

7 SITE ALLOCATION POLICIES FOR WASTES

WASTE MANAGEMENT SITE ALLOCATION POLICIES

Introduction

- 7.1 The Core Strategy considered the capacity and types of facilities likely to be required in Cumbria during the plan period. This chapter considers issues around siting policy and lists some sites which fit the broad siting policy.

Site Allocation Policy Background

National policies

- 7.2 Planning Policy Statement 10 (PPS 10) requires that a broad range of locations including industrial sites should be considered, looking for opportunities to co-locate facilities together and with complementary activities. This reflects the concept of Green Resource Recovery Parks (see Box W 1). Opportunities for on-site management of waste where it arises are also required to be considered.
- 7.3 Priority is required to be given to the re-use of previously developed land and redundant agricultural and forestry buildings and their curtilages.
- 7.4 The type or types of facility that would be appropriate on the allocated site or area should be identified. The criteria against which sites and areas should be assessed include the extent to which they support PPS 10 policies; physical and environmental constraints on development, including existing and proposed neighbouring land uses; the cumulative effect of previous waste facilities; the capacity of the existing and potential transport infrastructure, seeking, where practicable and beneficial, other modes than road transport. The likelihood of particular sites coming forward for development also has to be considered.

Regional policies

- 7.5 The sequential core development principles that are set out in the Draft Regional Spatial Strategy are, first, the effective use of existing buildings and infrastructure within settlements including re-use or conversions; second, the use of previously developed land within settlements and then, third, the development of other well located land. (Policy DP 1)

Joint Structure Plan Policies

- 7.6 The Joint Structure Plan has policies requiring that all proposals for development should seek locations focussed on Key Service Centres, with small scale development in Local Service Centres and that it will be the exception for new development to be located in the open countryside. The order of priority is then the appropriate re-use of existing buildings worthy of retention, followed by, the reuse of previously developed land and only then the use of previously undeveloped land. (Policies ST3, 5, 6 and 7).

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- 7.7** In addition developments for major mineral working or waste management facilities are, amongst other things, required to demonstrate that alternative locations and methods giving rise to less harm have been fully considered and rejected. (Policy ST 4).

Cumbria Local Transport Plan

- 7.8** The County Council has put accessibility planning at the heart of an integrated approach to service delivery, the location of future services and transport planning. The services that have most impact on people's quality of life are identified as employment, healthcare, learning and fresh food.
- 7.9** Many of the Local Transport Plan's concerns relate to accessibility to such services by public transport, cycling and walking which have limited relevance to minerals and waste management sites. However, the basic principles also apply to the consideration of the locational and/or transport implications of mineral working and waste management facility schemes.
- 7.10** Cumbria has particular difficulties in providing services because of its sparse population. On the plus side Cumbria has less congested roads outside the main towns, is well served by the national rail network and its ports have spare capacity.
- 7.11** Service providers are encouraged and assisted to develop ways of delivering services that improve accessibility. The traditional approach has been to focus facilities and services on the 22 "Key Service Centres".

Site Numbers, Types, and Location Policies

- 7.12** Paragraph 5.10 suggests the number of sites that might be required for a range of facilities, and 5.23 -5.26 suggests the potential requirement for Household Waste Recycling Centres. These should not be regarded as precise figures of what needs to be developed. This is because some categories would overlap whilst other combinations would be mutually exclusive in terms of capacity requirements.
- 7.13** However the numbers do provide a starting point for a site search, to indicate what this policy might mean in reality.
- 7.14** Box 1 in Chapter 2 described the likely facilities and the amount of land needed. To summarise: ideally a Household Waste Recycling Centre (HWRC) requires a site of at least 0.5 ha; waste transfer stations, bulking stations material recovery facilities or mechanical and biological treatment plants. can be accommodated on sites of around 1.5 to 2 ha; while Energy from Waste plants tend to need sites of around 4.5ha (although smaller ones for local combined heat and power schemes could require less land).
- 7.15** Energy from Waste plants should also ideally be located near a development that would use the waste heat (normally steam), and electricity generated can be fed into the national Grid.

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- 7.16** The Regional Spatial Strategy does not indicate the locations where facilities should be provided. It makes sense that they should be well located in relation to where the waste comes from, and where recyclables are sent, in order to minimise transport distances or “waste miles”.
- 7.17** All sites need to have a good standard of accessibility. In practice this mainly means good access to the road network. Larger facilities should also have potential to be served by rail or sea and, perhaps, by canal although there are very limited opportunities for the latter.
- 7.18** The search for sites did not include sites for open windrow or in-vessel composting. This is because employment land sites are not considered to be appropriate for such developments because of potential odour problems. In addition, for open windrows, existing sites could probably meet the estimated needs for these facilities.
- 7.19** Current Minerals and Waste Local Plan site allocation policies are that:
- Household Waste Recycling Centres (then referred to as Civic Amenity sites) will be permitted at industrial sites and at non-inert landfills for temporary periods no longer than the life of the landfill itself. (Minerals and Waste Local Plan Policy 55)
 - Material Recovery Facilities, Transfer and Storage facilities to facilitate materials re-use and recycling will be permitted on industrial sites provided they do not have an adverse impact on surrounding landuses and do not prejudice the overall development of the area. (Minerals and Waste Local Plan Policy 52)
- 7.20** It is suggested that Policy 55 may need to be reconsidered, especially in the light of the higher investment and more permanent nature of modern Household Waste Recycling Centres,
- 7.21** At non - inert landfill sites leachate and landfill gas management are needed for decades after landfilling ceases. The facilities needed for these give such sites a degree of permanence and there is a case for considering whether they could be appropriate for other facilities. Some mineral working sites also have infrastructure that could accommodate waste management facilities.

QUESTION 17

As a general principle should permanent waste management facilities be allowed to be located at :

- A. non-inert landfill sites,**
- B. on industrial sites,**
- C. on some mineral sites**

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7.22 There is limited experience of some of the newer waste treatment technologies and their siting requirements and environmental impacts. Because of these uncertainties it is not considered appropriate to identify specific sites which could be suitable for other new and developing treatment technologies. It is suggested that proposals are considered under the Generic Development Control Policies.

Site Identification Process

7.23 Searching for sites to be used over a long period is difficult, as good sites tend to be available for short periods only. The main sources of information used were: Cumbria County Council's Employment Land Availability Schedules March 2004; South Lakeland District Council's "Employment land and premises study" December 2005 and a site search undertaken by Capita Symonds "Identification of Potential Waste Sites in Cumbria" October 2004. These sources have been supported by site visits and meetings with all the district councils and the bidders for the municipal waste management contract. Industries in the waste management sector and environmental organisations have also been requested for their views about the numbers, types and locations of additional waste management facilities.

7.24 Sites were excluded where they are intended as prestige business parks, where they were greenfield sites in open countryside, allocated for other types of use, or not now allocated for any use, and of course when they were not vacant or had insufficient space. Waste or mineral sites that had been (or were to be) restored were regarded as greenfield. A detailed flood risk assessment of sites is required to be undertaken as a complementary exercise.

7.25 In accordance with the national, regional and local policies summarised above the sites will need to be considered in the following sequence:-

- Existing industrial or waste management sites, buildings and facilities which could be re-used or used more effectively;
- Previously developed land which had previous industrial use and/or is allocated for industrial use;
- Greenfield sites which are allocated for industrial use.
- Other previously undeveloped well located land.

QUESTION 18

Do you want to make comments on the site search process and methodology for identifying sites?

POSSIBLE SITES FOR WASTE MANAGEMENT

INTRODUCTION

7.26 The Minerals and Waste Development Framework has to include a Proposals Map which identifies sites. This Map is not included at this stage.

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- 7.27** It is stressed that this total number of sites would be considered in order to keep as many options open as possible. It is not suggested that so many sites or facilities would be needed.
- 7.28** At this discussion paper stage of the plan preparation process it is proposed that the plan should seek to identify as many sites as possible for the full range of facilities in each district council area. Sites listed in this Chapter were identified through the principles and methodology described earlier, are put forward for discussion only and should not be regarded as definite proposals for sites. At this stage the main consideration has been whether the sites are large enough, they may not all prove to be appropriate for other reasons.
- 7.29** There have been difficulties in identifying sites in some areas and suggestions for additional sites for consideration will be welcomed.
- 7.30** Maps for all the sites below can be found in the Appendix.

QUESTION 19

Do you want to comment on any of the employment land sites that are identified in the next section?

Do you want to suggest any other sites for consideration for waste management facilities?

ALLERDALE**Household Waste Recycling Centres**

- 7.31** The site at Clay Flatts is too small to be effective and needs to be replaced, and also if the 90% target was to be kept after the review of the Joint Municipal Waste Management Strategy, a new site at Cockermouth would be required.

Site name	Site ref.
Site with existing planning permission at Lillyhall, Workington	AL 8.
Solway Road, Workington (opposite existing HWRC site)	AL 17.
Area near Auction Mart , Wellington Roundabout, Cockermouth.	AL 29

- 7.32** All of these are regarded as presently unused brownfield sites that are already within areas laid out for industrial development.

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Areas where sites of 1.5 to 2ha for other waste management/treatment facilities could be accommodated:

Site name	Site ref.
Oldside, Workington (2/017)	AL3
St Michaels Park, Oldside, Workington	AL5
Lillyhall Industrial Estate	AL8
Lillyhall Branthwaite Road Site	AL9
Derwent Howe Industrial Estate , Workington	AL12
Glasson Road/Hutton Place, Maryport	AL 13
East Causewayhead, Silloth	AL 19

7.33 All of the above are regarded as presently unused brownfield land and are all allocated employment land.

7.34 Areas where sites of 4.5ha could be accommodated

Oldside, Workington	AL3
Lillyhall Industrial Estate	AL8
Lillyhall Branthwaite Road Site	AL9
Derwent Howe Industrial Estate, Workington	AL12

7.35 In addition there may be other possible sites subject to regeneration proposals at the port of Workington and/or Derwent Howe.

Areas where sites of at least 10ha for Green Resource Recovery Parks could be accommodated

7.36 The only site that has been identified for discussion is the existing waste management complex (part of AL8) and landfill at, and adjacent to, Lillyhall Industrial Estate at Workington.

Landfill sites

7.37 Lillyhall landfill site has estimated remaining capacity of around 1.5 million cubic metres. A proposal for extending the non-inert landfill site for hazardous and non-hazardous wastes has been discussed with the Council. This could create an additional 1 million cubic metres capacity.

SITE ALLOCATION POLICIES FOR WASTES

Construction and demolition waste recycling

7.38 Two Preferred Areas for temporary construction and demolition waste recycling are identified at Moota Quarry and Tendley Quarry, Cockermouth in the Minerals and Waste Local Plan Policy 54.

BARROW**Household Waste Recycling Centre**

7.39 The existing site at Ormsgill, Barrow in Furness is considered to be adequate and there may be potential for extending it. No other sites are suggested.

Areas where sites of 1.5 to 2ha for other waste management/treatment facilities could be accommodated.

Phoenix Rd /Bessemer Rd , Barrow	BA1
Land next to CW Manufacturing. Nr Sowerby Woods, Barrow	BA5
Park Rd: South of Ashleys , Barrow	BA11
Park Rd: South of Kimberley Clark , Barrow	BA12
Ramsden Dock , Barrow	BA13

7.40 All of the above are regarded as presently unused brownfield land.

Areas where sites of 4.5ha could be accommodated

Land next to CW Manufacturing. Nr Sowerby Woods, Barrow	BA5
Park Rd: South of Kimberley Clark , Barrow	BA12
Ramsden Dock, Barrow	BA13

Areas where sites of at least 10ha for Green Resource Recovery Parks could be accommodated

7.41 It has been suggested that the Bennett Bank landfill site and site BA5 (although less than 10ha) above have potential for this type of development. Any potential for sites of various sizes at Barrow Docks could be examined but would be subject to the regeneration proposals.

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Non inert landfill sites

7.42 The Bennett Bank site has around 300 000 cubic metres remaining capacity. It is understood that a planning application to extend this site may be submitted, and that this might be for around 1 million cubic metres additional capacity.

Inert landfill

7.43 Mouzel Farm, near Dalton in Furness, is identified as a Preferred Area for inert landfill in the Minerals and Waste Local Plan Policy 67 and Proposals Map 14. It is suggested that this site may no longer be relevant or appropriate because there is little demand for inert landfill capacity in this area and the access to the site is not particularly good.

Construction and demolition waste recycling

7.44 Preferred Areas for temporary construction and demolition waste recycling and for inert waste landfill are identified at Roose Sandpit in the Minerals and Waste Local Plan Policies 54 and 67 and Proposals Map 12.

CARLISLE

Household Waste Recycling Centres

7.45 It is considered that an additional site is needed within Carlisle and possibly another one at Brampton if the 90% target is retained.

Parkhouse Industrial Estate: behind Asda, Carlisle	CA1
Land near Kingmoor Transfer Station, Carlisle	CA3
Brampton Industrial Estate	CA8

7.46 All of these sites are regarded as greenfield but they are all allocated as employment land.

Areas where sites of 1.5 to 2ha or of 4.5 ha for other waste management/treatment facilities could be accommodated

Kingmoor Enterprise Zone, Harker	CA2
Peter Lane Cummersdale , Carlisle	CA6
Willowholme, Stephenson Industrial Estate, Carlisle	CA11
Kingmoor Estate, Carlisle	CA12
Kingmoor Marshalling Yards, Carlisle	CA13

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7.47 The Cummersdale site is greenfield, the others are brownfield. The Enterprise Zone site would involve redevelopment. All are allocated as employment land.

Areas where sites of at least 10ha for Green Resource Recovery Parks could be accommodated

7.48 The Cummersdale, Kingmoor Estate and Kingmoor Marshalling Yards are large enough. The Hespín Wood waste management and landfill site (CA24) has also been suggested for discussion.

Non inert landfill sites

7.49 The Hespín Wood site has estimated remaining capacity of around 1.8 million cubic metres. It has been suggested that there is potential for a northerly extension that could provide an additional 1.1 million m³ capacity. Estimates of the capacity of this landfill site are complicated by proposals to upgrade the A74 to motorway standards.

Construction and demolition waste recycling

7.50 Two Preferred Areas for temporary construction and demolition waste recycling are identified at Hespín Wood and Todhills in the Minerals and Waste Local Plan Policy 54 and Proposals Map 8. A facility has already been developed at Hespín Wood. The former Todhills site has now been restored and is no longer appropriate.

COPELAND

Household Waste Recycling Centres

7.51 Two sites are needed in order to replace the ones at Frizington and Millom. Potential sites are identified in:

Whitehaven Commercial Park Moresby Parks	CO1
Millom Slag Bank	CO8
Millom Pier	CO17
Frizington Rd, Frizington	CO18
Wilson Pit, Nr Marchon, Whitehaven	CO27
East of Wilson Pit Road, Nr Marchon, Whitehaven	CO28

7.52 The Moresby Parks site is greenfield; the others are regarded as brownfield. The site at Millom slag bank does not have any development plan allocation; the others are allocated employment land. In addition opportunities exist within the regeneration scheme for the Employment Opportunity Sites at the former Marchon site at Whitehaven, Pow Beck and Leconfield Estate.

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Areas where sites of 1.5 to 2ha for other waste management/treatment facilities could be accommodated

Whitehaven Commercial Park, Moresby Parks	CO1
Sneckyeat Industrial Estate, Whitehaven	CO3
Leconfield Estate, Cleator Moor	CO9
Bridge End Road, Egremont	CO11
Land at Cleator Mills	CO13

7.53 All of these sites are Greenfield. They are employment land in the adopted Local Plan but the site at Leconfield is for mixed employment and housing in the draft revised plan.

Areas where sites of 4.5ha could be accommodated

7.54 Whitehaven Commercial Park Moresby Parks may have space for this size of facility.

Areas where sites of at least 10ha for Green Resource Recovery Parks could be accommodated

7.55 No sites have been identified that would be large enough. There may be opportunities within the Employment Opportunity Sites. There is also a possibility that facilities provided on the Sellafield/Windscale complex in connection with nuclear decommissioning could also deal with other waste streams.

Non – inert landfill sites

7.56 The Distington site has estimated remaining capacity of 65,000 cubic metres.

Construction and demolition waste recycling

7.57 No Preferred Area for temporary construction and demolition waste recycling is identified in the Minerals and Waste Local Plan.

EDEN

Household Waste Recycling Centres

7.58 A possible replacement or an extension is needed for the site at Kirkby Stephen. Sites at Appleby or Brough could also be considered for a replacement although Brough is not identified as a Key Service Centre. The Alston area is the largest geographical area not served by an HWRC at present. Smaller or temporary sites could be discussed because of the limited population that would be served.

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Appleby: Crosscroft Industrial Estate	ED10
Alston Potters Loaning	ED13
Alston: Hendersons Garage	ED15
Kirkby Stephen Land adjacent to the existing HWRC.	ED16

Areas where sites of 1.5 to 2ha for other waste management/treatment facilities could be accommodated

Newbiggin Lime Works/ part of Blencowe Quarry	ED1
Flusco Pike Industrial Estate	ED2
Hardendale Works - Shap	ED11
Gilwilly Industrial Estate Extension, Penrith	ED12
Vacant site Gilwilly Industrial Estate	ED21

7.59 Newbiggin Limeworks/Blencowe Quarry, and the vacant site in Gillwilly Industrial Estate are regarded as brownfield, the other sites are greenfield. Newbiggin Limeworks/Blencowe Quarry and Gilwilly Industrial Estate and its extension are allocated for employment uses, the area at Flusco Pike is between two industrial sites and the area near Hardendale Works has no development plan allocation.

Areas where sites of sites of 4.5ha or at least 10ha for Green Resource Recovery Parks could be accommodated

7.60 The Hardendale Works site would be large enough.

Non – inert landfill sites

7.61 The Flusco site has estimated remaining capacity of 1.7 million cubic metres.

Construction and demolition waste recycling

7.62 A Preferred Area for permanent construction and demolition waste recycling is identified at Blencowe Quarry, Newbiggin in the Minerals and Waste Local Plan Policy 54 and Proposals Map 11

SOUTH LAKELAND

Household Waste Recycling Centres

7.63 A replacement site is needed for Canal Head, Kendal, and possibly for the sites at Grange over Sands and /or Ulverston. In order to achieve the target of having a site within five miles of 90% of the population a new site at Milnthorpe would be needed.

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Possible space within the Kendal Fell transfer station site	SL1
Millness , Crooklands	SL4
Moor Lane Flookburgh	SL12
Grisleymires Lane Milnthorpe	SL19

7.64 The Kendal Fell and Millness sites are brownfield, the other sites are Greenfield. Kendal Fell has an area identified as a preferred area for inert landfill but otherwise has no development plan allocation. The other sites are allocated for employment uses.

Areas where sites of 1.5 to 2ha for other waste management/treatment facilities could be accommodated

Station Yard Milnthorpe	SL2
Low Mill Tannery Ulverston	SL11

7.65 Both of these sites are Greenfield and are allocated for employment uses. The owners of the Kendal Fell site (including SL1 above) have suggested it has potential for a covered "drive-through" Household Waste Recycling Centre integrated with a Transfer Station and Materials Recovery Facility.

Areas where sites of 4.5ha could be accommodated.

7.66 Station Yard Milnthorpe may have space for this size of facility.

Areas where sites of at least 10ha for Green Resource Recovery Parks could be accommodated

7.67 It has been suggested that one of these could be developed on the floor of the dormant Kendal Fell quarry. This site is almost entirely within the National Park.

Non inert Landfill sites

7.68 There are no non- inert landfill sites in South Lakeland. The previous proposal in MWLP Policy 65 to support the extension of landfilling at Kendal Fell Quarry is no longer relevant as landfilling has been discontinued. This quarry also raises issues about its partial location within the National Park.

Inert waste landfill

7.69 A Preferred Area for inert waste landfill is identified at Kendal Fell Quarry, Kendal in the Minerals and Waste Local Plan Policy 66 and Proposals Map 13. The site has subsequently been developed as a transfer station but the company which owns the site has indicated that it wishes the inert landfill policy to be incorporated in the new plan, and that there is potential for further landfilling within the quarried area.

RADIOACTIVE WASTE POLICIES

7.70 The reasons why it is not possible to consider proposing policies for High and Intermediate Level Wastes have been explained in paragraphs 2.49 to 2.58.

Low Level Wastes

7.71 The following policies develop from the Core Strategy Policy in Chapter 5 paragraph 5.34 to 5.37 and are put forward for consideration.

QUESTION 20

Additional facilities for storing or disposing of Low Level Radioactive Wastes that arise within Cumbria shall only be provided at the site near Drigg if:-

a) full account can satisfactorily be taken of the site's long term suitability in relation to climate change and coastal erosion;

b) detailed investigations show that the site has sufficient radiological capacity;

c) the facilities cannot be provided within the Sellafield/Windscale complex;

d) the proposals satisfy the environmental criteria of Generic Development Control Policies;

e) the proposals include an appropriate off-set package of benefits to compensate for hosting such a facility

f) With the exception of no more than one lorry load per week, all wastes for storage/disposal at additional facilities within the site shall be brought in by rail

Do you have any comments to make on the above suggested policy?