area, soil bund, fencing and associated development); to allow for a revised surface water management scheme and resultant changes to approved schemes including landscaping.
Site Location:	High Heavens Household Waste Site Clay Lane Booker Buckinghamshire SL7 3DJ
Applicant:	Buckinghamshire Council
Case Officer:	James Suter
Ward(s) affected:	Chiltern Villages
Parish-Town Council:	Great Marlow Parish Council
Date valid application received:	15th August 2023
Statutory determination date:	14th November 2023
Recommendation	It is recommended that subject to the imposition of planning conditions broadly in accordance with the details set out in this report, the application is APPROVED.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The proposal seeks to vary conditions 14 (Landscape Scheme), 16 (LEMP), 23 (Surface Water Drainage Scheme), 24 (Drainage Maintenance Plan), and 26 (Approved Documents) pursuant to planning permission CC/0067/20 to allow for a revised surface water management scheme.

- 1.2 The key issues for determining this proposal include the principle of the development, impacts upon landscape, impacts upon ecology and impacts upon the water environment.
- 1.3 Proposals for the Council's own development will be treated with the same transparency and impartiality as those by private developers. Therefore, this application is being reported for determination by the Area Committee.
- 1.4 It is recommended that subject to the imposition of planning conditions broadly in accordance with the details set out in this report, the application is APPROVED.

2.0 Description of Site

- 2.1 The site is located within the High Heavens Waste Management complex which is located approximately 1km south of the southern fringe of High Wycombe and the M40. The site is approximately 500m from the southernmost properties in Booker and 800m northwest of Marlow Bottom.
- 2.2 The site is located within the Chilterns Area of Outstanding Natural Beauty (AONB). A section of the access road which is off Clay Lane is within the Green Belt but no built development is proposed within the Green Belt. The site is not located within any local landscape designations such as Areas of Attractive Landscape (AALs) or Local Landscape Areas (LLAs). The site does fall within the Landscape Type 18 Rolling Farmland and Landscape Character area and 18.1 Great Marlow Rolling Farmland as set out in the Wycombe District Landscape Character Assessment 2011.
- 2.3 No public rights of way intersect the development site but Bridleway GMA/33/1 runs west-east adjacent to the access road and footpath GMA/31/1 runs north-south approximately 100m west of the main complex. The nearest residential areas to the site are the properties of Clay Hill and Claymoor Park, the northern most properties of Marlow Bottom and the areas of Booker and Cressex.
- 2.4 The site is approximately 2km south east of Widdenton Wood SSSI. There are several local wildlife sites and biological notification sites in the vicinity of the application site including Hillgreen Wood, Holyhill Wood, High Heavens Wood, Munces Wood, Highruse Wood, Moor Wood and Booker Common. Hillgreen Wood, immediately to the east of the complex, is also ancient and seminatural woodland while Hollyhill wood and High Heavens wood (approximately 700m and 350m from the application site respectively) are ancient and replanted woodland.
- 2.5 There are two listed buildings within 1km of the site. The buildings are associated with Widmere Farm which lies approximately 800m away from the site to the south-west. The buildings are Widmere Farmhouse (Grade II*) and Widmere Stables (Grade II).
- 2.6 The site is located within Flood Zone 1. It is not within any groundwater source protection zone.
- 2.7 The area has a long history of waste management with the site operating as a landfill site from the 1950s to 2008. Planning permission was granted in 1999 for a landfill gas electricity plant. Consent was granted for a household waste recycling centre (HRWC) in 2007 which was subsequently implemented. A planning application for the construction and operation of a Waste Transfer Station for the reception, bulking and transfer of municipal solid waste; and commercial and industrial waste was granted in 2012 (planning permission no. CC11/9003/CM). This planning permission included the provision of the upgraded access road and was implemented.

- 2.8 The site which is subject to this application is set out in the Location Plan in Appendix B but essentially includes the haul road and the southeastern portion of the High Heavens Waste Complex.

3.0 Description of Proposed Development

- 3.1 The proposal seeks to vary conditions 14 (Landscape Scheme), 16 (LEMP), 23 (Surface Water Drainage Scheme), 24 (Drainage Maintenance Plan), and 26 (Approved Documents) pursuant to planning permission ref: CC/0067/20 which permitted the following development:

Application for the demolition of Dano building, reconfiguration of the site and the erection of a food waste building, waste handling bays (part retrospective), contractors office, weighbridge, food waste tank, fire water tanks (retrospective), wheel wash and tank, ancillary tanks, hardstanding area, soil bund, fencing and associated development); to allow for a revised surface water management scheme and resultant changes to approved schemes including landscaping

- 3.2 In summary, the approved soakaway infiltration drainage design for the northeast corner of the site is no longer feasible to handle surface water drainage management due to poor soil infiltration properties not previously identified.
- 3.3 An alternative pumped attenuation storage system for the area is now proposed which would discharge direct to the on-site drainage network. The revised scheme would replace the scheme previously approved pursuant to condition 23.
- 3.4 An updated drainage maintenance plan has been developed by the applicant and would replace the scheme previously approved pursuant to condition 24.
- 3.5 As an additional consequence of the proposed changes to the drainage system there is now a need to realign the boundary fencing and access gates. This is because the increase in footprint of the interconnected attenuation chambers requires a change of configuration and position to allow sufficient clearance between the proposals and nearby site features.
- 3.6 These changes would in turn result in an amendment to the approved landscaping scheme as planting cannot be carried out atop of the attenuation chamber access covers (conditions 14 and 16).
- 3.7 Condition 26 lists approved documents and accordingly this condition would be updated to reflect the above changes.
- 3.8 This application is made under Section 73 of the Planning Act. Although often referred to as an application to vary or remove a condition an application under this section of the Act actually has no effect on the original permission it is not an amendment to the earlier permission. It is a separate freestanding permission that the applicant is entitled to implement or ignore. This application must therefore be capable of being implemented in its own right and therefore all appropriate conditions and obligations must be imposed.

4.0 Relevant Planning History

Reference	Development	Decision	Decision Date
CC/57/02	High Heavens Waste complex, green waste composting facility	PER	04-Jun-03

CC/07/05	Proposed improvement and extension of Household Waste and Recycling Centre (HWRC); ancillary storage; and temporary HWRC	PER	15-Sep-05
CC/59/05	Variation of condition 13 attached to consent CC/57/02 to allow an extension of the permitted operational hours from 1.00pm to 3.30pm on Saturdays at the composting facility	PER	23-Jan-06
CC/06/06	Proposed extension of time for the completion of restoration and variation of final contours	PER	31-Mar-06
CC/05/07	Variation of condition 12 of planning permission no CC/57/02 and CC/59/05 to increase the number of daily vehicle movements from 50 to 80	PER	25-Jan-08
CC/04/07	Proposed new waste reception and processing building, new site office, new maturation building and a replacement household waste recycling centre	PER	25-Jan-08
CC/33/08	Proposed small water treatment facility including effluent tanks and a buried pipeline connecting the existing and proposed effluent tanks to the public sewer	PER	21-Jan-09
CC11/9003/CM	The construction and operation of a Waste Transfer Station for the reception, bulking and transfer of municipal solid waste; and commercial and industrial waste; to include the following: The construction of a new bellmouth at the junction of the existing High Heavens facility access road and Clay Lane including directional signage; Realignment and widening of the existing High Heavens facility access road from Clay Lane to the proposed Waste Transfer Station (including associated landscaping and directional signage); dedicated gated site access (from the existing High Heavens waste management facility), surrounding hard standing and vehicle circulatory areas; a waste transfer building, sprinkler tank, pumphouse and refuel point; parking for HGVs and, RCVs associated with the operation; perimeter fencing;	PER	26-Jul-12
NMA/54/14	Non material amendment to planning permission CC11/9003/CM for construction and operation of a Waste Transfer Station for the reception, bulking and transfer of municipal solid waste; and commercial and industrial waste.	NMAP	11-Aug-14
CM/72/14	Variation of Condition 18 attached to the planning permission CC11/9003/CM to enable the use of piling foundations	PER	06-Jan-15
CX/02/14	Application for a Certificate of Lawful Existing Use for a mixed waste transfer station which includes use of that part of the site edged red on the plan submitted for the importation; sorting, process and transfer of waste between the hours of 7.30am - 6pm (Mondays to Fridays); 8.00am - 5.30pm (Saturdays); 9.00am - 5.30pm (Bank + Public holidays except Christmas Day, Boxing Day and New Year's Day) and; 8.30am - 1.00 pm (Sundays - for the importation of waste from Civic Amenity Sites referred to as HWRCs only).	PER	03-Nov-14

NMA/18/15	Non material amendment seeking consent to construct a retaining wall pursuant to consent CC11/9003/CM	NMAP	31-Mar-15
NMA/9003/2015	Non-material amendment	NMAP	03-Sep-15
CM/67/15	Variation of Condition 8 of permission CC11 9003 CM to enable deliveries to be made by all waste vehicles types for 8am-5.00pm on not more than 12 Saturdays per year so that the condition read as No operation authorised by the planning permission shall be carried out other than between the following hours 7am to 5.00pm Mondays to Fridays: 8.00am to 5.00pm on not more than twelve Saturdays per year, 7.00am to 12 noon on all other Saturdays for deliveries from Household Waste Recycling Centres and Council Depots and up to 10 HGV waste collections, 8.00am to 12 noon Sundays for deliveries from Household Waste Recycling Centres only. No operations shall be carried out on Bank or Public Holidays	PER	01-Mar-16
CM/11/16	Variation of condition 3 and 4 attached to consent W/99/5493 to extend the time for removal of containerised generators, transformers and oil tank and to extend the time for removal of the remaining plants, buildings and equipment in accordance with the requirements of the Environment Agency to 1 June 2019 and 1 December 2019 respectively.	PER	27-Apr-16
CX/08/16	Demolition of Dano Drum and Pulveriser Building	PER	03-Oct-16
CC/95/17	Infilling of approximately 15,000m3 of inert material and drainage works to create a concrete slab at the 'Lower Dano Area' within the High Heavens Waste Management Complex	PER	20-Dec-17
CM/0001/18	The erection of a single storey Waste Transfer Station (WTS) containing three designated waste halls to accept green, food and bulky waste, a segregated area for fly tipped waste and space for internal waste shredding and the reorientation of four external storage bays, the placement of hardstanding, the creation of aquarantine area, the retention and refurbishment of the existing BCC office, and construction of a new contractors office and ancillary development including internal access roads, parking, a gatehouse, two weighbridges, cycle and smoking shelter, fire water tanks, waste water tank, wheel wash, drainage and attenuation systems, HGV laybys and the continued use of an existing workshop	PER	06-Aug-18
CC/0067/20	Application for the demolition of Dano building, reconfiguration of the site and the erection of a food waste building, waste handling bays (part retrospective), contractors office, weighbridge, food waste tank, fire water tanks (retrospective), wheel wash and tank, ancillary tanks, hardstanding area, soil bund, fencing and associated development at High Heavens Landfill Site, Clay Lane, Booker.	PER	21-May-21

NMA/0033/21	Non-material amendment application to the approved planning application ref: CC/0067/20 at High Heavens Complex to vary the cladding details of the food waste building on approved drawings.	NMAP	5-Aug-21
NMA/0009/22	Non Material Amendment to condition 21 (Electric Vehicle Charging Points) of planning consent Ref: CC/0067/20 to amend the timings for which electric vehicle charging points are required to be installed.	NMAP	11-May-22
NMA/0027/22	Non Material Amendment to condition 8 (Hours of Operation) of planning consent Ref: CM/67/15 to increase the number of days per year Saturday working between 8am to 5pm is consented.	NMAP	7-Dec-22

5.0 Policy Considerations and Evaluation

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Section 85 of the Countryside and Rights of Way Act 2000 requires that in exercising a function affecting land in an AONB, the Council shall have regard to the purpose of conserving and enhancing the natural beauty of the AONB.

5.2 The development plan for this area comprises of:

- Buckinghamshire Minerals and Waste Local Plan 2019 (BMWLP)
- Wycombe District Local Plan 2019 (WDLP)
- Wycombe District Adopted Delivery and Site Allocations Plan 2013 (ADSAP)

5.3 The following policies are considered relevant to the proposed development:

Buckinghamshire Minerals and Waste Local Plan (BMWLP)

- Policy 11 (Waste Management Capacity Needs)
- Policy 16 (Managing Impacts on Amenity and Natural Resources)
- Policy 18 (Natural Environment)
- Policy 20 (Landscape Character)
- Policy 21 (Green Belt)
- Policy 22 (Chilterns AONB)
- Policy 23 (Design and Climate Change)
- Policy 24 (Environmental Enhancement)
- Policy 26 (Safeguarding of Minerals Development and Waste Management Infrastructure)

Wycombe District Local Plan (WDLP)

- CP1 (Sustainable Development)
- CP8 (Protecting the Green Belt)
- CP10 (Green Infrastructure and the Natural Environment)

- CP11 (Historic Environment)
- CP12 (Climate Change)
- DM20 (Matters to be determined in accordance with the NPPF)
- DM30 (Chilterns AONB)
- DM31 (Development Affecting the Historic Environment)
- DM32 (Landscape Character and Settlement Patterns)
- DM33 (Managing Carbon Emissions: Transport and Energy Generation)
- DM34 (Delivering Green Infrastructure and Biodiversity in Development)
- DM35 (Placemaking and Design Quality)
- DM38 (Water Quality and Supply)
- DM39 (Managing Flood Risk and Sustainable Drainage Systems)
- DM42 (Managing Development in the Green Belt)
- DM44 (Development in the Countryside Outside of the Green Belt)

Wycombe District Adopted Delivery and Site Allocations Plan 2013 (WDSAP)

- DM1 (Presumption in Favour of Sustainable Development)
- DM13 (Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance)
- DM14 (Biodiversity in Development)

5.4 In addition, it is considered the following documents are relevant for the determination of the application:

- National Planning Policy Framework (NPPF)
- National Planning Policy for Waste (NPPW)
- National Planning Practice Guidance (NPPG)
- The Chilterns AONB Management Plan 2019-2024 (CMP)
- Wycombe District Council Air Quality Supplementary Planning Document

Principle of Development

Policy 11 (Waste Management Capacity Needs)

5.5 Policy 11 of the BMWLP sets out waste management capacity needs within the plan period. The waste arising forecasts have informed the identification of the needs for the plan period. The proposed development is designed to facilitate the forecasted increase in waste requiring management over the next 20 years.

5.6 The site provides an integral part of the waste management capacity for the west area of Buckinghamshire.

Flooding and drainage

Policy 16 (Managing Impacts on Amenity and Natural Resources)

Policy DM39 (Managing Flood Risk and Sustainable Drainage Systems)

Policy 23 (Design and Climate Change)

5.7 Policy 16 of the BMWLP states all proposals for minerals and waste development must demonstrate the proposed development would not give rise to unacceptable impacts on the quality and quantity of water resources (including ground and surface waters), Source Protection Zones and flood risk.

- 5.8 Policy 23 of the BMWLP states that as part of securing high quality design development should apply the SUDS hierarchy.
- 5.9 Policy DM39 of the WDLP makes similar provision and of relevance to the proposal requires development to demonstrate the feasibility of sustainable drainage systems with priority to be given to such systems, employ the drainage hierarchy and include details for future maintenance.
- 5.10 As described above, the approved soakaway infiltration drainage design for the northeast corner of the site is no longer feasible to handle surface water drainage management due to poor soil infiltration properties not previously identified. An alternative pumped attenuation storage system for the area is now proposed which would discharge direct to the on-site drainage network.
- 5.11 The Lead Local Flood Authority were consulted on the proposal and hold no objection subject to conditions securing the surface water drainage scheme and its maintenance.
- 5.12 The Environment Agency were consulted on the proposal and hold no objection to the proposal.
- 5.13 NPPG Paragraph 056 (Reference ID: 7-056-20220825, Revision date: 25 08 2022) advises that “the types of sustainable drainage system which it may be appropriate to consider, will depend on the proposed development and its location, as well as any planning policies and guidance that apply locally... where possible, preference should be given to multi-functional sustainable drainage system”.
- 5.14 With regards to the drainage hierarchy this change moves the surface water design from the top of the hierarchy to the bottom. In this case, it has been demonstrated that the proposed soakaway design is not feasible following in-situ testing and therefore a pumped attenuation storage system is proposed.
- 5.15 Whilst the proposal would result in a surface water drainage scheme which is at the bottom of the hierarchy it has been demonstrated that the initially selected infiltration scheme was not possible to implement. The proposed variations would provide for the maintenance of the revised scheme and is deemed to satisfactorily manage surface water generated from the site.

Ecology

Policy 18 (Natural Environment)

Policy 24 (Environmental Enhancement)

Policy CP10 (Green Infrastructure and the Natural Environment)

Policy DM13 (Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance)

Policy DM14 (Biodiversity in Development)

Policy DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.16 Policy 18 of the BMWLP seeks to protect and enhance natural assets and resources and states developments should provide net gains in biodiversity.
- 5.17 Policy 24 of the BMWLP states proposals for new or extensions to existing waste development must incorporate measures on-site and/or off-site to enhance Buckinghamshire’s environmental assets and green infrastructure networks. This includes opportunities to deliver net gains for biodiversity net gain and the positive integration of the site within the wider landscape.

- 5.18 Policies CP10 and DM34 of the WDLP and Policies DM13 and DM14 of the WDSAP taken together have similar aims to the policies of the BMWLP seeking to prevent harm upon natural assets and provide biodiversity gain where possible.
- 5.19 The council's ecologist was consulted on the proposal and noted that it would result in minor changes to the approved landscaping scheme.
- 5.20 The ecologist notes that a small area of existing trees and shrub that would have been retained and protected under the consented proposals will under the new proposals be lost. This is due to the need to reposition the proposed fencing to facilitate the construction of the attenuation chambers. The vegetation to be lost is considered by the ecologist to be of low conservation value and to be negligible.
- 5.21 Overall, it is considered that the loss of a small area of vegetation of low quality is negligible and weights neutrally in the planning balance.

Landscape and Visual Impact and Chilterns AONB

Policy 20 (Landscape Character)

Policy DM32 (Landscape Character and Settlement Patterns)

Policy 22 (Chilterns AONB)

DM30 (Chilterns AONB)

- 5.22 Policy 20 of the BMWLP seeks to ensure minerals and waste development protects and enhances valued landscape in a manner commensurate with their status.
- 5.23 Policy DM32 of the WDLP requires development to protect and reinforce positive key characteristics of the receiving landscape. The policy also requires development to evidence an understanding of the landscape and demonstrate positive responses to existing landscape character and design guidance and other landscape features on and around the site, tranquillity and darkness and views and vistas both to and from the site. The policy also requires development to demonstrate a mitigation hierarchy has been followed in a cumulative way, to avoid, minimise and mitigate harm; and that opportunities for enhancement have been taken.
- 5.24 Policy 22 of the BMWLP states proposals for minerals and waste development should conserve and enhance the Chilterns AONB, comply with the prevailing AONB Management Plan and other relevant guidance, and demonstrate exceptional circumstances and that the development is in the public interest. The policy adds that proposals within the AONB and its setting will be permitted where it can be demonstrated that it:
- does not result in harm to the AONB and does not conflict with the purpose(s) of the designation;
 - contributes towards provision of waste management capacity for preparing for reuse and recycling;
 - supports the economies and social well-being of local communities in the area;
 - includes opportunities, where appropriate, to enhance the character, assets and appearance of the AONB and its setting, including ensuring a high standard of design for development and integration of the site within its landscape setting;
 - is compliant with relevant MWLP policies.
- 5.25 Policy DM30 of the WDLP makes similar provision and adds that planning permission for proposals which constitute major development in the AONB will only be permitted where in accordance with national policy.

- 5.26 Paragraph 172 of the NPPF states great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.
- 5.27 Section 85 of the CRoW Act 2000 states there is a duty on all relevant authorities to have regard to this purpose in exercising or performing any functions in relation to, or so as to affect land in AONBs.
- 5.28 The proposal would result in the removal of a small area of vegetation as a result of proposed changes to the approved drainage system at the site.
- 5.29 The Chilterns AONB Conservation Board were consulted on the proposal and whilst initially objected to the scheme, upon receiving further information they withdrew the objection.
- 5.30 It is considered that the proposed changes would not result in any tangible impacts upon landscape nor the Chilterns AONB. It is considered that the proposal meets the abovementioned policies.

Green Belt

Policy 21 (Green Belt)

Policy CP8 (Protecting the Green Belt)

Policy DM42 (Managing Development in the Green Belt)

- 5.31 Policy 21 of the BMWLP seeks to preserve the openness and characteristics of the Green Belt and states development of waste management facilities in the Green Belt will be supported where it can be demonstrated that the development would not form inappropriate development and provided that it preserves the openness of and does not conflict with the purposes of including land in, the Green Belt. The policy sets out a number of circumstances where waste development in the Green Belt may be regarded as not inappropriate and what considerations might contribute to very special circumstances.
- 5.32 Policy CP8 of the WDLP makes similar provision seeking to protect the Green Belt from inappropriate development.
- 5.33 Policy DM42 of the WDLP makes similar provision.
- 5.34 Paragraph 143 of the NPPF states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.35 Upon adoption of the WDLP the land surrounding the High Heavens site was released from Green Belt with only the access road north of the site remaining within the designation. In consideration of Green Belt policy, as no built development is proposed within the Green Belt itself but only continued use of the existing access road, it is considered the development is not inappropriate and therefore it is considered the proposal is not contrary to Green Belt policy.

Other Matters

- 5.36 The variation of condition application provides opportunity to update the planning permission. It is therefore recommended that where details pursuant to existing conditions have been submitted and approved and specific provisions have been implemented; those conditions are updated in the new consent.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 6.2 As set out above it is considered that the proposed development would accord with the development plan and no material considerations dictate that a decision should be taken other than in accordance with the development plan.
- 6.3 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 7.3 In this instance the applicant / agent:
- the applicant/agent was updated of any issues after the initial site visit,
 - The applicant was provided the opportunity to submit amendments to the scheme/address issues.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

8.0 Recommendation

- 8.1 It is recommended that subject to the imposition of planning conditions broadly in accordance with the following conditions, the application is APPROVED.
1. No construction work shall take place at the site other than between the following hours:
 - 8:00 to 18:00 Monday to Friday
 - 8:00 to 13:00 Saturday
 - There shall be no working on Sundays or Public and Bank Holidays.
- Reason: In the interests of amenity for the local area and to comply with policies 16 and 17 of the Buckinghamshire Minerals and Waste Local Plan.

2. No operations shall take place at the site other than between the following hours:
 - Monday to Friday 7:30am to 6:00pm;
 - Saturdays 8:00am to 5:00pm; and,
 - Sunday 8:30am to 1:00pm.

Reason: In the interests of amenity for the local area and to comply with policies 16 and 17 of the Buckinghamshire Minerals and Waste Local Plan.

3. The maximum number of heavy goods vehicles associated with the development shall not exceed 132 (66 in, 66 out) per day.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and to comply with policy 17 of the Buckinghamshire Minerals and Waste Local Plan.

4. No lighting with the exception of security lighting shall be used between the hours of 7:00pm - 7:00am.

Reason: To preserve the dark skies of the AONB and the amenities of the local area and to comply with policies 16 and 22 of the Buckinghamshire Minerals and Waste Local Plan.

5. External Lighting shall be installed in accordance with External Lighting Layout Drawing No: 405897-MMD-WTS-XX-DR-E-0041 Rev C03 and High Heavens Bio-Waste Transfer Station- Luminaire Schedule Ref: 405897-MMD-WTS-XX-SH-E-0001 Rev 0. All external lighting shall be directed downward.

Reason: In the interests of preserving the dark skies of the Chilterns AONB and in accordance with policy 22 of the Buckinghamshire Minerals and Waste Local Plan.

6. The roller shutter doors on the food waste building shall be kept closed when not in use by vehicles entering or egressing the food waste building.

Reason: To contain the dust and odour nuisance from within the waste transfer building in the interests of local amenity and in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

7. The access road between the Bio-waste Transfer Station and Clay Lane shall be maintained free of potholes for the duration of the operation of the development. Any potholes shall be repaired expeditiously and without undue delay.

Reason: To limit the impact of noise on the amenities of neighbouring properties to comply with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

8. The development shall not be carried out other than in complete accordance with the litter and vermin control methods set out in Chapter 2 of the submitted Environmental Statement Ref: 405897-MMD-WTS-XX-RP-EN-0015 Rev P01 (dated December 2020).

Reason: To manage litter and vermin in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

9. The development shall not be carried out other than in accordance with the Odour Management Plan submitted pursuant to condition 10 of planning permission ref:

CC/0067/20 and approved in writing by letter dated 3rd November 2023 (Ref: AOC/0028/23).

Reason: To protect the locality from loss of amenity from odour and in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

10. Piling or other foundation designs which impact the historic landfill using penetrative methods shall not be used without the prior written agreement of the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To protect groundwater quality in the Chalk Aquifer below the site line with paragraph 170 of the National Planning Policy Framework, policy DM38 of the Wycombe District Local Plan and policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

11. The development shall not be carried out other than in accordance with the contamination monitoring and works plan and associated documents submitted pursuant to condition 12 of planning permission ref: CC/0067/20 and approved in writing by letter dated 1st March 2022 (Ref: AOC/0034/21).

Reason: To demonstrate the redevelopment works are not having an adverse impact on groundwater quality in line with paragraph 170 of the National Planning Policy Framework and policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

12. The development shall not be carried out other than in accordance with the Construction Environment Management Plan submitted pursuant to condition 13 of planning permission ref: CC/0067/20 and approved in writing by letter dated 1st March 2022 (Ref: AOC/0034/21).

Reason: For the protection of the natural environment in accordance with policy 18 of the Buckinghamshire Minerals and Waste Local Plan.

13. The development shall not be carried out other than in accordance with the following documents relating to landscaping:

- Landscape Planting Specification, dated November 2021 Rev P02
- Planting Matrix and Tree Pit Details, Drawing Number: 405897-MMD-WTS-XX-DR-EN-1002 dated 29th November 2021 Rev P2
- Rabbit Fencing Details, Drawing Number: 405897-MMD-WTS-XX-DR-EN-1003 dated 29th November 2021 Rev P2
- Landscape Proposals Plan, Drawing Number: 05897-MMD-WTS-XX-DR-EN-0009 dated 2nd March 2023 Rev P3
- Detailed Planting Plan, Drawing Number: 405897-MMD-WTS-XX-DR-EN-1001 dated 2nd February 2023 Rev P2

Reason: In the interests of amenity, biodiversity, to ensure a satisfactory standard of landscaping and in accordance with policy DM34 of the Wycombe District Local Plan and policy 18 of the Buckinghamshire Minerals and Waste Local Plan.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following first use of the buildings or the completion of the development, whichever is the sooner. Any trees,

plants or areas of turfing or seeding which, within a period of 5 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity, biodiversity, to ensure a satisfactory standard of landscaping and in accordance with policy DM34 of the Wycombe District Local Plan and policy 18 of the Buckinghamshire Minerals and Waste Local Plan.

15. The development shall not be carried out other than in accordance with the Landscape and Ecological Management Plan (Document Ref: 405897-MMD-WTS-XX-RP-EN-1001 (Rev P03.1)).

Reason: For the protection and management of the natural environment in accordance with policy 18 of the Buckinghamshire Minerals and Waste Local Plan.

16. The development shall not be carried out other than in accordance with the Traffic Management Plan submitted pursuant to condition 17 of planning permission ref: CC/0067/20 and approved in writing by letter dated 7th March 2022 (Ref: AOC/0002/22).

Reason: To minimise danger, obstruction and inconvenience to users of the highway, to minimise adverse effects on the AONB and to comply with policies 17 and 22 of the Buckinghamshire Minerals and Waste Local Plan.

17. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to first use of the food waste building hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with policy 17 of the Buckinghamshire Minerals and Waste Local Plan.

18. The proposed bicycle parking provision shall be installed prior to first use of the food waste building.

Reason: To ensure the provision of sustainable transport infrastructure in accordance with policy 17 of the Buckinghamshire Minerals and Waste Local Plan.

19. The development shall not be carried out other than in accordance with the Construction Traffic Management Plan and associated documents submitted pursuant to condition 20 of planning permission ref: CC/0067/20 and approved in writing by letter dated 1st March 2022 (Ref: AOC/0034/21).

Reason: Development cannot be allowed to take place which could cause danger, obstruction and inconvenience to users of the highway and of the development contrary to policy 17 of the Buckinghamshire Minerals and Waste Local Plan.

20. Two electric vehicle charging points shall be installed on site. Thereafter the electric vehicle charging points shall be retained as such and maintained in full working order for the lifetime of the development.

Reason: To manage carbon emission generation and mitigate for climate change in accordance with policies CP12 and DM33 of the Wycombe District Local Plan.

21. The development shall not be carried out other than in accordance with the site waste management plan and associated documents submitted pursuant to condition 22 of planning permission ref: CC/0067/20 and approved in writing by letter dated 1st March 2022 (ref: AOC/0034/21).

Reason: To secure sustainable design and construction methods which minimise use of primary minerals, make use of recycled and alternative materials and use construction methods that that minimise waste production and maximise re-use and recovery of materials on-site in accordance with policy 10 of the Buckinghamshire Minerals and Waste Local Plan.

22. The development permitted by this planning permission shall not be carried out other than in accordance with the approved Surface Water Drainage Strategy (High Heavens Bio-Waste Transfer Station Clean Surface Water Drainage Layout (405897-MMD-WTS-XX-DR-C-0013, 21/12/2022, Mott MacDonald)), High Heavens Drainage Technical Note (405897, 30th June 2023, Mott MacDonald).

Reason: To ensure that a sustainable drainage strategy has been agreed in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk and in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

23. The maintenance of the surface water drainage strategy of the development permitted by this planning permission shall be carried out in accordance with the Whole Life Drainage Maintenance Plan dated 16th August 2023.

Reason: To demonstrate the redevelopment works are not having an adverse impact on groundwater quality line with paragraph 170 of the National Planning Policy Framework and policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

24. Within 12 months of the first use of the food waste building, a demonstration (including as as-built drawings and/or photographic evidence) of the as-built drainage scheme carried out by a suitably qualified person shall be submitted to and approved by the local planning authority to demonstrate that the sustainable drainage system has been constructed as per details approved by condition 23.

Reason: To ensure the drainage system is constructed as per the approved drawings and to prevent adverse impacts upon groundwater quality in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

25. The development hereby permitted shall not be carried out other than in complete accordance with the following drawings and documents:

- Proposed Elevations for Office / Gatehouse Building Drawing No: 405897 - MMD - WTS - XX - DR - A – 0032 Rev P1
- Landscape Proposals Plan, Drawing Number: 05897-MMD-WTS-XX-DR-EN-0009 dated 2nd March 2023 Rev P3
- Walling Information Drawing No: 14000-S601 Rev A
- Rockwall Bolt Down Panel Drawing dated 28th June 2017

- Balmoral Tanks Details dated 1st June 2020
- Drainage Construction Details Drawing Nos: 405897-MMD-WTS-XX-DR-C-1001 Rev 0, 405897-MMD-WTS-XX-DR-C-1002 Rev 0 and 405897-MMD-WTS-XX-DR-C-1003 Rev C02
- Clean Surface Water Drainage Layout, Drawing No: 405897-MMD-WTS-XX-DR-C-0013, 21/12/2022, Rev C02 dated 21st December 2022
- Surface Water Overflow Drainage Layout Drawing No: 405897-MMD-WTS-XX-DR-C-0003 Rev 0
- Food Waste Leachate Drainage General Arrangement Plan Drawing No: 405897-MMD-WTS-XX-DR-C-0002 Rev 0
- Foul / Dirty Water Drainage Layout Drawing No: 405897-MMD-WTS-XX-DR-C-0004 Rev 0
- Food Waste Building Roof Plan Drawing No: 405897 - MMD - WTS - XX - DR - A - 0038 Rev P0
- Food Waste Building Sections Drawing No: 405897 - MMD - WTS - XX - DR - A - 0035 Rev P0
- Proposed Elevations for Food Waste Building Drawing No: 405897-MMD-WTS-XX-DR-A-0031 Rev P01 dated 22nd July 2021
- Office/Gatehouse Building Layout Plan Drawing No: 405897 - MMD - WTS - GF - DR - A - 0034 Rev P0
- Food Waste Building Plant Room Drawing No: 405897 - MMD - WTS - XX - DR - A - 0042 Rev P0
- Food Waste Building Plan Drawing No: 405897 - MMD - WTS - GF - DR - A - 0033 Rev P0
- 1-2500 Boundary – (Site Location Plan) Drawing No: 405897 - MMD - WTS - XX - DR - A - 0046 Rev P1 dated 20th February 2023
- Existing Site Plan with Proposed Drawing No: 405897 - MMD - WTS - XX - DR - A - 0044 Rev P0
- Existing Site Plan Drawing No: 405897 - MMD - WTS - XX - DR - A - 0043 Rev P0
- Site Proposal Plan Drawing No: 405897 - MMD - WTS - XX - DR - A - 0045 Rev P2 dated 4th August 2023
- External Lighting Layout Drawing No: 405897-MMD-WTS-XX-DR-E-0041 Rev C03 dated 21st February 2023
- High Heavens Bio-Waste Transfer Station- Luminaire Schedule Ref: 405897-MMD-WTS-XX-SH-E-0001 Rev 0

Reason: To define the development permitted and to control the operations in accordance with policy 16 of the Buckinghamshire Minerals and Waste Local Plan.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Cllr Mark Turner – No comment received.

Cllr Zahir Mohammed – No comment received.

Cllr Dominic Barnes – No comment received.

Parish/Town Council Comments

Great Marlow Parish Council – No comment received.

Consultation Responses

BC Ecology – No Objection. The new proposals will result in only minor changes in the approved landscape scheme.

BC LLFA – No objection subject to conditions securing the surface water drainage scheme and its maintenance.

Environment Agency – No objection to the proposal.

Chilterns AONB Conservation Board –

Many thanks for clarifying the additional details and assurances that the CCB originally sought on this application. In light of these, the CCB is content to withdraw its objections (dated 21st August 2023 consultation) and to replace our consultation response with 'comments - seeking further information'. To clarify, these 'comments -seeking further information' have been addressed. For completeness, we annotate our original consultation details, as below.

- The application does not contain any supporting statement to explain why these variations are required. If they are due to the reconfiguration of the site (as stated in the description of development), or for any other reasons, it is a reasonable expectation that this will be dealt with in such a statement. If the retrospective application requires relocations and is linked to the proposed tree removals, this is very regrettable and contrary to AONB policy. However, this detail is not explained.

Updated 29th Nov 2023 - this statement has now been drawn to our attention, and we accept that underlying rationale.

- No proportionate Design & Access Statement or updated Landscape and Visual Impact Assessment is submitted. No covering letter or supporting statement is submitted.

Updated 29th Nov 2023 - we accept these documents are not required, in light of the magnitude of what is being proposed.

- The Landscape Plan 405897-MMD-WTS-XX-DR-EN-0009 does not explain how this differs from the approved drawing. We have assumed that the 'Site Won Solid Bund' is a variation from the approved mitigation. If correct, then we seek far greater information on the proposed loss of trees, and we question the need for this.

Updated 29th Nov 2023 We understand the tree loss is very limited and deemed category C under the BS:5837 methodology. The site is otherwise very well-screened.

- The detailed landscape plan 405897-MMD-WTS-XX-DR-EN-1001 denotes existing trees outside the proposed seed/meadow planting and in the land edged blue. We assume that the land-

edged blue is protected within the original content.

Updated 29th Nov 2023 this has been addressed and we have no objection.

- The lighting plan 405897-MMD-XX-DR-E-0041-CO2 does not include necessary technical details, including the height of each lighting column, details of CCT/Kelvin and the radii of illumination.

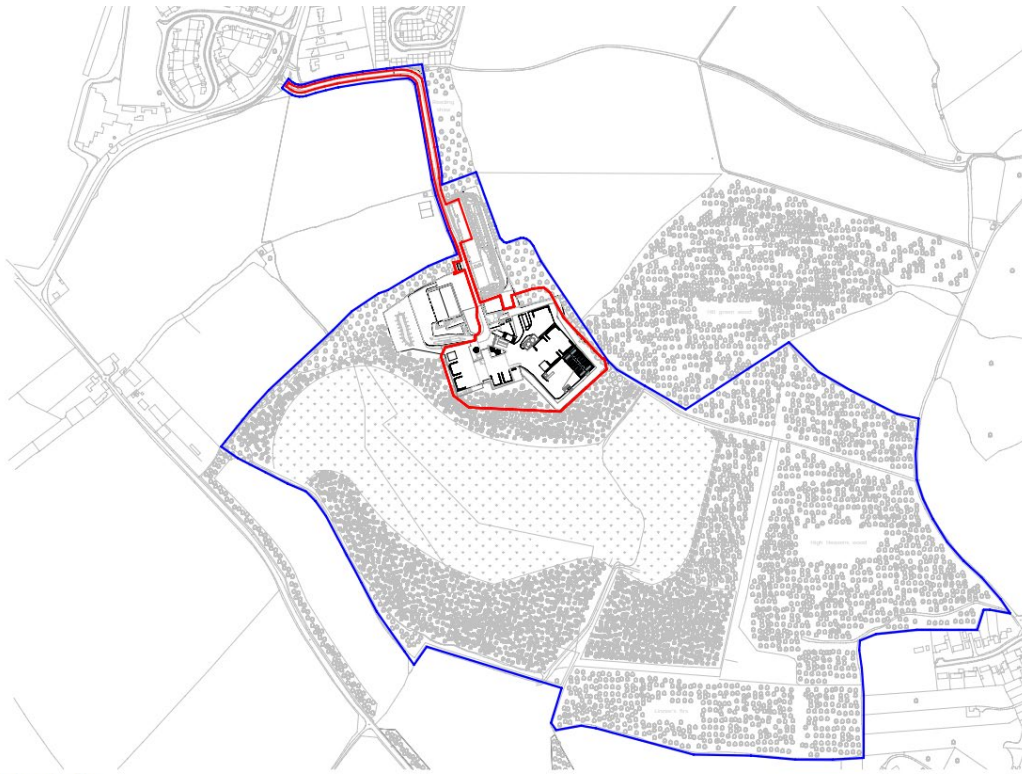
Updated 29th Nov 2023 this has been addressed and we have **no objection**.

The CCB is grateful to the case officer for this additional information and clarification, as the originally submitted application was difficult to orientate.

Representations

No comments received.

APPENDIX B: Site Location Plan



Site Location Plan
1: 2500

© Crown copyright
This document is issued for the party which commissioned it and for specific purposes connected with the approved project only. It should not be relied upon by any other party or used for any other purpose.
We accept no responsibility for the consequences of this document being used again by any other party, or being used for any other purpose, or containing any error or omission which is due to error or omission in data supplied to us by other parties.





Date	Drawn	Description	Checked	Appr'd
20/07/2018	MM	Submitted for planning application	MM	DC
02/11/2018	MM	Approved for planning application	MM	DC

SUITABLE FOR PLANNING APPLICATION **S4**

M M
MOTT
MACDONALD

20 Waverley Place
Glasgow G2 3JF
Scotland
T +44 (0)141 220 4000
F +44 (0)141 220 4000
www.mottmac.com

Client



Site:
High Heavens Bio-Waste Transfer Station
1-2500 Boundary

Designed	South Ward	Checked	South Ward
Drawn	South Ward	Coordination	South Ward
Checked	Manual/Computer	Approved	Downloaded
Scale as P1	Scale	Priority	Priority
As Shown	CON	P1	STD

Drawing Number:
405897 - MMD - WTS - XX - DR - A - 0046