

Waste Brief for all Employment Land Areas of Search (taken from Appendix A of the adopted Waste Site Allocations document)

Potential Uses:

The following potential uses will only be acceptable on Employment Land Areas of Search that are located within groundwater source protection zone 1:

- Waste transfer station (dry recyclables).
- Materials recovery facility (dry recyclables).
- Inert waste recycling.

In addition to the above, the following potential uses listed below would be acceptable on Employment Land Areas of Search that are located within groundwater source protection zones 2 and 3. However, the uses listed below will require additional mitigation measures to prevent contamination to groundwater:

- Anaerobic digestion.
- Household Waste Recycling Centre.
- Waste electrical and electronic equipment recycling facility.
- End of life vehicle facility.
- Thermal treatment facility.
- Mechanical/biological treatment facility.
- Waste transfer station (non-dry recyclables).
- Materials recovery facility (non-dry recyclables).
- In-vessel composting.

The following use will not be acceptable on the Employment Land Areas of Search, due to odour generation:

- Open windrow composting.

Key Planning Issues:

Most waste uses can be housed in a building which would sit comfortably within an employment land area. Where practicable, potential waste facilities should be enclosed in a building to ensure that surrounding uses are not adversely affected by noise, dust and odour generation.

Consideration should be given to the location of sensitive receptors. Appropriate measures should

be incorporated to ensure that proposals on employment land do not adversely affect sensitive receptors. Further detailed assessment could be required. Waste management development should therefore be compatible with adjacent uses on the employment land.

Waste management proposals should also take into account the proximity of other uses that may surround any of the Employment Land Areas of Search (e.g. residential, playing fields, leisure centres etc).

Consideration should be given to appropriate screening for proposed potential waste facilities that are adjacent to public rights of way.

A normal risk based approach will be applied with all waste related planning applications on Employment Land Areas of Search that are not located in a groundwater source protection zone.

Detailed Assessments
Required to include:

Appropriate measures should be incorporated to ensure that proposals on employment land do not adversely affect adjacent wildlife sites, or European sites within 10km.

A desk based archaeological impact assessment would be required to confirm any archaeological remains on employment land that has been identified as having archaeological significance. This should also assess both past impacts upon the site and previous archaeological investigations of the area and to model the current archaeological potential of the site.

Depending upon the type and scale of facility proposed, a detailed assessment of the potential for impacts on any identified heritage assets may be required at the planning application stage.

Depending upon the type and scale of facility proposed, a detailed assessment of the potential impacts on both existing and future non-waste employment uses may be required.

Employment Land Areas of Search that are located in groundwater source protection zone 1 (SPZ1), a risk assessment would be required, which should address any contamination

concerns. The assessment should also pay particular attention to noise, dust and odour generation and the impact (and mitigation) of the development on the surrounding environment. Further operations on the site may require mitigation against groundwater pollution.

Employment Land Areas of Search that are located in groundwater source protection zones 2 and 3 (SPZ 2 & 3), a detailed design for the management of surface water and proposals to install an impermeable sealed drainage scheme would be required.

Any identified extraction points will need to be checked whether they are still active or not and have been properly decommissioned on employment land that is located on, or within 50m of a private water supply.

Employment Land Areas of Search that are located within 250m of a historic landfill, a landfill gas risk assessment may be required in order to assess the risk of landfill gas migration.

Proposals over 1ha will require an individual flood risk assessment.

All planning applications should be supported by a Transport Assessment, as set out in the Department for Communities and Local Government/Department for Transport document: 'Guidance on Transport Assessment, March 2007'.

For any new access or significant alteration to an existing access, a Stage 1 Road Safety Audit must be carried out.

Opportunities for a rail connection should be explored where an employment land area of search adjoins a railway line.