



## **Warrington Borough Council Waste Study and Policy Review**

**May 2017**

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## 1. Introduction and Context

- 1.1 As a waste planning authority, Warrington Borough Council (WBC) is required to prepare a Local Plan which identifies sufficient opportunities to meet the identified needs of their area for the management of waste streams. The Government sets out detailed waste planning policies through National Planning Policy for Waste, which should be read in conjunction with the National Planning Policy Framework, The Waste Management Plan for England and National Policy Statements for Waste Water and Hazardous Waste.
- 1.2 The Council is undertaking a Local Plan Review. The Plan Review will be based on the need for Warrington to accommodate a significant increase in new homes and jobs over the next 20 years as part of the Council's 'New City' aspirations.
- 1.3 Initial work on the Local Plan Review has included a 6-week period of consultation on the scope and contents of the Plan. Comments received as part of that consultation will be considered by the Council in working up the Preferred Development option.
- 1.4 As part of the evidence base underpinning the Local Plan Review, the Council has commissioned Urban Vision to provide baseline evidence to support the policy approach in the Local Plan Review which will guide future waste development in the district. This report:
  - explains how potential waste sites will be identified and assessed as part of the Local Plan review, leading to the identification of suitable waste allocations in the Local Plan. The methodology provides the steps to be carried out to gather robust evidence to inform the selection of allocations;
  - provides recommendations to inform policy and development management decisions for inclusion in the Local Plan review.
- 1.5 This Report is accompanied by a Waste Needs Assessment, which provides a review of existing waste management capacity and identified any future gaps in waste management capacity.
- 1.6 Warrington Borough is the most northerly of the local authorities in the former Cheshire area. It shares boundaries with Halton, Cheshire West and Chester, Cheshire East, and the four metropolitan boroughs of St Helens, Wigan, Salford and Trafford. The borough covers some 181 square kilometres and at midyear 2015 was estimated to have a population of approximately 207,700.
- 1.7 Warrington lies at the hub of the region's communications network. The M6, M56 and M62 motorways intersect within the borough, providing good access to all parts of the region and beyond. Warrington also lies on the region's main North-South (West Coast Main Line) and East-West (Trans-Pennine) rail routes.

## PART 1: SITE SEARCH AND ASSESSMENT METHODOLOGY

### 2. National Requirements

#### Warrington Local Plan – Approach to identifying waste sites

##### 1. Background

- 2.1 This report sets out the proposed approach to identifying sufficient land for future waste management facilities in Warrington to ensure the delivery of the capacity requirements identified in the Warrington Needs Assessment Report 2017.
- 2.2 Sections 3-6 of the National Planning Policy for Waste (NPPW) and Annex B set out the approach Local Plans should take to identifying future waste requirements over the plan period. This has been used to help develop the approach to identifying future locations for waste development within Warrington. The assessment criteria has been developed using existing information from National Planning Policy for Waste and a review of best practice elsewhere in England.
- 2.3 The NPPW advocates the allocation of both sites and areas to meet future waste needs. A **'site'** is an individual plot of land whereas an **'area'** comprises a number of individual plots of land, for example, an industrial estate or employment area.
- 2.4 There are a number of benefits to allocating both sites and areas to meet the identified capacity gaps. Allocating sites that are available and suitable for waste management facilities will demonstrate that Warrington has considered the need for future waste requirements over the plan period and has identified land to meet this need. This will provide more certainty to the waste industry that waste development in that location is considered acceptable in principle.
- 2.5 In addition to sites, identifying areas within which waste uses would be broadly acceptable will ensure that Warrington has sufficient flexibility to cope with any future change in circumstances. In addition, developers seek flexibility in terms of location of waste facilities, particularly where considerable competition for land is a factor. The identification of a portfolio of sites and areas suitable for waste is considered an appropriate approach to meeting the needs of the industry.

##### 2. Meeting the capacity gap.

- 2.6 All existing waste capacity should be assumed to contribute to meeting any capacity gaps identified in the Warrington Needs Assessment. It is suggested that all sites required to manage Local Authority Collected Waste are safeguarded to protect them from non-waste development, and in addition, any other sites considered as significant in managing waste arising in Warrington. The latter may be more appropriately handled through safeguarding existing capacity if the location of existing sites is not favourable.
- 2.7 More information in relation to waste requirements can be found in the Waste Capacity and Requirements Study 2017.
- 2.8 Warrington currently have a short term contract in place with FCC for the management of residual LACW, this contract runs until January 2018 with the option to extend for a further 2 years. This contract currently exports residual waste to the Ferry Bridge Energy Recovery Plant. It is expected that consideration of a solution to managing LACW will be required within the plan period and, as such, the Plan will need to identify how this need will be met. As there is no firm contract in place for dealing with this waste, at present, this need may be met by identifying land which could be suitable for a range of options for managing this waste stream.

2.9 The Waste Management team has identified a need for localised transfer and recycling of LACW as currently waste has to be sent out of the borough. Therefore the plan should seek to identify locations where such a facility could be suitably located.

### 3. Site search methodology for built waste management facilities

3.1 The approach to identifying suitable sites for built waste management facilities is twofold. The first stage is to identify the types of land which may be suitable and the second stage is to apply a set of assessment criteria to the all land identified using GIS.

3.2 A list of the types of land that should be considered as potentially suitable is provided below:

- Brownfield/previously developed land;
- Derelict land;
- Contaminated land;
- Existing UDP designations (Employment land designations, industrial estates and other potentially appropriate land designations which may contain sites/areas suitable for waste management facilities);
- Unallocated sites of more than 0.5ha<sup>1</sup>;
- National Land Use Database (NLUD) sites/areas;
- Existing waste facilities (cumulative impacts to be considered); and
- Sites brought forward by interested parties through a 'call for sites' exercise

3.3 A proposed set of assessment criteria that can be applied to both sites and areas are listed in Table 1 below. The criteria listed can be used to assess the suitability of sites and areas during both the initial desk based assessment and any subsequent sites visits. In addition to their performance against the assessment criteria, all sites should also comply with the agreed spatial strategy for waste as identified in the Local Plan<sup>2</sup>.

3.4 The proposed site search criteria for Warrington's site selection process has been developed based on the requirements of the National Planning Policy for Waste and supporting technical guidance.

3.5 The assessment criteria can also be used to assist the sustainability appraisal of sites and in identifying those that are considered suitable for allocation within the plan. The assessment criteria presented should be used to assess the planning potential of sites and the results of this work should be used to inform the detailed sustainability appraisal of sites and areas.

3.6 The following sequential approach to identifying sites/areas for built waste management facilities is proposed:-

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<sup>1</sup> This is taken from Planning for Waste Management Facilities: A research Study, ODPM August 2004

<sup>2</sup> It is assumed that the spatial strategy developed for the Local Plan will address waste and provide sufficient detail to guide the future location of waste management facilities.

**Table 1: Assessment criteria**

Absolute Constraint	Screening Criteria
<ul style="list-style-type: none"> <li>• Green Belt (for built facilities)<sup>3</sup></li> <li>• Grade 1 &amp; 2 agricultural land (part of the Green belt)</li> <li>• Sites of international importance for conservation e.g. Ramsar sites, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)</li> <li>• Sites of national importance for conservation e.g. Sites of Special Scientific Interest and National Nature Reserves</li> <li>• Ancient Woodlands</li> <li>• Scheduled Ancient Monuments</li> <li>• Listed Buildings (grade I and II*)</li> <li>• Registered Parks and Gardens (grade I and II*)</li> <li>• Registered battle fields</li> <li>• AONB's</li> <li>• Protected open spaces</li> <li>• Landscape designations such as Areas of Special Character</li> </ul>	<ul style="list-style-type: none"> <li>• Local designations e.g Local Nature Reserves (LNRs) and Sites important for Nature Conservation (SINCs)</li> <li>• Flood risk areas/flood plain</li> <li>• Accessibility (proximity to road, rail, canal/river)</li> <li>• Sites greater than 2km from the primary route network</li> <li>• Ground water protection zones</li> <li>• Surface waters</li> <li>• Major aquifers</li> <li>• Airfield safeguarding areas (Birdstrike zones)</li> <li>• Air Quality Management Areas</li> <li>• Unstable land</li> <li>• Green belt (for non-built facilities)</li> <li>• Local Plan designations</li> <li>• Settings of Scheduled Ancient Monuments</li> <li>• Settings of Listed Buildings</li> <li>• Settings of Registered Parks and Gardens (grade I and II*)</li> <li>• Neighbouring land uses</li> <li>• Proximity to sensitive receptors</li> </ul>

- i. Call for sites – a call for sites exercise should be carried out targeting existing operators, landowners and other interested parties requesting them to put forward sites for consideration. Information on land ownership should also be included in any submission.
- ii. Land availability search – this should be undertaken as a desk based exercise using GIS to identify land available in Warrington that may be suitable for the development of waste

<sup>3</sup> Paragraph 89 of NPPF states that an exception to inappropriate development in the Green Belt would include *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.* Previously developed sites (brownfield land) within the Green Belt will therefore be considered for waste development and any impact on the openness of the Green Belt will form part of the assessment.

management infrastructure. At this stage, all potential sites and areas should be included in the process in order that the site assessment process for the Local Plan can then be applied; unsuitable sites should be screened out using the desk based assessment described below, before applying the agreed site assessment criteria to the remaining sites/areas.

- iii. Desk based site assessment - To help refine the list of sites, site assessment criteria will need to be applied. These relate to factors that may constrain waste use on particular sites/areas, therefore ruling them out from further consideration. The site assessment criteria have been split into two levels, absolute constraints and screening criteria. Both are shown in Table 1 above. The absolute constraints should be applied where the identified constraint forms part of the proposed site. The screening criteria should be applied to all land left after this process. The aim of using the screening criteria is to apply a level of professional judgement to ensure that any sites or areas which are wholly unsuitable are excluded from further consideration and to identify those which may be suitable.
- iv. Site visits – following the completion of the desk based assessment, site visits should be undertaken to check and refine the information gained through the desk based assessment and to assess the suitability of a site/area for a range of potential facility types as well to undertake more detailed assessment to determine whether the site/area was considered to have potential for future waste development.
- v. Sequential test – any sites lying within a level 2 or 3 flood risk zone will need to be subject to sequential test to assess the potential impact of a waste development in this zone.
- vi. Sustainability Appraisal<sup>4</sup> and Habitats Regulation Assessment<sup>5</sup> of sites – following the completion of the above steps, SA and HRA of sites will be required and the findings of this work would feed into the policy recommendations.
- vii. Consultation with Landowners – Following completion of the above, land owners for all the sites remaining (if not put forward by landowner/operator) should be contacted to ask for their comments regarding the inclusion of their land as a waste site allocation.

3.7 Most modern waste management facilities can be contained within industrial buildings and, as such, would not look out of place in a modern industrial estate. Therefore, the types of facility likely to be needed in Warrington would be considered suitable amongst most industrial uses and should be considered compatible with B1 and B2 uses. However, assessment of the suitability of any industrial estate would consider local circumstances and be assessed on a site by site basis.

3.8 In addition to the above, a consideration of linkages with any identified heat networks should be made to ensure that, should Warrington need additional energy from waste facilities, the potential to utilise both heat and power generated from the development is realised. Identifying such linkages now can aid better planning across Warrington and ensure compliance with NPPW which states that: *“Where a low carbon energy recovery facility is considered as an appropriate type of development, waste planning authorities should consider the suitable siting of such facilities to enable the utilisation of the heat produced as an energy source in close proximity to suitable potential heat customers”*.

3.9 The site selection process should also take account of the spatial strategy for the plan area. In relation to waste it is expected to consider issues such as co-location of waste facilities together with the need to provide for new facilities in areas identified for growth should that be required. It should

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<sup>4</sup> Sustainability appraisal is the assessment of the potential impact against an agreed set of social, environmental and economic objectives. It encompasses the requirement of Strategic Environmental Assessment which is a requirement of Europe that Land Use plans undergo.

<sup>5</sup> HRA is a requirement of Europe that all plans are assessed against their potential impact of Natura 2000 sites.

also pick up on the points raised in paragraph 3.8 above in relation heat networks and tie in to any heat mapping work which may have been undertaken locally to identify potential locations requiring a local heat and power source. How well the sites identified through the site search process deliver the specific requirements of the spatial strategy should be used to refine the final list of sites.

## 4. Summary

- 4.1 The above methodology should be consulted on to agree the approach to identifying future waste management sites in Warrington.
- 4.2 Following completion of the Waste Needs Assessment we will be able to provide more detailed information in relation to any gaps in future waste management capacity within Warrington and the amount of additional land that may need to be found to accommodate any new waste management facilities required.
- 4.3 The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. National Planning Policy for Waste plays a key role in delivering this ambition and its role is set out in section one of that document.
- 4.4 Sections 3-6 of the National Planning Policy for Waste and Annex B set out the approach Local Plans should take to identifying future waste requirements over the plan period. This has been used to help develop the approach to identifying future locations for built waste development in Warrington. The assessment criteria was developed using existing information from National Planning Policy for Waste and a review of best practice elsewhere in England.
- 4.5 National Planning Policy for Waste advocates the allocation of both sites and areas to meet future waste needs. A 'site' is an individual plot of land whereas an 'area' comprises a number of individual plots of land, for example, an industrial estate or employment area. This methodology looks at the benefits of having both sites and areas and the implications of identifying both for the Local Plan. The methodology developed will be used to identify and assess built waste management facilities.



## PART 2: POLICY RECOMMENDATIONS

### 5 Existing Policies

- 5.1 This part of the report provides policy recommendations to ensure the Local Plan complies with the NPPF and NPPW. The only extant policy of the Warrington Development Plan is Policy MP8 'Waste' of the Local Plan Core Strategy which reads as follows:

*"The Council will promote sustainable waste management in accordance with the waste hierarchy.*

*This means that the Council will seek to manage waste at as high a level of the waste hierarchy as possible. In order to achieve this the council will;*

*Bring forward a Waste Local Plan which will identify and if necessary safeguard sites/areas appropriate to meet the waste management needs of the borough in accordance with the borough's spatial aspirations; and*

*Seek to achieve a continuing reduction in the amount of waste materials imported into the borough by working with adjacent authorities to help them achieve their own self sufficiency; and*

*Encourage waste minimisation in new developments, the use of recycled materials, the sustainable transportation of waste of waste and the preparation of site waste management plans.*

*In determining applications for new waste management facilities within the Borough, the Council will have full regard to the environmental, social and economic impacts of such development."*

- 5.2 As the Council's intended approach is now to include minerals and waste issues within the Local Plan, rather than within separate Minerals and Waste Plans, the above policy is no longer relevant.
- 5.3 Paragraph 143 of the NPPF sets out what a Minerals Local Plan (or a Local Plan containing minerals policies) should cover and the following section of this report identifies our recommendations for minerals policies which should be included within the revised Local Plan, to ensure compliance with the NPPF.

### 6 Recommended Policies

#### Aim and Objectives

- 6.1 The aim and objectives of the Local Plan should include the following to ensure accordance with the NPPW in relation to waste planning:
- delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;
  - ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;

- providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle;
- helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and
- ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.

### **Recommended Objective – Waste**

*In working towards the prevention of waste, Warrington will seek to achieve a reduction in the amount of waste produced in the borough and treat waste at as high a level of the waste hierarchy as practicable by providing appropriate and sustainable sites and/or areas for the management of waste.*

### **Waste Spatial Strategy**

- 6.2 The Local Plan will need to include a waste specific Spatial Strategy. This should address the complexities of addressing waste issues in an urban area, aiming to direct new waste management development towards the 'right places' in Warrington. These will be places that are accessible by different modes of transport and close to the existing highway network, close to where waste is expected to arise and near existing waste management facilities. They will avoid places with a sensitive natural or built environment.
- 6.3 A number of interrelated aspects of the evidence base, government advice, the Plan's Objectives and the views of Stakeholders will also need to be reflected in the Spatial Strategy. It need not be necessary for a planning application for a waste management facility to satisfy all elements of the Spatial Strategy, instead the elements of the Spatial Strategy should be balanced against each other., Therefore a proposal for a waste management facility would be required to meet one or more of the elements.
- 6.4 The Spatial Strategy should also reflect the waste related Aim and Objectives identified.

### **Meeting Identified Additional Need for Waste Management Facilities**

- 6.5 A detailed assessment of the need for future waste management capacity over the plan period to 2037 has been prepared for the following waste streams:
- Local Authority Collected Waste (LACW)
  - Commercial and Industrial (C&I) Waste;
  - Construction, Demolition and Excavation (CD&E) Waste;
  - Hazardous Waste;

- Agricultural Waste;
- Low Level (Non-Nuclear) Radioactive (LLR) Waste; and
- Water Waste/Sewage Sludge.

- 6.6 The Waste Requirements and capacity study shows the predicted future capacity gaps (or surplus) for a number of recycling and growth options.
- 6.7 There is a surplus in capacity for recycling facilities for LACW and C&I waste throughout the plan period under all scenarios/options, meaning that no additional facilities are required to process these wastes.
- 6.8 Warrington's Waste Disposal Authority indicates that there will be a need for a Waste Transfer Station to reduce the reliance on the existing transfer facility in the neighbouring borough of Halton. Currently waste is sent out of the borough for bulking up and then sent on for processing as recyclate etc. It is not currently proposed to include a recycling element as part of the development of a localised WTS, as such there is a need for provision of recycling facilities to manage LACW..
- 6.9 The Waste Needs Assessment identifies a small requirement for additional treatment capacity for LACW, C&I and C&D wastes during the plan period. It is difficult to assess the exact requirements; the small gap could be met by surplus treatment capacity should this be capable of meeting the need. However, it may be useful to plan for a requirement of one small treatment facility for C&I waste which includes anaerobic digestion, specialized treatment of biodegradable liquids and waste and organic waste treatment by distillation for C&I waste.
- 6.10 A requirement is identified for a facility to process and treat LACW and C&I waste to produce RDF (or Solid Recovered Fuel (SRF)) for use in energy recovery.
- 6.11 RDF/SRF is currently exported and used as a fuel outside the plan area. There are a number of un-built Energy-from Waste facilities with planning permission and this requirement should be kept under review to assess to what extent these permitted sites are being built and able to meet any need.
- 6.12 There is an identified requirement for hazardous waste landfill during the plan period although it is anticipated that this waste will continue to be exported out of the area. There is an identified capacity requirement for non-hazardous landfill from 2018 and for inert landfill from 2031.
- 6.13 The Local Plan will need to provide information on the gaps identified in waste management capacity and show how the gaps will be met during the plan period. This could be through allocated sites or areas or by export to other authorities. Where waste is to be exported, the Council will need to liaise with other authorities under DtC and show that this waste is accounted for elsewhere.

### **Recommended Policies – Waste**

- 6.14 It is recommended that a policy be included within the Local Plan to ensure that waste is dealt with at as high a level of the waste hierarchy as possible and in the right places. Meeting any future requirement for waste management facilities could either be done through the identification of sites/areas or through a criteria based policy for waste development within existing industrial or employment areas. An alternative, criteria-based policy, is suggested for both built and open facilities.

### **Recommended Policy Text**

#### **Proposals for Waste Management Development within Sites and Areas of Search for Waste**

*The Council will promote sustainable waste management in accordance with the waste hierarchy.*

*This means that the Council will seek to manage waste at as high a level of the waste hierarchy as possible.*

*Applications for waste management development on sites/areas identified on Map X of this Plan will be permitted where the applicant can demonstrate:*

- The proposal meets the requirements of this Plan and other relevant national and local planning policy; and*
- The proposal is in accordance with the Key Planning and Environmental Criteria in Policy X of this Plan; and*
- The proposal is in line with the waste hierarchy and allows for the highest level of recycling and recovery of materials as practicable.*

#### **Proposals for Waste Management Development Not Within Sites or Areas of Search for Waste**

*Applications for waste management development not on sites or areas of search identified in this Plan will be permitted where the applicant can demonstrate:*

- The proposal fits within the spatial strategy set out in this Plan and contributes to the aim and objectives for waste; and*
- The proposal meets the same assessment criteria as allocated sites/areas.*

### **Alternative Approach Recommended Policy Text**

#### **Built Facilities**

*Proposals for new built waste facilities should be focused on industrial estates and employment areas and will be required to meet the following criteria:-*

- a) Demonstrate the need for the facility, if there is a clear conflict with other policies of the Development Plan;*
- b) All waste processes and operations must be contained, processed and managed within buildings unless there are acceptable operational reasons why these processes cannot be contained within buildings;*
- c) Proposals must accord with all other policies of the Local Plan in relation to the protection of the environment and public amenity or demonstrate that other material considerations outweigh any policy conflict.*

*Where necessary, mitigation measures should be identified to ameliorate any negative impacts to an acceptable level.*

#### **Open Facilities**

*Proposals for new open waste facilities will be required to meet the following criteria:*

- a) *Demonstrate the need for the facility, if there is a clear conflict with other policies of the Development Plan;*
- b) *Proposals must accord with all other policies of the Local Plan in relation to the protection of the environment and public amenity or demonstrate that other material considerations outweigh any policy conflict.*

*In addition, proposals should be located at or in:*

1. *redundant farm land (in the case of green waste and/or biological waste); or*
2. *demolition and construction sites, where the inert waste materials are to be used on the construction project on that site; or*
3. *existing permitted waste management sites or co-located with other waste management development; or*
4. *the curtilages of Waste Water Treatment Works (in the case of biological waste); or*
5. *mineral and landfill sites where waste material is used in conjunction with restoration or proposed waste operations are temporary and linked to the completion of the mineral/landfill operation; or*
6. *areas of Previously Developed Land; or*
7. *employment areas that are existing or allocated in the Local Plan for general industry (B2) and storage and distribution (B8).*

*Any proposals that come forward on land use types not identified above will be assessed on their merits, based on the other policies in the Local Plan. Such locations will be considered less favourably than those set out within this Policy.*

## **Other Development Management Policies**

- 6.15 Other policies are required to be included within the Local Plan in order to meet the requirements of the NPPW in relation to waste development. Some of these will need to be waste specific, however, many are applicable to all types of development and so can be covered within general development management policies. Such considerations are identified below.

### **Recommended Policy – Key Planning and Environmental Criteria**

- 6.16 Whilst waste developments are essential for the community as whole, local communities close to them, or to their lorry routes, need to be protected from unacceptable impacts. This is also the case for environmental and heritage assets. Annex B of NPPW sets out the location criteria that should be used in testing the suitability of waste sites/areas for inclusion in a Local Plan and these considerations have been used to develop the following list.

#### **Recommended Policy Text**

*Proposals for new development will only be permitted where any adverse impacts on the following criteria is avoided or can be appropriately mitigated:*

1. *Controlled waters and flood risk management;*
2. *Landscape and visual intrusion;*

3. *Biological and geological conservation including European sites;*
4. *Historic environment and built heritage;*
5. *Flood risk;*
6. *Best and most versatile agricultural land;*
7. *Impact on infrastructure;*
8. *Traffic and access;*
9. *Amenity e.g litter, noise, dust, vibration, vermin and birds, and odours;*
10. *Air Quality;*
11. *Land instability;*
12. *Potential land use conflict;*
13. *Design, phasing and operational details;*
14. *Aviation safety.*

### **Recommended Policy – Restoration and Aftercare**

- 6.17 Paragraph 8 of NPPW requires that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards.

#### **Recommended Policy Text**

*Applications for landfill/landraise will be permitted where the applicant can demonstrate that the site can be adequately restored, within an agreed time frame, to a satisfactory and beneficial after-use that is linked to opportunities and objectives in the Local Plan.*

### **Recommended Policy – Safeguarding Waste Uses**

- 6.18 NPPW requires waste planning authorities to ensure that the impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does no prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities. The encroachment of non-compatible development near waste management facilities has the potential to result in future difficulties regarding the operating of the waste site.

#### **Recommended Policy Text**

*When determining applications for non-waste development, the Council will have regard to the potential adverse impact the proposed development might have on the future of a waste facility or waste allocation as a location for waste management.*

*Consideration should be given to the potential impact of non-waste development close enough to existing waste management facilities to have an adverse impact on the future operation of the waste*

management facility. Assessment (e.g. noise) may be required to assess any potential impacts on the future operation of the waste facility from encroachment by non-waste development.

*If a development is likely to have an unacceptable impact on the future of the site as a location for waste management it will be refused, unless it can be demonstrated by the applicant that there is no longer a need for the waste facility or waste allocation, the capacity will be met elsewhere, or that there is an overriding need for the non-waste development in that location.*

### **Recommended Policy – Cumulative Impacts**

- 6.19 Impacts from one development in any particular area may give rise to impacts that, when controlled by mitigation are acceptable and do not give rise to any unacceptable adverse impacts. However, two or more developments of a similar nature within close proximity to each other may act together to cause impacts that are not acceptable, even with mitigation incorporated into the design for each development.
- 6.20 Proposals likely to have a significant effect on internationally important wildlife sites, will need to be assessed through consideration of the possible effects of any other plans and projects, as well as the minerals and/or waste development proposed.
- 6.21 The above policy requires cumulative impacts to be considered when two or more developments are potentially capable of causing significant effects on the environment (including climate change), biodiversity interests or on the amenity of the local community. It is also relevant where a new development may affect communities or the environment cumulatively with existing developments.

#### ***Recommended Policy Text***

*Planning permission will be granted for minerals and waste developments where the cumulative impact would not result in significant adverse impacts on the environment of an area or on the amenity of a local community, either in relation to the collective effect of different impacts of an individual proposal, or in relation to the effects of a number of developments occurring either concurrently or successively.*

### **Recommended Policy – Waste Water Treatment Works**

- 6.22 It is suggested that the Plan includes a policy setting out how applications for new or expanded Waste Water Treatment facilities will be dealt with.

#### ***Recommended Policy Text***

*Proposals for the provision of new or expanded facilities for the management, treatment and disposal of wastewater and sewage sludge will be permitted, provided that:*

*it is demonstrated that there is an identified need for such a facility within the Plan Area, which cannot be met through existing waste facilities; and*

*the proposals meet the other policies of this Plan together with all other relevant policies of the Local Plan and meet environmental standards set by the Environment Agency.*

## Monitoring

6.23 The purpose of monitoring the Local Plan is to ensure that the performance of the Plan can be assessed against its Policies and therefore the achievement of the Aim and Objectives. Indicators will be required which provide a consistent basis for monitoring performance annually and should include Core Output Indicators and specific targets should be developed to monitor the policies of the Plan. Some indicators and targets could be as follows:

- Monitoring any increase/decrease in waste management capacity over a year and comparison to identified need.
- Monitoring take up of sites/areas allocated in the Local Plan for waste management uses.
- Monitoring the types of restoration and aftercare proposals permitted and comparison to Local Plan objectives.
- Monitoring of planning permissions for waste development in locations not allocated for waste use in the Local Plan.
- Monitoring the number of planning permissions for non-waste development granted that could have an adverse impact on waste uses (target 0%).