



# **Leicestershire and Leicester Waste Development Framework**

## **Pre-Submission Site Allocations Policies**



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## Glossary

Abbreviation	Definition
AQMA	Air Quality Management Area
C&D	Construction and Demolition Waste
C&I	Commercial and Industrial Waste
RHWS	Recycling and Household Waste Site
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
tpa	tonnes per annum
WDF	Leicester & Leicestershire Waste Development Framework
WLP	Waste Local Plan

## 1. Introduction

### The Waste Development Framework

- 1.1 A Waste Development Framework (WDF) is being prepared for the administrative areas of Leicestershire and Leicester City under the provisions of the Planning and Compulsory Purchase Act 2004. This Framework will replace the existing Leicestershire, Leicester and Rutland Waste Local Plan 1995 – 2006 (WLP). The WLP policies remain 'in force' by a direction from the Secretary of State until such time that they are replaced by the WDF. The new system has involved the phasing out of the Structure Plan with the introduction of Regional Spatial Strategies (RSS) to replace Regional Planning Guidance; although, in a letter dated 6 July 2010 the Government revoked the Regional Strategies and they no longer form part of the development plan.
- 1.2 The WDF sets out policies and proposals for the development and use of land for waste management within the framework area which will guide decisions about planning applications for waste facilities and provide a 'spatial plan' or 'geographic blueprint' to help shape the future of the area in respect to waste. The WDF is a portfolio of development plan documents and other local development documents.
- 1.3 The waste development plan documents consist of:
  - A **Core Strategy and Development Control Policies** document. The Core Strategy includes a spatial vision, spatial strategy, strategic objectives and core policies which set out the key principles to guide the form of waste management development in the WDF area. The development control policies set out the criteria against which planning applications for waste management development will be considered. A monitoring framework is included to examine the efficacy and effects of the core and development control policies. This document was adopted by the Councils on 8<sup>th</sup> October 2009 and now forms part of the development plan.
  - A **Site Allocations** document, which includes specific proposals and policies for the provision of land for waste management development within the WDF area, and complies with the Core Strategy and Development Control Policies document.
- 1.4 A proposals map will accompany these development plan documents to illustrate the policies and proposals within their geographic context following adoption of the site allocations document.

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- 1.5 Supplementary planning documents to expand policies or provide additional detail can also be produced, though a particular need for these has not been identified at this stage.
- 1.6 Other local development documents within the WDF include:
- A **Statement of Community Involvement (SCI)**, which sets out the standards to be achieved by the Councils in involving the community in the preparation, alteration and continuing review of all development plan documents and the determination of planning applications. Leicestershire County Council and Leicester City Council have prepared separate SCIs.
  - **Leicestershire County Council's Minerals and Waste Development Scheme**, which sets out the programme for preparing the WDF. This is also set out in Leicester City Council's Local Development Scheme.
  - An **Annual Monitoring Report**, which each authority prepares to: review actual plan progress compared with the programme set out in the Development Scheme; assess the effectiveness of policies in meeting targets; update the position in terms of shortfalls in waste facilities; consider whether policies need adjusting or replacing and if so to determine what action should be taken.
- 1.7 To ensure that development plan documents are prepared with a view to contributing towards sustainable development, they must be subject to appraisal. In addition the provisions of European Directive 2001/42/EC must be complied with; this requires formal strategic environmental assessment of certain plans and programmes. Therefore, accompanying the WDF is:
- A **Sustainability Appraisal (SA)**, which evaluates the social, environmental and economic effects of the strategies and policies of the development plan documents from the outset of the preparation process. This also incorporates a Strategic Environmental Assessment (SEA), which assesses the development plan documents for any likely significant effects on the environment that may occur.
- 1.8 In combination these documents will seek to address the need to provide protection to the environment and the quality of life enjoyed by those who live, visit and work in the area, whilst ensuring suitable provision for the management of waste, in accordance with Government policy and society's needs.

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## The Scope and Nature of the Site Allocations

- 1.9 This document identifies the County and City Council's proposed new sites for waste management and together with the Core Strategy and Development Control Policies document is one of the two Development Plan Documents which make up the Waste Development Framework. It makes site specific allocations and policies for future waste developments in Leicestershire and Leicester over the period to the end of 2021. Allocation is the process of identifying on a plan that land which has been considered suitable for waste management and, where possible, the type of waste and waste management that would be appropriate upon that land.
- 1.10 An allocated site will still have to go through the planning application process and the fact that it is allocated does not guarantee that planning permission will be granted. Planning applications on allocated sites will be assessed against the policies in this document, the Core Strategy and Development Control Policies document, other development plan policies and material planning considerations and where relevant will be subject to Environmental Impact Assessment. It also needs to be recognised that planning applications can be made for sites not allocated in this document and these will be assessed against policies in the Core Strategy and Development Control Policies document, other development plan policies and material planning considerations and where relevant will be subject to Environmental Impact Assessment. The following points need to be born in mind when reading the policies in the Site Allocations document:
- the Waste Development Framework is designed to be read as a whole;
  - sites and policies are not listed in any priority order;
  - where a policy contains a list of criteria, factors or proposals, these are not in any order of importance or priority, unless the policy specifically states they are;
  - individual policies need to be read in the context of other policies in the WDF and not interpreted in isolation;
  - new development will be assessed against all relevant policies in the WDF and will be expected to be in conformity with those relevant policies unless other material planning considerations dictate otherwise;

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- the interpretation of various phrases and terms is in many cases an important part of the policy. Phrases or terms with a particular meaning are defined in the Glossary;
  - national policy is applicable but is not repeated.



## 2. The Need for New Sites

### The Need for New Waste Management Capacity

2.1 Within Chapter 4 of the adopted Waste Core Strategy a number of tables were published indicating the estimated capacity requirements for the recycling, recovery and disposal of the three principal waste streams in Leicestershire and Leicester. These are municipal waste, commercial and industrial (C&I) waste, and construction and demolition (C&D) waste.

- Municipal waste consists of the refuse that is collected by the district and city councils from households, and waste that is taken by the public to Recycling and Household Waste Sites (local tips), and to bring and recycle schemes. It can also include waste collected by the Waste Collection Authorities from commercial or industrial premises, waste from street bins, street sweepings and from the clearance of fly-tipped materials and litter.
- Commercial and industrial (C&I) waste is derived from all kinds of business and trade premises as well as sport and recreational facilities and institutions.
- Construction and demolition (C&D) waste comprises materials from all types of building sites. It generally contains high proportions of materials such as rubble, soil, concrete and brick, which are often inert in nature (i.e. they are naturally occurring materials and do not decompose), but also includes wood, masonry, metal, asphalt, plastics and packaging. It can feature such hazardous materials as lead, asbestos, liquid paints and oils.

2.2 The shortfalls in waste management capacity are available to view in the adopted Waste Core Strategy in Tables 4.1 – 4.6 and their associated text. However, since the production of these figures in the June 2008 Waste Needs Assessment a number of planning permissions have been granted reducing the requirement for new sites. The reduction in the requirement has been recorded in the County Council's most recent Annual Monitoring Report (2009/10) but, this only updates the position up to 31st March 2010 and other sites have been granted permission since then. Therefore, an updated Waste Needs Assessment (2010) has been produced to inform the preparation of the Site Allocations document. This takes forward the capacity shortfalls identified in the Waste Core Strategy, which in turn were based upon the RSS subregional apportionments and Leicestershire's Municipal Waste Strategy. The waste data used to inform the apportionments in the RSS still remain valid and were tested through the WDF Core Strategy examination process. This update only amends the position in terms of capacity, it does not

seek to alter the basis for the shortfalls published within the adopted Waste Core Strategy.

### The assessment of new sites

2.3 The first step in seeking sites to allocate was to send out a questionnaire to land owners, waste operators and agents to ask for parcels of land to be put forward for consideration. Once a final list had been compiled of all the potential sites all sites were assessed in the sustainability appraisal which accompanies this document. A summary of the results of the appraisal can be seen in the non-technical summary of the sustainability appraisal. It must be bourn in mind that this assessment is undertaken without any consideration of mitigation but, of course, mitigation is used when concluding the assessment. Also, the results of the sustainability appraisal are only one consideration used in deciding whether or not to allocate a site. Other matters, such as conformity with development plan policies not considered as part of the sustainability appraisal and deliverability, are taken into account when seeking to allocate a site.

2.4 In terms of capacity, taking the maximum throughputs supplied the allocated sites would provide the following:

- 85,000tpa of new capacity for the transfer of municipal waste (this does not contribute to targets in the Core Strategy but is an important part of the County's municipal waste infrastructure);
- 125,000tpa of C&D recycling;
- 230,000tpa of municipal and C&I energy recovery (the capacity the Whetstone site could contribute as a site for waste treatment is not included as this site would only be required as a direct replacement for the Interlink site at Bardon);
- 200,000tpa of non-inert landfill; and
- 150,000tpa of inert landfill.

2.5 Using the above figures and the calculated shortfalls in the 2010 Waste Needs Assessment the allocated sites would provide sufficient waste management capacity to manage all the municipal and commercial & industrial waste arising in the WDF area until 2021. A shortfall in capacity to manage construction & demolition waste would remain.

### Unallocated Sites

2.6 Notwithstanding the above, there may be new sites or extensions to existing sites which come forward during the lifetime of the WDF

(unallocated sites). There may also be cases where allocated sites cannot be developed or existing sites are lost through closure which would require the need for new capacity in the WDF area to be re-assessed. This situation will be monitored annually and published in the Waste Planning Authority's Annual Monitoring Report. Consequently, in certain circumstances it may be appropriate for unallocated sites to be given planning permission. However in order for unallocated sites providing for the transfer, recycling, composting and recovery of municipal and C&I waste to gain planning permission they must be in accordance with the requirements of the policies in the Waste Development Framework and, in particular, be able to demonstrate that they meet the location requirements set out in policies WCS2, WCS3 and WCS4. In addition, they must demonstrate that they would move waste up the hierarchy and are necessary as replacements, or in addition to sites allocated to undertake a similar waste management function in the waste hierarchy. Unallocated sites for the recycling of C&D waste and for inert and non-inert landfills must be assessed against the policies in the Waste Core Strategy & Development Control Policies document.

### **Policy WSA1: Unallocated Municipal and Commercial & Industrial Sites (Transfer, Recycling, Composting and Recovery)**

Planning permission will not be granted for an unallocated site for the transfer, recycling, composting and/or recovery of municipal and/or commercial and industrial wastes unless the proposal:

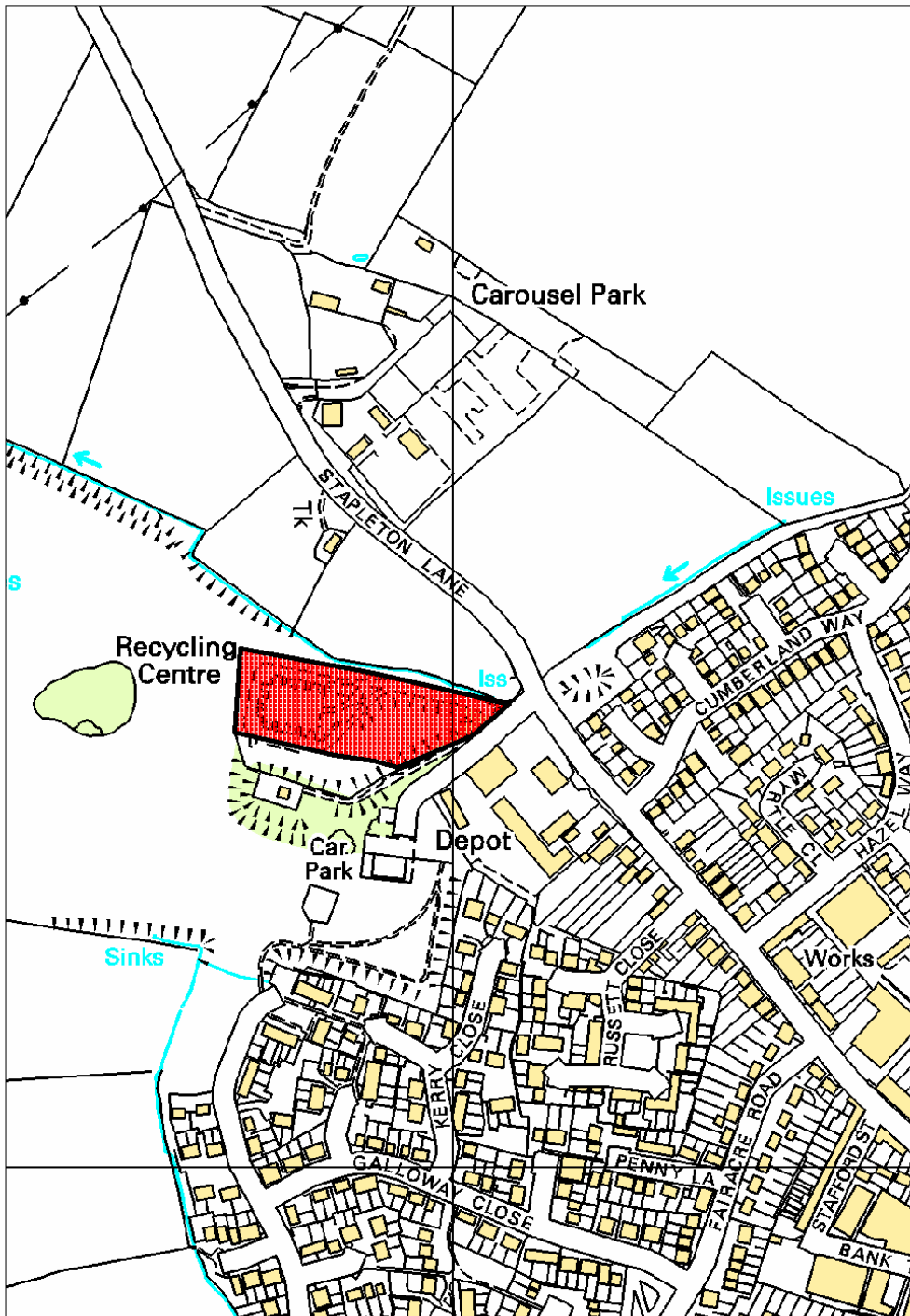
- accords with the requirements of other relevant policies contained in the Waste Development Framework and in all cases meets the location requirements set out in policies WCS2, WCS3, and WCS4;
- moves the management of waste up the waste hierarchy; and
- is necessary to replace or provide additional capacity to allocated sites.

### 3. Allocated Waste Sites

Transfer Stations and RHWSs

Figure 1

Barwell Recycling and Household Waste Site (RHWS)



## Site No. 1

### Barwell Recycling and Household Waste Site (RHWS)

#### **Location**

North western fringe of Barwell, west of Stapleton Lane.

#### **Site Area**

1.08 hectares.

#### **Existing Use**

Part existing RHWS and part greenfield land.

#### **Potential Uses and Capacity**

RHWS for 20,000tpa of municipal waste (no increase in current capacity).

#### **Planning Context**

The site is outside of the settlement boundary within the area north of Barwell, Earl Shilton and Hinckley identified for local landscape improvement and as an area for use as recreation and open space in the Hinckley & Bosworth Local Plan. It is also identified as land for the Barwell sustainable urban extension. The site is upon a former landfill and is, in part, occupied by the current RHWS. The remainder of the site consists of woodland. The nearest residential properties are about 60 metres away.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts, including contamination of the water environment.
- A contaminated land study.
- An ecological assessment of the woodland to assess its value, including a badger survey.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.

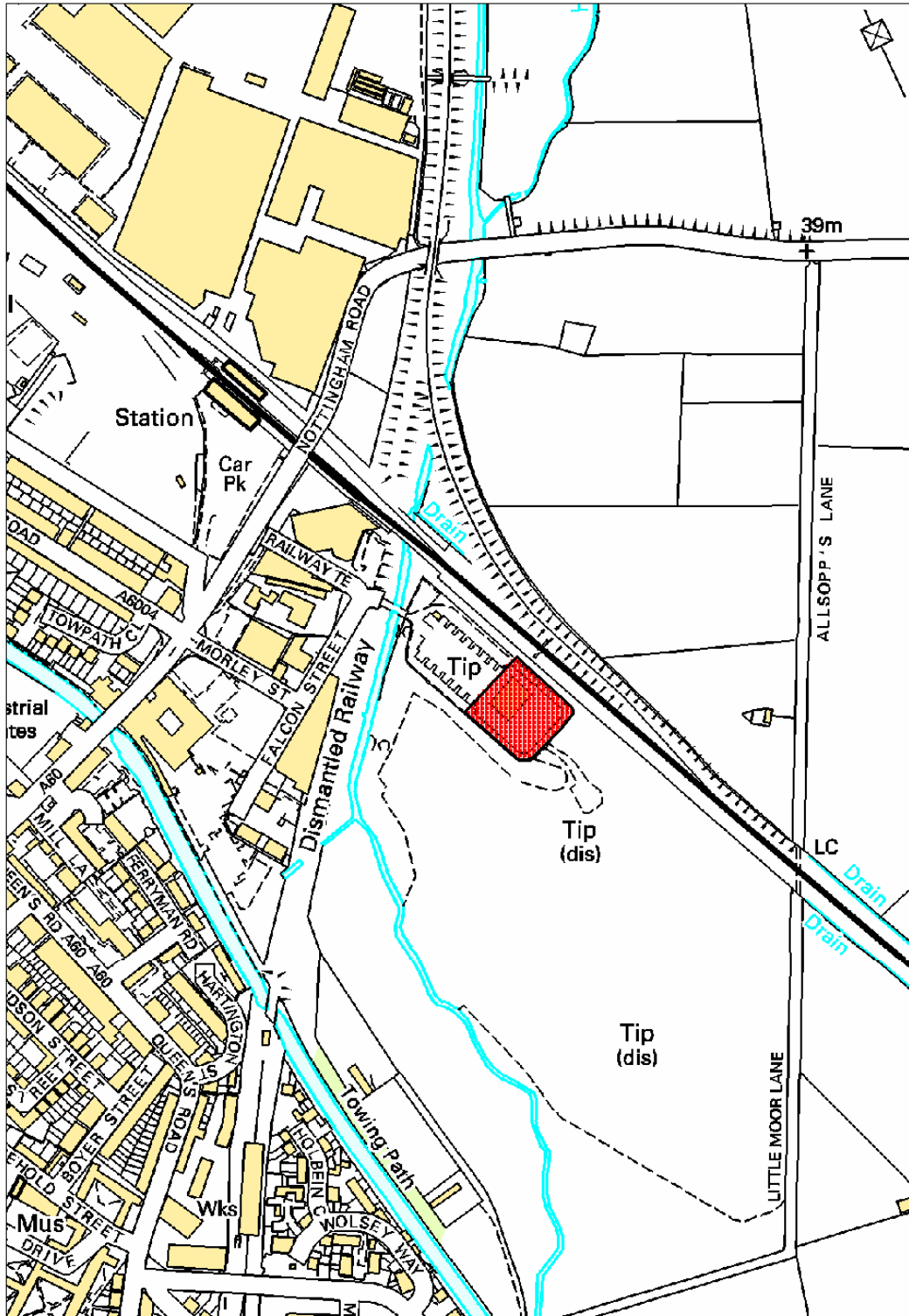
- A flood risk assessment (dependent upon the size of the final site).

### **Policy WSA2: Barwell RHWS**

Planning permission will be granted for a RHWS at the location shown on Figure 1 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development.

Figure 2

Loughborough Recycling and Household Waste Site (RHWS)



## Site No. 2

### Loughborough Recycling and Household Waste Site (RHWS)

#### **Location**

North eastern fringe of Loughborough, east of the A60 Nottingham Road.

#### **Site Area**

1.18 hectares.

#### **Existing Use**

Former Charnwood Borough Council depot and transfer station.

#### **Potential Uses and Capacity**

Transfer station for 35,000tpa of municipal waste.

#### **Planning Context**

Part of the site is identified in Charnwood Local Plan for landscaping, recreation and amenity purposes on a reclaimed waste disposal site (off Allsops Lane). An active railway line borders the site to the north east and amenity land to the south and west. As with the existing RHWS the proposed extension area is visible from this aspect. The nearest residential properties are about 300 metres away and beyond an industrial estate. Part of the existing RHWS is located within floodplain, but the allocated site is not in the floodplain.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts, including contamination of the water environment.
- A contaminated land study.
- An assessment of the effect upon the AQMA from increased vehicle movements through it and the operation of the site.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.



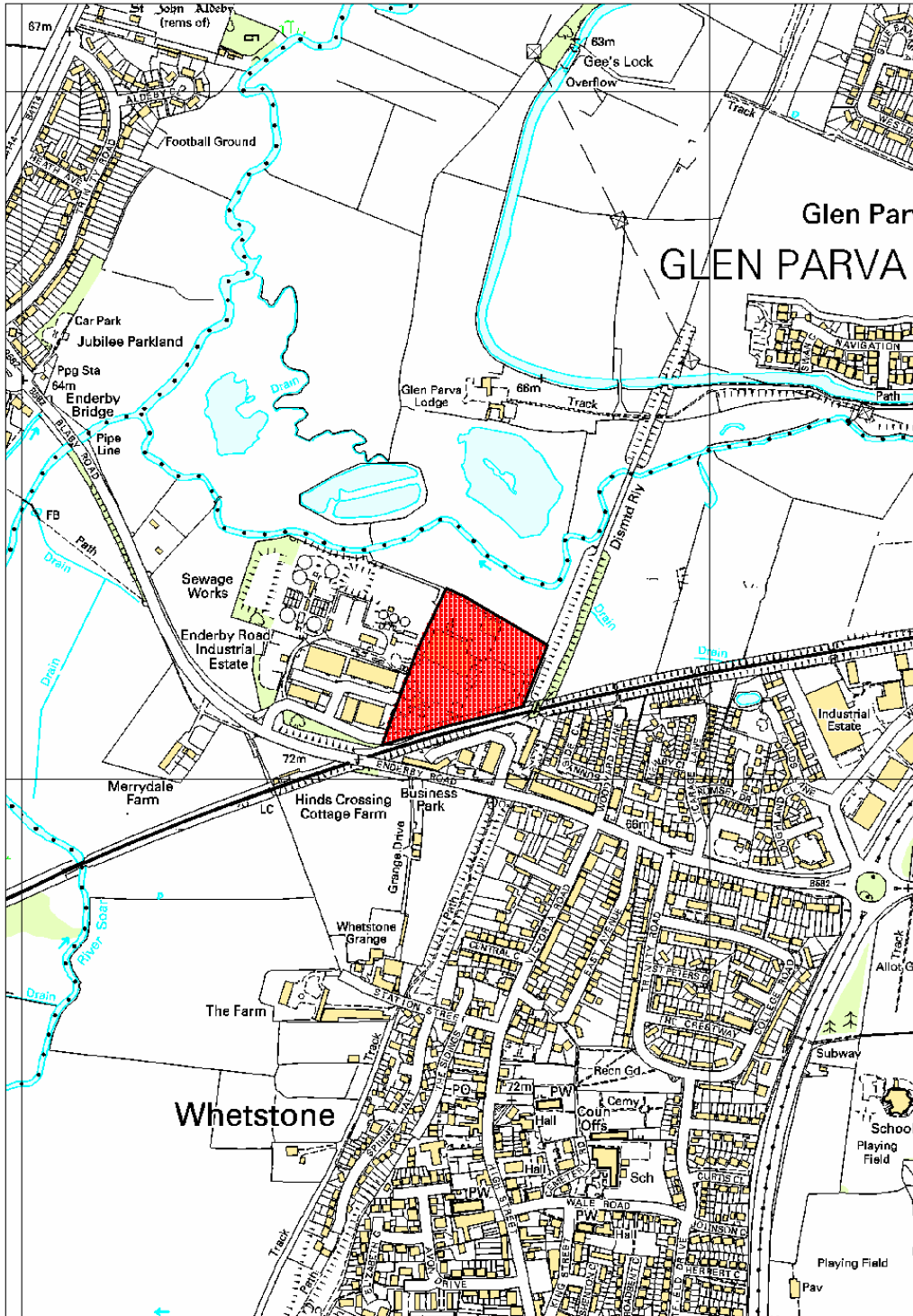
- A flood risk assessment including consideration of gaining access through areas prone to flooding.

### **Policy WSA3: Loughborough RHWS**

Planning permission will be granted for a transfer station at the location shown on Figure 2 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.

Figure 3

Whetstone Recycling and Household Waste Site (RHWS)



## Site No. 3

### Whetstone Recycling and Household Waste Site (RHWS)

#### Location

North western fringe of Whetstone, north of the B582 Enderby Road.

#### Site Area

2.76 hectares.

#### Existing Use

RHWS and transfer station for municipal waste. Previously the site of an incinerator (now demolished).

#### Potential Uses and Capacity

RHWS for 25,000tpa and transfer station for 100,000tpa of municipal waste (50,000tpa increase on existing).

#### Planning Context

Site is on the urban fringe of Whetstone identified as an area for employment use and is in part within a *cordon sanitaire* for Whetstone sewage works in Blaby Local Plan. It adjoins an area designated as Green Wedge and a flood protection area. An active railway line borders the site to the east, the sewage works and industrial land are to the west and greenfield land to the north. The nearest residential properties are about 80 metres away beyond the railway line and an industrial estate. The site lies above a minor aquifer and is 60 metres from the River Sence.

#### Site Planning Requirements

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts, including contamination of the water environment.
- A contaminated land study.

- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.
- A flood risk assessment.

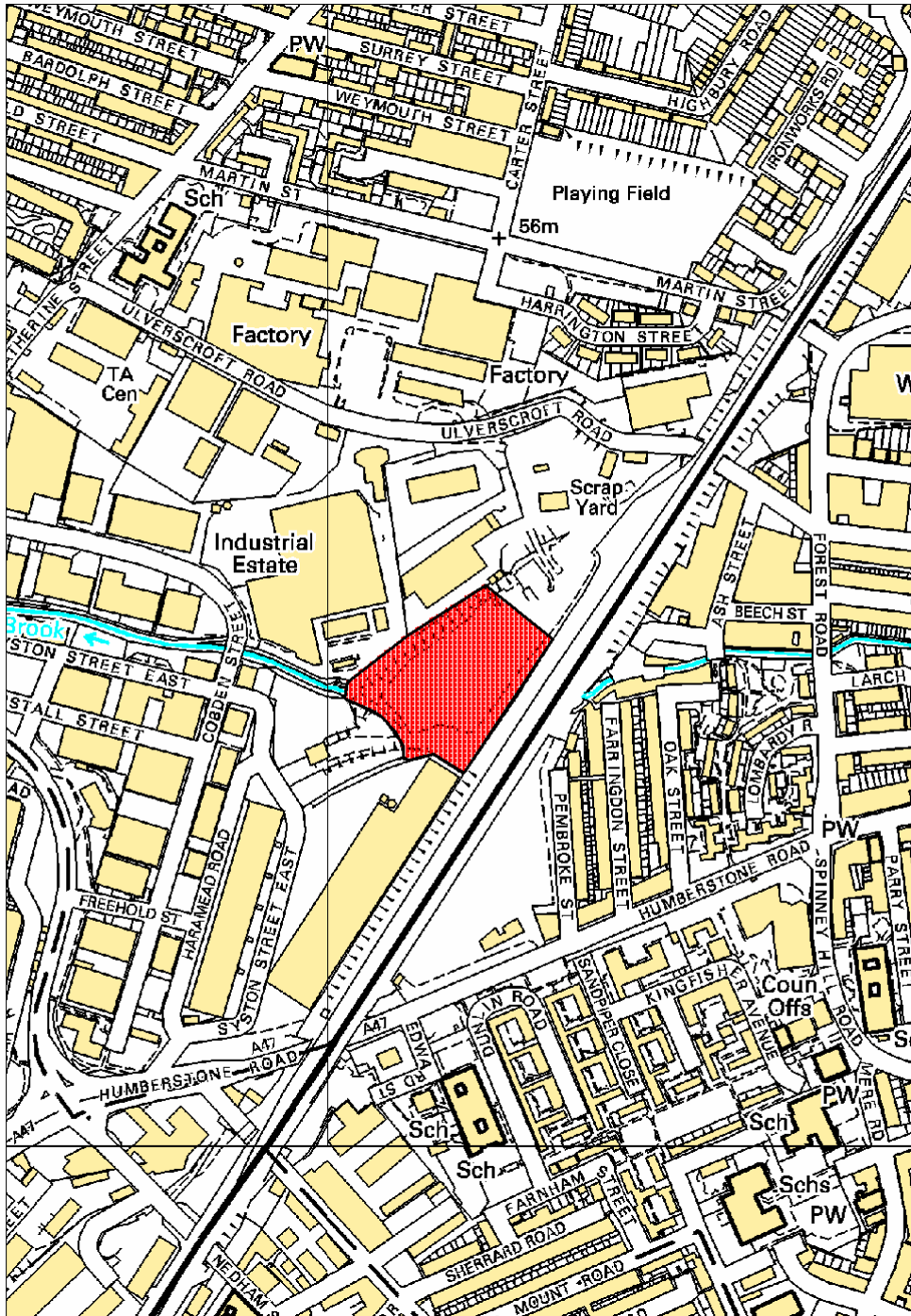
### **Policy WSA4: Whetstone RHWS**

Planning permission will be granted for a RHWS and transfer station at the location shown on Figure 3 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.

Recycling

Figure 4

[A. E. Burgess, Ulverscroft Road, Leicester](#)



### Site No. 4

#### A. E. Burgess, Ulverscroft Road, Leicester

#### **Location**

Leicester City, south of Ulverscroft Road.

#### **Site Area**

1.7 hectares.

#### **Existing Use**

Recycling site for construction and demolition waste until 31<sup>st</sup> July 2011.

#### **Potential Uses and Capacity**

Recycling facility for 125,000tpa of construction and demolition waste.

#### **Planning Context**

Site is within Leicester City identified as a key employment area with safeguarded rail freight connections in the Leicester City Local Plan. It adjoins an area designated as a biodiversity enhancement area (the railway embankment). This embankment relates to an active railway line bordering the east of the site; an existing metals and waste transfer facility lies to the north, industrial land is to the west and south. The nearest residential properties are about 80 metres away beyond the railway line.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

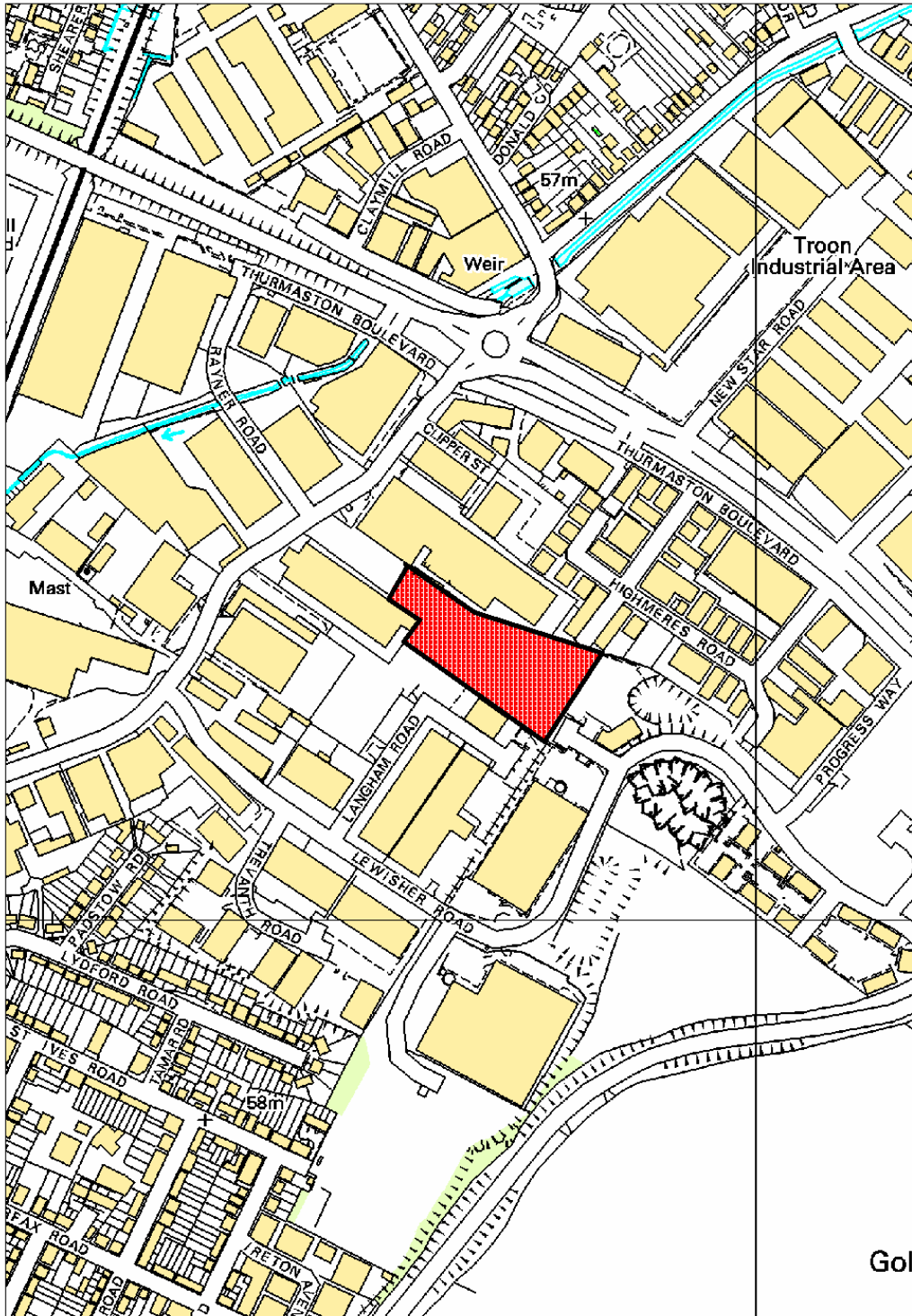
- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts, including contamination of the water environment.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.
- A flood risk assessment.

### **Policy WSA5: Ulverscroft Road, Leicester**

Planning permission will be granted for a C&D waste recycling facility at the location shown on Figure 4 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.

Figure 5

Gypsum Close, Leicester





### Site No. 5

#### Gypsum Close, Leicester

#### **Location**

Leicester City, Gypsum Close, west of Lewisher Road.

#### **Site Area**

1.33 hectares.

#### **Existing Use**

Former allotments.

#### **Potential Uses and Capacity**

Recycling and transfer facility for C&I and C&D waste.

#### **Planning Context**

The site is identified as a key employment area in the Leicester City Local Plan; an outline planning permission for offices has been approved upon the site. Site was formerly used as allotments. Site is within 40 metres of the Gypsy Lane Pit SSSI. It adjoins other employment uses. The nearest residential properties are about 330 metres away beyond the other industrial users to the south.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.
- A flood risk assessment.
- An ecological assessment of the fauna and flora present upon the site.
- An assessment of why the site is no longer required as allotments.

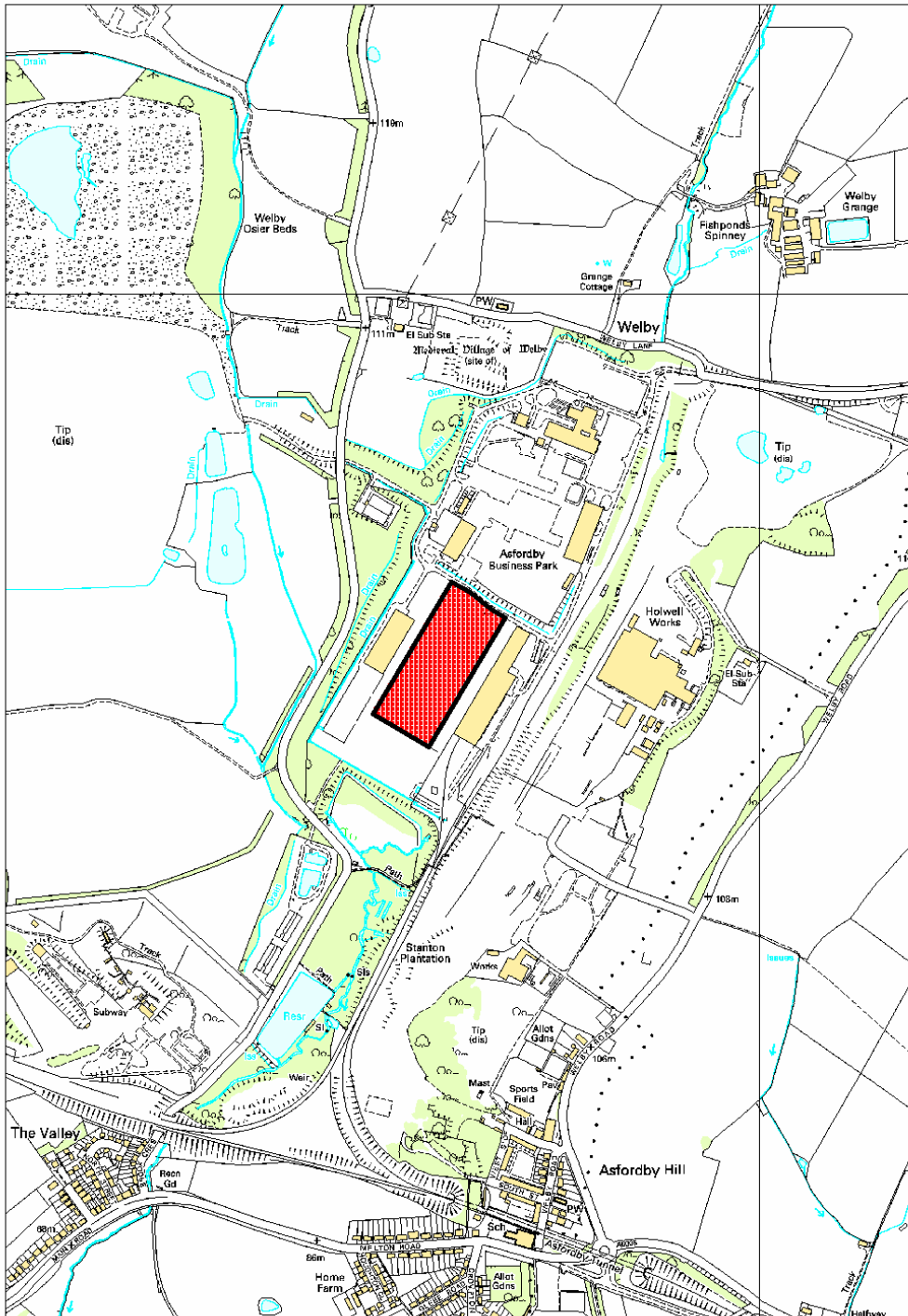
**Policy WSA6: Gypsum Close, Leicester**

Planning permission will be granted for a waste transfer and recycling facility at the location shown on Figure 5 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.

Energy Recovery

Figure 6

Asfordby Mine



### Site No. 6

#### Asfordby Mine

#### **Location**

Former Asfordby Coal Mine, north of the A6006, Melton Road.

#### **Site Area**

3.5hectares.

#### **Existing Use**

Former mine site.

#### **Potential Uses and Capacity**

Anaerobic digester to handle 50,000tpa of waste.

#### **Planning Context**

Site is vacant land within larger extent of land formerly occupied by buildings related to the former Asfordby coal mine. Since mine closure the site was granted permission in 2000 for use as a business park. However, it still remains designated as countryside in the extant Local Plan (1999). Surrounding uses are all employment. Wildlife site of county level importance is immediately north of the wider mine site. The nearest residential properties are approximately 270 metres away.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

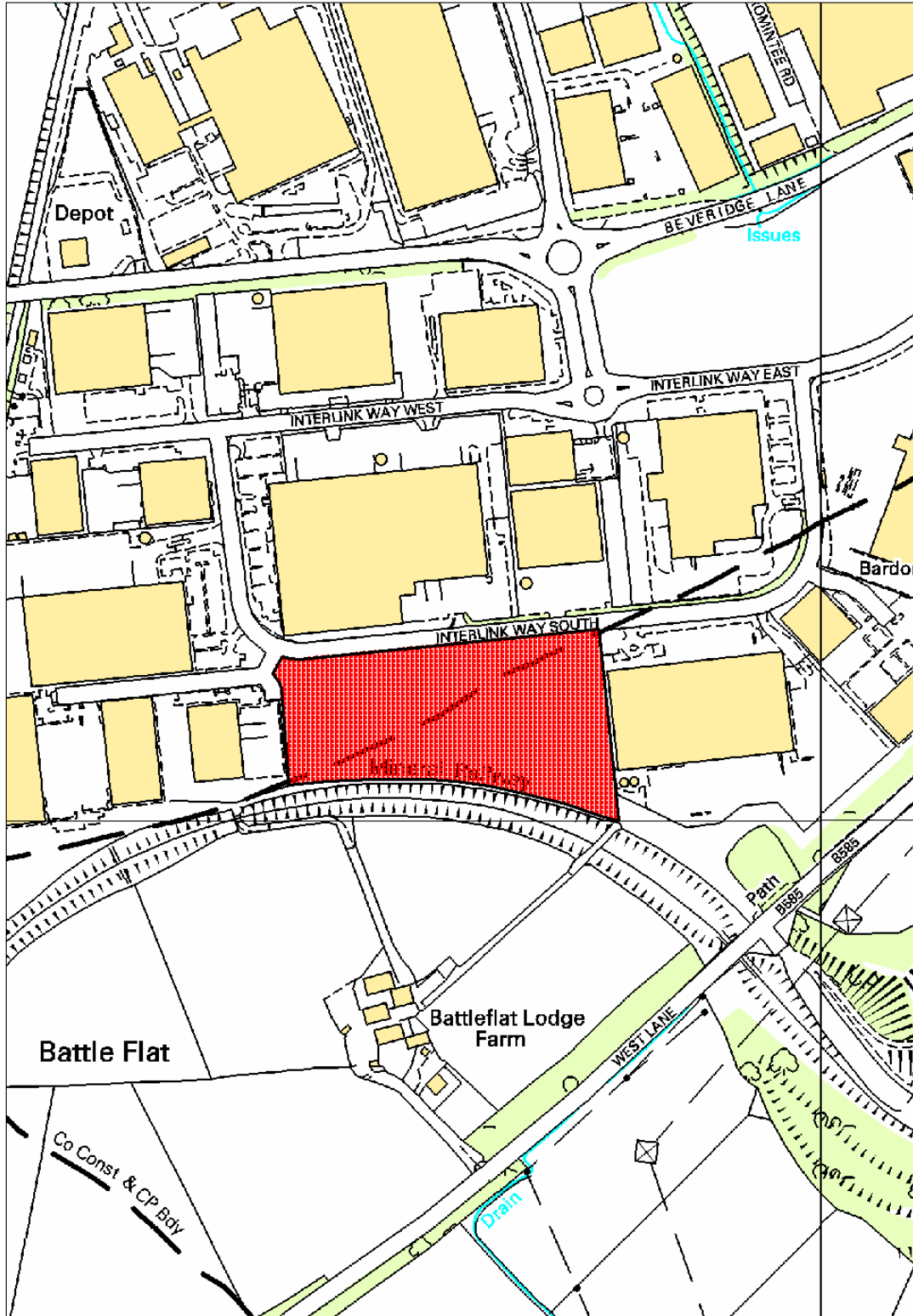
- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts.
- An assessment of the landscape and visual impact of the site.
- A flood risk assessment.
- An ecological assessment of the fauna and flora present upon the site and the impact of development upon those present on or adjacent to the site.
- An assessment of the use of the railway line for transporting waste.

### **Policy WSA7: Asfordby Mine**

Planning permission will be granted for a waste facility at the location shown on Figure 6 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.

Figure 7

Plots 5 and 6, Interlink Business Park, Bardon



## Site No. 7

### Plots 5 and 6, Interlink Business Park, Bardon

#### **Location**

South of Interlink Way South, Bardon.

#### **Site Area**

3.69 hectares.

#### **Existing Use**

Undeveloped employment land.

#### **Potential Uses and Capacity**

Waste facility to treat 180,000tpa of municipal waste.

#### **Planning Context**

Site is one of the last remaining undeveloped plots of land within a large business park south east of Coalville. Part of the site is identified in the Hinckley Local Plan as an employment area, and the remainder is shown on NW Leicestershire's Local Plan proposals map as employment land but the corresponding policy has not been 'saved'. Adjoining uses are business to the north, east and west whilst to the south is countryside designated as an area for local landscape improvement. The nearest residential property is a farm about 250 metres away beyond the mineral railway line to the south.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts including measures to reduce the attraction of the site to the Church Wilne gull roost.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures and taking into account the National Forest Design Charter.
- A flood risk assessment.

- An ecological assessment of the fauna and flora present upon the site and how development of the site can occur without significant adverse impacts upon those species present.
- An assessment of the effect upon the Bardon Road/Stephenson Road AQMA from increased vehicle movements through it and the operation of the site.
- An air safeguarding assessment.

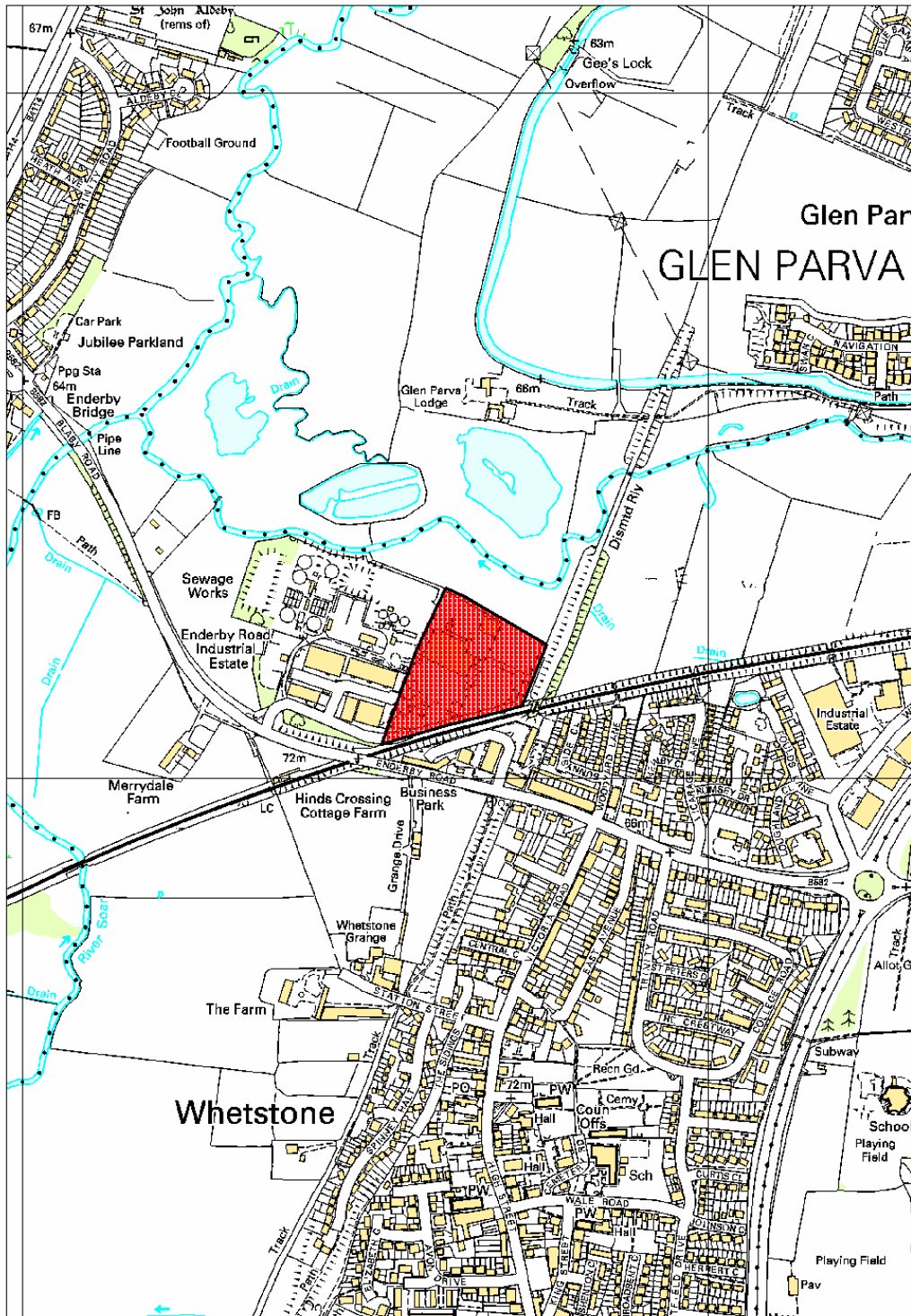
### **Policy WSA8: Interlink Business Park, Bardon**

Planning permission will be granted for a waste facility to deal primarily with municipal waste at the location shown on Figure 7 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.



Figure 8

Whetstone Recycling and Household Waste Site (RHWS)



## Site No. 8

### Whetstone Recycling and Household Waste Site (RHWS)

#### Location

North western fringe of Whetstone, north of the B582 Enderby Road.

#### Site Area

2.76 hectares.

#### Existing Use

RHWS and transfer station for municipal waste. Previously the site of an incinerator (now demolished).

#### Potential Uses and Capacity

Waste facility to treat 180,000tpa of municipal waste.

#### Planning Context

Site is on the urban fringe of Whetstone identified as an area for employment use and is in part within a *cordon sanitaire* for Whetstone sewage works in Blaby Local Plan. It adjoins an area designated as Green Wedge and a flood protection area. An active railway line borders the site to the east, the sewage works and industrial land are to the west and greenfield land to the north. The nearest residential properties are about 80 metres away beyond the railway line and an industrial estate. The site lies above a minor aquifer and is 60 metres from the River Sence.

#### Site Planning Requirements

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts, including contamination of the water environment.
- A contaminated land study.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.

- A flood risk assessment.

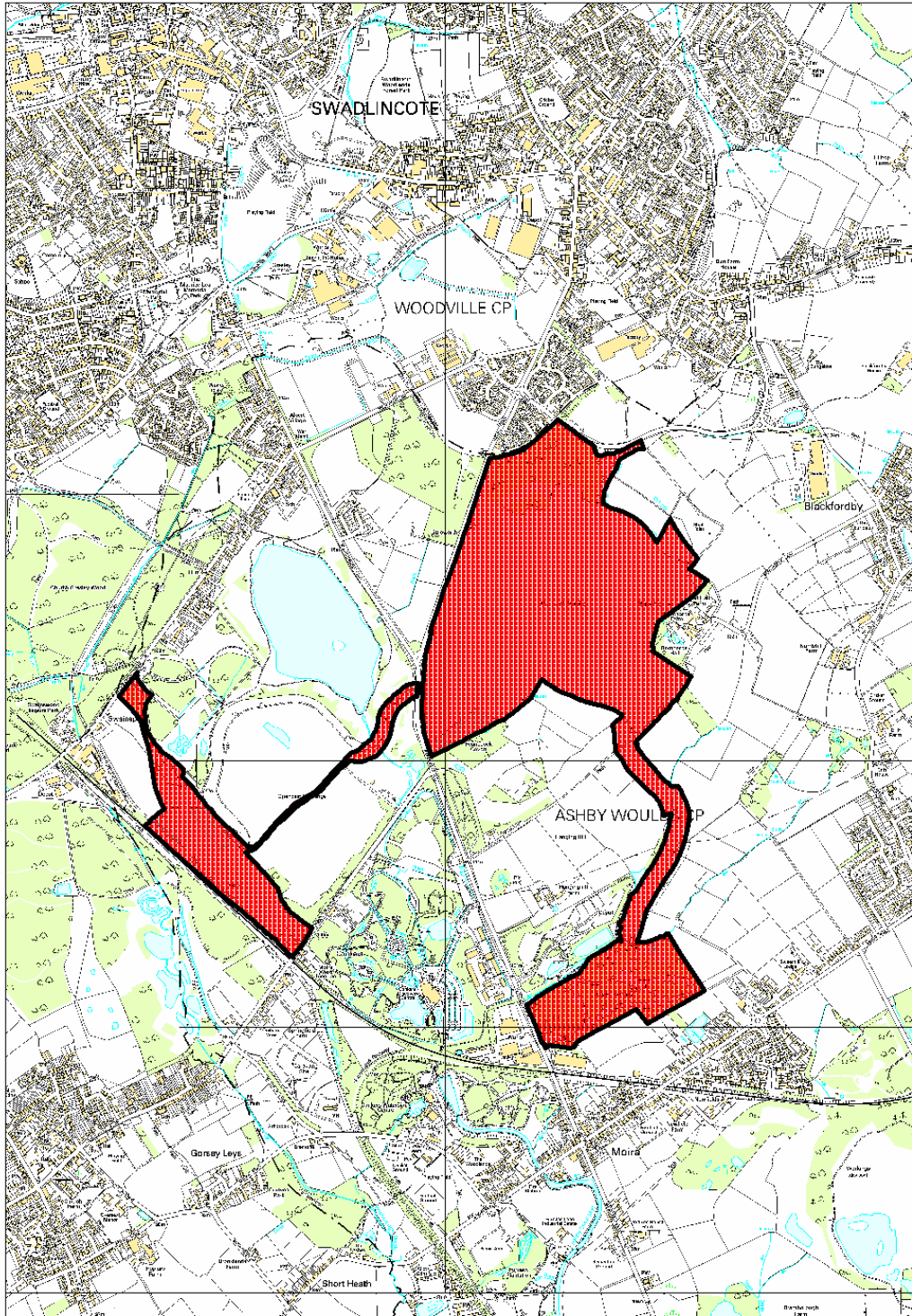
### **Policy WSA9: Whetstone RHWS**

Planning permission will be granted for a waste treatment facility to deal with primarily municipal waste at the location shown on Figure 8 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework, and there is no prospect of the Interlink Business Park, Bardon Site (Site No. 7) being developed as a municipal waste treatment facility.

Disposal

Figure 9

Albion Landfill



### Site No. 9

#### Albion Landfill

#### **Location**

Between the settlements of Albert Village, Blackfordby, Norris Hill and Woodville.

#### **Site Area**

121 hectares.

#### **Existing Use**

Landfill site for non-hazardous waste consented until 31<sup>st</sup> December 2014.

#### **Potential Uses and Capacity**

Continuation of the non-hazardous landfill until 2030 at a rate of 250,000tpa (assume 20% is inert).

#### **Planning Context**

Site is located in north-west Leicestershire close to the County boundary, west of Blackfordby. The site is an existing landfill site upon land designated as countryside in the NW Leics Local Plan. The life of the landfill is limited by the existing planning permission up to 2014. Land is designated as an area of Local Landscape Improvement in the NW Leics Local Plan and is within the boundary of the National Forest. The landfill was permitted to enable restoration of a void created by open cast clay and coal extraction. Site is within the catchment of the River Mease (the Mease is designated as a Special Area of Conservation). Adjoining land uses are countryside. The nearest residential properties are farm houses about 70 metres away.

#### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment including an assessment of the existing access arrangements.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts, including contamination of the water environment with particular emphasis on the River Mease.

- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.
- A flood risk assessment.
- An assessment of why restoration of the site cannot be attained by the end of 2014 and what alternatives have been considered to achieve a final restoration of the site, i.e. a lower level restoration.

### **Policy WSA10: Albion Landfill**

Planning permission will be granted for a non-hazardous landfill at the location shown on Figure 9 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.



### Site No. 10

#### Husbands Bosworth Quarry

##### **Location**

South of Husbands Bosworth, east of the A5199 Welford Road.

##### **Site Area**

40 hectares.

##### **Existing Use**

Landfill site for inert waste consented until 31<sup>st</sup> May 2015.

##### **Potential Uses and Capacity**

Continuation of the inert landfill until 2025 at a rate of 100,000tpa.

##### **Planning Context**

Site is located in the extremity of south Leicestershire upon greenfield land in the countryside. The landfill was permitted to enable restoration of a void created by sand and gravel extraction. Adjoining land uses are countryside/greenfield. The nearest residential property is a farm houses about 270 metres away.

##### **Site Planning Requirements**

The following issues have been identified as requiring specific assessment and would need to be satisfactorily addressed before planning permission is granted. The requirements are not exhaustive and do not preclude the Waste Planning Authority from requesting other information they consider pertinent to make a determination.

- A transportation assessment including an assessment of the existing access arrangements and the potential impact upon the Strategic Road Network.
- An assessment of how the waste management uses would be developed and operated in such a way that the local community and environment are protected from significant adverse impacts.
- An assessment of the landscape and visual impact of the site including the provision of suitable landscaping measures.
- A flood risk assessment.
- An assessment of why restoration of the site cannot be attained by the 31<sup>st</sup> May 2015 and what alternatives have been considered to achieve a final restoration of the site, i.e. a lower level restoration.



**Policy WSA11: Husbands Bosworth Quarry**

Planning permission will be granted for an inert landfill at the location shown on Figure 10 provided that the proposal accords with the requirements of other relevant policies contained in the Waste Development Framework.

## 4. Implementation and Monitoring

### Implementation

- 4.1 Leicestershire County Council and Leicester City Council will take the lead role in the implementation of the objectives and the policies of the WDF development plan documents in a variety of ways, including:
- determine planning applications in accordance with the Development Plan, government policy and guidance and other material considerations;
  - attach conditions to planning permissions;
  - seek legal agreements with developers where appropriate;
  - enforce breaches of planning control as necessary;
  - maintain a dialogue with the waste management industry and local communities through participation in local liaison committees and other means;
  - liaise and co-operate with other departments within the Councils and bodies such as the District and Borough Councils, Parish Councils, adjoining waste planning authorities, the Environment Agency, Natural England, English Heritage, Health and Safety Executive (HSE), Department for Environment Food and Rural Affairs (DEFRA), Highways Agency, and interest groups;
  - work with the waste management industry and others to identify and develop suitable initiatives and sites; and
  - issue advice or supplementary planning documents if appropriate.

### Monitoring

- 4.2 Developing a monitoring system is a key means of assessing the effectiveness of this development plan document and whether the spatial vision, and objectives of the WDF are being delivered. It will aim to determine:
- whether policies and related targets or milestones have been met or progress is being made towards meeting them or, where they are not being met or on track to being achieved, the reasons why;
  - what impact the policies are having in respect of national and local policy targets and any other targets identified in the document;
  - whether the policies, where adopted, need adjusting or replacing because they are not working as intended; and

- if policies or proposals need changing, the actions needed to achieve this.
- 4.3 The conclusions are required to be set out in an annual monitoring report, and in order to be able to do this it is necessary to compile performance targets linked to output indicators, which provide a benchmark for measuring policy implementation. These are set out in the tables below. The timescale for measurement of the indicators (i.e. the target period) is the twelve months from 1<sup>st</sup> April to 31<sup>st</sup> March to coincide with that of the annual monitoring report, unless otherwise indicated. Should, through the annual monitoring process, a target be consistently missed this would be used to assist the Councils when undertaking the 5-yearly review of the DPD. A review of the DPD would also be carried out if Government policy changed to such an extent that the document was at odds with it. Also a review would be triggered if it was found that a substantial over provision of sites had occurred and there was concern that waste greater than that being generated in the County and City was being managed.
- 4.4 The indicators within this appraisal should be considered draft because amendments to the Site Allocations document or the sustainability appraisal may be necessary following consultation and the examination.

Table 4-1: Waste site allocations policies and their monitoring indicators and targets

Waste Site Allocations	
<p><b>Policy WSA1:</b> Windfall Municipal and Commercial and Industrial Sites (Transfer, Recycling, Composting and Recovery)</p> <p><b>Policy WSA2:</b> Barwell RHWS</p> <p><b>Policy WSA3:</b> Loughborough RHWS</p> <p><b>Policy WSA4:</b> Whetstone RHWS</p> <p><b>Policy WSA5:</b> Ulverscroft Road, Leicester</p> <p><b>Policy WSA6:</b> Gypsum Close, Leicester</p> <p><b>Policy WSA7:</b> Asfordby Mine</p> <p><b>Policy WSA8:</b> Interlink Business Park, Bardon</p> <p><b>Policy WSA9:</b> Whetstone RHWS</p> <p><b>Policy WSA10:</b> Albion Landfill</p> <p><b>Policy WSA11:</b> Husbands Bosworth Quarry</p>	
Indicator	Target
Proportion of new sites granted permission which are allocated.	90% of all sites.
Number of allocated sites gaining permission.	5 by 2015 and 9 by 2020.

## 5. Appendix

Appendix 1: Table showing the relationship between the policies in this document and the Waste Local Plan.

Core Strategy Policies	Waste Local Plan Policies
Policy WSA 1	New Policy
Policy WSA 2	New Policy
Policy WSA 3	New Policy
Policy WSA 4	New Policy
Policy WSA 5	New Policy
Policy WSA 6	New Policy
Policy WSA 7	New Policy
Policy WSA 8	New Policy
Policy WSA 9	New Policy
Policy WSA 10	Replacing Policy 15
Policy WSA 11	New Policy

The remaining extant policies which remain 'saved' are to be deleted completing the replacement of the Waste Local Plan. For clarification this is Policy 1: Waste Minimisation, Policy 7: Assessment of Proposals and Policy 19: Disposal of Waste from major Construction Projects.