

12 WASTE

12.1 Introduction

12.1.1 This chapter of the Plan sets out the Council's strategic approach to the management of wastes within Herefordshire up to 2011, including waste planning policies for the minimisation, re-use, recovery and disposal of waste both in the private and public sectors.

12.1.2 European Union legislation has a strong influence on environmental control matters and waste management in the UK. Legislation passed by the European Parliament, such as the Framework Directive on Waste and the Landfill Directive have introduced new targets that member states are required to meet. The Landfill Directive (1999/31/EC) requires a staged reduction in the amount of biodegradable waste disposed to landfill, so that by 2010 the quantity of waste landfilled is reduced to 75% of the amount produced in 1995; by 2013 to reduce the proportion to 50% and by 2020 to reduce it to 35%. Landfill sites must be classified in terms of the type of waste they can accept as either hazardous, non-hazardous or inert and all waste materials shall be treated to reduce their quantity or hazardousness before disposal. In addition to the national waste strategy 'Waste Strategy 2000', Government has responded to these directives through the Landfill (England and Wales) Regulation 2002, which sets out provisions for meeting EU targets for the landfill of waste.

12.1.3 The Waste Strategy 2000 relies on a number of key principles:

- the best practicable environmental option (BPEO), supported by
- the waste hierarchy
- the proximity principle, and
- self-sufficiency/regional self-sufficiency.

12.1.4 The Government's planning policies for waste are contained within PPS10. The overall objective of Government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource wherever possible. 'Changes to Waste Management Decision Making Principles in Waste Strategy 2000' was published by DEFRA in July 2005. This requires the management of waste in ways that protect human health and the environment.

Adequacy of statistical information

12.1.5 There are serious difficulties nationally and regionally in identifying the nature, volume and sources of waste arisings and the methods and location of their treatment and/or disposal. It is generally accepted that existing waste statistics are flawed and that the existence and operation of the landfill tax has confused issues further. These problems are compounded in Herefordshire and Worcestershire. In the absence of more recent statistics, the proposals in the Plan are based on the Environment Agency Strategic Waste Management Assessment for the West Midlands and the BPEO report, prepared on behalf of Herefordshire Council and Worcestershire County Council by Environmental Resources Management (ERM), following a study carried out (by ERM) between November 2002 and June 2003.

12.1.6 In 1998/99 over 146,000 tonnes of the County's waste (92% of MSW and 46% of C&I) was landfilled at licensed waste disposal sites. Almost all of these were out of the County. In addition, some 94,000 tonnes are known to have been recovered or recycled. The Environment Agency estimates that of 6,000 tonnes whose fate is unrecorded, 90.0% was probably landfilled. It may be assumed therefore that an additional 5,400 tonnes were landfilled, raising the total industrial and commercial waste landfilled to 86,400 tonnes (48%). On this basis, all the County's waste landfilled was equivalent to 151,400 tonnes (85%). An important local consideration is that the Environment Agency estimates that a maximum of only 12,000 tonnes of industrial and commercial waste was landfilled in Herefordshire itself, the remainder being disposed of outside the County. All of the municipal solid waste

generated within the County and disposed of by landfill is currently taken to the Hill and Moor site in Worcestershire.

Municipal Solid Waste (MSW)

- 12.1.7 The amount of MSW produced has been rising year on year. Although the rate of growth varies, on average it amounts to approximately an increase of 2.5% every year over the last 3 years. The increase in MSW production is the outcome of two related factors; growth in the number of households and growth in the waste produced per household as a result of the increased consumption and disposal of products and services. Herefordshire produce 89,000 tonnes of MSW in 2002/03. If the current waste growth rate were to continue this quantity would increase to about 150,000 tonnes in 2015/2016 and would have doubled by about 2030, requiring perhaps twice as many facilities and a proportional increase in cost.
- 12.1.8 The BPEO assessment and this Plan take as the most likely forecast of future production per household, a growth rate that decreases over time from the +2.5% at 2005 and then reducing further to +1.5% from 2006 onwards. This assumption reflects the likely impact of a number of known measures of waste reduction including waste awareness campaigns, producer responsibility initiatives for, inter alia, packaging and waste electrical equipment and the longer-term effect of the integrated product policy concept. There may be further legislative circumstances, which would alter trends significantly. Consequently, monitoring of growth in waste production and, if necessary, updating the waste forecast is essential and will form part of the monitoring process. This forecast indicates that by 2015/16 the amount of MSW would increase to about 117,400 tonnes per annum in line with the chosen option for the BPEO.

Commercial & Industrial Waste (C&I) and Construction & Demolition Waste (C&D)

- 12.1.9 For the BPEO assessment and this Plan, the modelling of the different possible growth rates for both commercial and industrial waste (C&I) and of construction and demolition waste (C&D) has been based on an average economic growth rate of 3.81%. It is assumed, however, that waste growth is to be gradually decoupled from economic growth, due to legislative pressure and increased efficiencies in waste management and partly in response to the landfill tax. To model this, an initial decoupling rate of 0.4% decrease for 2005/6 is assumed, after which continuous annual 0.2% decrease is expected. Waste growth will be continuous until 2004/5, after which the rate is presumed to gradually decrease. This gives rise to the following estimated quantities for 2001/2 C&I – 234,500 tonnes increasing to 316,500 tonnes in 2010/11 and for C&D – 224,500 tonnes in 2001/2 rising to 302,000 tonnes in 2010/11.
- 12.1.10 The figures above are derived from the BPEO assessment report dated June 2003.

12.2 Aims and objectives

- 12.2.1 The Herefordshire Council has adopted a vision statement for waste policy which underpins the Plan's approach. The policies in this chapter aim to:
- treat waste as a resource
 - minimise waste generation
 - maximise the potential for re-use, recycling and recovery of waste
 - reduce the loss of amenities within the County caused by waste production, handling and disposal.
- 12.2.2 The policies have the following more specific objectives:
- to reduce the amount of waste produced in the County
 - to make the best use of waste produced, to increase re-use and recovery

- to achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of the waste hierarchy, the proximity principle and regional self-sufficiency
- to provide for new waste management enterprises to be established
- to ensure that waste management is considered in all development proposals
- to protect the environment from the adverse impact of waste development and where possible improve environmental quality
- to make the most efficient use of land by re-using brownfield, industrial land and existing waste management sites in preference to greenfield sites
- to minimise the environmental impacts of transporting waste
- to provide clear guidance on the locational criteria that must be met to enable planning permission to be granted and to set out policies on planning conditions, obligations, monitoring and enforcement.

12.3 Strategy and general policy

12.3.1 The protection of human health and the environment should be primary considerations when assessing proposals for waste management facilities or development in the vicinity of existing facilities. Such decisions will be based on the four principles of the Best Practicable Environmental Option, the waste hierarchy, the proximity principle and regional self-sufficiency, as set out below. In addition, waste management decisions will seek to encourage waste minimisation, integrated waste management, a reduction in the amount of waste being landfilled, and the use of sustainable technologies. Following the approval of the partial review of the Regional Spatial Strategy, which will accommodate a Regional Waste Strategy, there will be a need to consider bringing forward a local development document addressing the need for specific sites for waste recycling, treatment and disposal.

12.3.2 As a waste planning, collection and disposal authority, the Council has to prepare Waste Management Plans, Recycling Plans (now to be replaced by the Municipal Waste Management Strategy) and Land Use (Development) Plans. The Council's ability to meet Government targets for the recycling and recovery of value from Municipal Waste will be considered as part of the Municipal Waste Strategy, but it is not thought likely to have land use implications during the Plan period. In addition, this increased emphasis on recycling, composting, recovery of value from waste and protecting the environment is addressed through a 25 year Waste Management Contract, signed in 1998, in partnership with Worcestershire County Council and was the first of its kind to use the Private Finance Initiative.

Best Practicable Environmental Option (BPEO)

12.3.3 Because of the Municipal Solid Waste contractual arrangements entered into jointly by the counties of Herefordshire and Worcestershire, an assessment of the BPEO has also been undertaken jointly. The assessment was carried out by consultants engaged on behalf of both Councils and covers the three major controlled waste streams (municipal solid waste, commercial and industrial waste and construction and demolition waste). A final report was produced in June 2003. The report forms part of the waste background papers to the UDP and the results of the BPEO assessment form a basis for the Plan's waste policies.

12.3.4 The work on preparing the BPEO took into account local environmental, social and economic preferences and a range of environmental implications based on life cycle assessment. The study involved the examination of some 14 options for the three waste streams involved and included a significant level of public and stakeholder consultation. The assessment enables the BPEO for the waste streams to be determined and the results are included within policy S10. The BPEO is supported by the additional principles and approaches to waste management of the waste hierarchy, the proximity principle and regional self-sufficiency.

12.3.5 In addition to the need to satisfy the BPEO for the treatment of waste, proposals for waste facilities will be considered in terms of:

- the part the proposals will play in an integrated waste management process within the Plan area or region
- the contribution the proposals could make toward local or regional goods and services, such as recovering materials or energy production
- the contribution the proposals could make towards common goals and objectives, including the UDP and regional or national waste strategies. For example, the requirement to pre-treat wastes before they are landfilled, or benefits of generating materials for use in land restoration or improvement
- the production of secondary aggregates or the treatment of contaminated land to enable it to be redeveloped
- making use of, whenever possible, sustainable technologies.

12.3.6 Finally, in taking waste management and related decisions a number of other material considerations will also be addressed:

- the 'precautionary principle' and 'making the polluter pay'
- new research into the possible effects of waste management facilities and technologies on human health and the environment
- the complementary role of the Environment Agency and the waste management licensing and pollution control regimes it operates
- potential effects on amenity, nuisance implications and the possible restrictions and constraints that could be imposed on existing facilities and constraints that could be imposed on existing facilities and adjoining land
- effects on other matters of acknowledged importance, particularly with regard to protection of amenity and the natural environment.

12.3.7 The scale and complexity of the issues means that where proposals are deemed to require an Environmental Impact Assessment, the applicant will be required to demonstrate how their schemes relate to BPEO, the waste hierarchy, the proximity principle and regional local self sufficiency.

Part I policy

S10 Waste

The sustainable and efficient management of waste will be sought by:

- 1. basing waste management decisions on the Best Practicable Environmental Option (BPEO) Assessment results, the principles of the waste hierarchy (including reduction and minimisation, re-use, recovery, recycling and landfill), the proximity principle, and regional local self-sufficiency. The BPEO for the three controlled waste streams is as follows:**

Municipal Solid Waste: based on a minimum 33% recycling/composting and a maximum of 22% landfilling with any balance required being managed through a form of thermal treatment;

Commercial and Industrial Waste: based on reducing landfill to 23%, increasing recycling to 73% and 4% dealt with by existing thermal treatment;

Construction and Demolition Wastes: based on reducing landfill to 24% and recycling increased to 76%.

An element of flexibility will be retained when considering applications for waste management facilities. Processes or technologies put forward as an alternative to

those which comprise the BPEO for a particular waste stream will have to clearly demonstrate how the impact of that process or technology will be equal to or not significantly greater than those which have been modelled for the agreed BPEO;

2. ensuring that the impact of proposals for the collection, storage, handling, treatment, disposal and transportation of waste can be mitigated to an acceptable extent, with particular attention paid to the impact on human health and the environment;
3. ensuring that sites can be reclaimed to a state that meets the required standard for their proposed after use;
4. making use of sustainable technologies wherever possible; and
5. ensuring that all development proposals give due consideration to the waste they will generate, in accordance with the above principles.

Guiding principles P5 and P9

12.4 Waste management policies

New waste management facilities

- 12.4.1 National planning policy is contained within PPS10 'Planning for Sustainable Waste Management'. A companion guide published with PPS10 supports its implementation and provides advice to assist planning authorities in the preparation of local development documents and in the consideration of planning applications.
- 12.4.2 Applicants should ensure that early discussions take place with the Council regarding the potential need for, scope and requirements of an environmental impact assessment (EIA). Where a formal EIA is not found to be required, applicants will nevertheless have to consider whether there would be any potential direct, indirect, cumulative, short, medium or long-term impacts arising from the proposed development.
- 12.4.3 The following policy sets out the criteria against which planning applications for the development of waste management facilities will be assessed. In applying the criteria, many considerations will need to be taken into account. The following will be regarded as primary constraints to such development:
- Areas of Outstanding Natural Beauty
 - sites and species of international and national importance to nature conservation
 - Scheduled Ancient Monuments and other sites of national or regional archaeological importance
 - Groundwater Source Protection Zones 1 and 2.
- 12.4.4 Planning applications for waste management facilities affected by any one of the aforementioned constraints will not be permitted whilst there is still other lesser-constrained land available for such development unless the specialised nature of the facility constitutes a material consideration sufficient to override the constraint.
- 12.4.5 The following will be regarded as secondary constraints:
- sites and species of local importance to nature conservation
 - Groundwater Source Protection Zone 3 and Zones of Special Interest
 - land within or abutting a conservation area
 - archaeological sites of lesser regional or local importance

- where the site does not have direct access to an 'A' or 'B' class road
- any adverse visual impact of the development upon the landscape quality of the area
- best and most versatile agricultural land
- ancient semi-natural woodland.

12.4.6 Other than in the exceptional circumstances set out in policy W1, planning applications for waste management facilities incurring two or more of these secondary constraints will not be permitted unless any adverse environmental, economic or social impacts can be satisfactorily mitigated.

12.4.7 In practice many waste management facilities are B2 uses and may be located accordingly subject to all of the considerations that would apply to such uses. In addition to industrial sites, other locations may also be suitable for waste management facilities, such as: degraded, contaminated or derelict land, working and worked out quarries, landfill sites, existing or redundant sites or buildings, sites previously occupied by other types of waste management facilities, or sites located close to railways or major road junctions. Such applications will be considered against all other relevant policies of the Plan.

W1 New waste management facilities

Planning applications for new waste management facilities which do not fall into Class B1 and B2 will only be permitted where the site is not affected by one or more primary constraints or two or more secondary constraints except where:

- a. in the case of sites affected only by two or more secondary constraints, such constraints can be satisfactorily mitigated; or**
- b. where the specialised nature of the facility constitutes a material consideration sufficient to override the constraints or there is no other lesser constrained land elsewhere in the County.**

Primary Constraints

- 1. Areas of Outstanding Natural Beauty;**
- 2. sites and species of international and national importance to nature conservation;**
- 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance;**
- 4. Groundwater Source Protection Zones 1 and 2.**

Secondary Constraints

- 1. sites and species of local importance to nature conservation;**
- 2. Groundwater Source Protection Zone 3 or Zones of Special Interest;**
- 3. land within or abutting a conservation area;**
- 4. archaeological sites of lesser Regional or Local Importance;**
- 5. where the site does not have direct access to an 'A' or 'B' class road;**
- 6. any adverse visual impact the development would have upon the landscape character of the area;**
- 7. best and most versatile agricultural land;**

8. ancient semi-natural woodland.

Where a proposal satisfies the above constraints, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:

- **people and local communities;**
- **natural and cultural assets;**
- **the highway network and other public rights of way;**
- **public open space; and**
- **air, soil and water resources.**

Unless such impacts can be satisfactorily mitigated, planning permission will be refused.

Landfill or landraising

- 12.4.8 Waste disposal to landfill is, at present, the most common method of waste disposal in the UK. European and national policy is seeking to change this by reducing the amount of waste finally disposed of to landfill by minimisation, re-use, recycling and other options for recovery of value from waste with landfill the least desirable. National policy is to seek to ensure that waste is managed as close as is practicable to the point at which it is generated, in accordance with the proximity principle.
- 12.4.9 Landfill or landraising can sometimes be a valuable tool for the restoration of degraded, contaminated or derelict land and former mineral workings. Therefore there may be certain circumstances where such methods of waste disposal represent the BPEO. Where there is built development within 250 metres of a proposed landfill site, rigorous examination of the site circumstances and proposals will be required in order to ensure that there will be no adverse impacts, for instance through odour, noise, or visual and environmental impacts. This stance is in line policy DR4.
- 12.4.10 In all circumstances landfill or landraising sites will not be allowed within 250 metres of any residential property, area of public use, particular sensitivity or interest, unless it can be demonstrated that there would be no direct source, pathway or receptor link to the property or area or use.
- 12.4.11 Those wishing to develop new waste disposal sites will be required to demonstrate that there is a proven need for such a site. Applicants must demonstrate that the need cannot be met by other waste management facilities, or demonstrate that other material considerations override the lack of need. Such considerations could arise for example through the opportunity to reclaim degraded contaminated or derelict land and former mineral workings.

W2 Landfill or landraising

Proposals for new landfill or landraising facilities will only be permitted where:

- 1. the proposals represent the BPEO;**
- 2. alternative waste management facilities located closer to the waste arisings, within or outside the Plan area do not exist; and**
- 3. the proposal does not conflict with the criteria as laid down in policy W1, or the proposals would achieve significant material planning benefits that outweigh material objections.**

Waste transportation and handling

12.4.12 This policy applies to those land uses where waste or potentially polluting materials are likely to be produced in quantities which are likely to create a potential transport hazard in moving the materials to a treatment facility.

W3 Waste transportation and handling

Development that is likely to give rise to the transportation and handling of waste materials will only be permitted where appropriate measures to protect the public and the environment can be implemented and enforced.

Temporary permissions

12.4.13 Where an application is made for a permanent permission for a waste treatment facility which may be potentially detrimental to existing uses nearby, but there are doubts over its character or effects, Government has advised that it might be appropriate to grant a temporary permission in order to give the development a trial run, provided that such a permission would be reasonable having regard to the capital expenditure necessary to carry out the development.

12.4.14 A one or two year trial period should be sufficient to enable the nature and acceptability of the development and standard operation to be assessed. This is in accordance with the proximity principle. Applicants will be expected to demonstrate why a longer period might be necessary in particular circumstances. Where, after such a time limited trial period, full planning permission without any temporary limitations is granted, it is likely that further mitigating measures would be required to reduce the long term effects of any such proposals.

12.4.15 Important considerations will be:

- If there is a clearly established need for facilities of the kind proposed; where need is defined as a requirement for facilities to deal with waste produced within the County or where the location of the facility can be justified in terms of the BPEO, and
- The need outweighs any adverse impacts the development might have on the criteria identified in policy W1.

W4 Temporary permissions

Where doubts exist about the character or potential effects of waste treatment proposals, temporary planning permission may be granted subject to the location, nature and scale of the proposed development and provided that the proposal does not conflict with the criteria as laid down in policy W1, or that the proposal would achieve significant material planning benefits that outweigh material objections.

Waste management licensing

12.4.16 There are some forms of development that are, in most part, exempt from Environment Agency Waste Management Licensing for example, scrapyards, or the disposal of 'inert' waste. Where the Environment Agency or its successors are unable to impose sufficient controls to ensure that a development would not affect matters of acknowledged importance, the Council will do so through the planning process.

W5 Waste management licensing

Where development is not covered by the Waste Management Licensing process, or where it would be granted an exemption from the process, conditions will be imposed

on any planning permission granted, in the interests of the protection of amenity and matters of acknowledged interest.

Development in the vicinity of waste management facilities

12.4.17 Waste management facilities are essential components of sustainability and carry out an important function in the treatment and disposal of waste. Yet, if not suitably sited or managed they can sometimes prove to be difficult neighbours. There can be serious consequences for people or the environment, which must be fully considered when applications for nearby development are assessed. Such considerations could include the extent to which proposals could be sensitive to potential nuisance or pollution from existing waste management facilities, or whether proposals might limit the future development of existing waste management facilities.

W6 Development in the vicinity of waste management facilities

Proposals for large scale development within 1 km of waste management facilities and for all development proposals within 250 metres of such facilities will only be permitted where the proposal would not:

- 1. unduly restrict or constrain the activities permitted at the waste management facility; or**
- 2. create an unacceptable adverse impact on people, transportation systems or the environment arising through proximity to the facility.**

Landfill gas utilisation

12.4.18A principal aim of the Landfill Directive is to reduce the emissions of methane (landfill gas) from landfill sites that receive biodegradable waste. If the gas cannot be used to produce energy, it must be flared. When assessing applications for landfill or landraising sites, material considerations could include; whether the location of plant or pipework could have adverse impacts on local amenities or interests of acknowledged importance, or the restoration and potential afteruse of the site.

W7 Landfill gas utilisation

The installation of landfill gas utilisation plant will be permitted where it represents the BPEO and there are no unacceptable adverse impacts.

Waste disposal for land improvement

12.4.19 The aim of both European and national policy is to reduce the amount of waste being landfilled. The disposal of waste through tipping operations can improve land, but often such operations are little more than an excuse for landfilling. The waste intended for deposition in this way should only be landfilled if it cannot be recycled or re-used to restore damaged or brownfield land or be put to a beneficial use.

12.4.20 Permitted development rights, as set out in the Town and Country Planning (General Permitted Development) Order 1995, allow farmers and landowners to deposit waste if it is reasonably necessary for the purposes of agriculture or forestry (subject to certain controls as set out in the legislation). The developer must give the local planning authority prior notification to establish if the proposal is permitted development, should be controlled, or if permission is needed. Any wastes so deposited must be solely for the purpose stated, be the minimum necessary and must be used as soon as possible.

12.4.21 In recent years, particularly since the introduction of the Landfill Tax in 1996, the rights of farmers as described above have been somewhat abused. In some cases, the prime purpose of the development has been the disposal of waste rather than to enable acceptable development to take place. Therefore where planning permission is required, primary considerations when assessing such applications should include:

- the effects of the proposal on local amenity. For example, the use of large vehicles on unsuitable roads
- the loss of natural or cultural assets or features
- the effect on the character of the landscape and consequential effects. For example, enabling access to unspoilt areas
- whether the proposal would create any artificial or unnatural looking landforms or features.

12.4.22 Applicants will therefore be required to provide sufficient supporting information to demonstrate that their proposals meet the criteria in the following policy. Proposals for the improvement of agricultural or forestry land will need to specifically demonstrate that the proposal is reasonably required for the purposes of agriculture and the nature of the proposed improvement. Applicants will also have to demonstrate that the proposed purpose of the operations is achievable and that the final landform can conform to the character of the landscape, without creating an artificial or unnatural looking landform or feature.

W8 Waste disposal for land improvement

Proposals to deposit waste for land improvements, landscaping, screening or engineering purposes will only be permitted where:

- 1. the proposals represent the BPEO;**
- 2. only inert waste is to be deposited;**
- 3. only the minimal amount of waste necessary for the intended purpose is to be deposited;**
- 4. the material planning benefits of the proposed development outweigh any material planning objections;**
- 5. the proposals are comprehensive, detailed, practicable and adequate; and**
- 6. the proposals conform to the criteria laid down in policy W1.**

Reclamation, aftercare and afteruse

12.4.23 Some waste management facilities may be regarded as a temporary use of land, albeit one that may operate for a long period of time, such as landfill sites. It is essential in such cases that proper provision is made for the reclamation and aftercare of land so the site is restored to a state capable of beneficial afteruse. The definition of that afteruse and a clear expression of how the site is to be reclaimed in order to make that use possible will be required as part of any application made and may be further defined by the imposition of conditions.

12.4.24 An important factor in determining whether proposals are acceptable or not will be the extent to which amenities can be protected around the area in use at any one time and the total duration of operations. Effective control of operations and a detailed restoration scheme from the start can achieve this. Proposals must provide for up to 5 years rehabilitation and a longer timescale may be required for certain afteruses. In some cases a legal agreement may be required to extend the aftercare period for considerably longer than the statutory five years. Material considerations in this regard will be:

- the extent to which proposals are appropriate to the surrounding landscape character

- the agricultural quality of the land
- opportunities for the positive provision of features for biodiversity, recreation or amenity, including proposals for woodland planting
- how gas and leachate pipework is to be installed, maintained and ultimately removed.

W9 Reclamation, aftercare and afteruse

Planning permission for waste management facilities and other waste related development will only be granted where there are satisfactory proposals for reclamation to a state that meets the required standard for the proposed after use.

Time limits for secondary activities

12.4.25 Landfill sites are temporary uses of land, albeit that some can last for a considerable length of time. In order to ensure that they can be satisfactorily restored, it is essential that any secondary activities permitted do not delay the restoration of the site or become primary uses in themselves. If material considerations indicate that a longer period should be permitted, the operator can apply for a specific planning permission.

W10 Time limits for secondary activities

Planning permission for ancillary development on or adjacent to a landfill site will be limited in duration to the operational life of that landfill site.

Development – waste implications

12.4.26 The types and quantities of waste generated by development during construction, occupation, use, decommissioning and for the after use of the site – and the way this waste is managed, are material considerations in the determining of all planning applications.

12.4.27 The Council's standard form for applying for planning permission includes questions on the nature and volume of waste likely to be created during the construction and use of the development or use proposed. Where these are likely to be significant the Council may require further information and may seek to control the nature and impacts of such waste through planning conditions or by requiring planning obligations to be agreed.

W11 Development – waste implications

Proposals which could generate significant volumes of waste will be required to submit a Waste Audit detailing:

- 1. the types and volumes of waste the development will generate during the course of construction, occupation, use, decommissioning and for the after use of the site;**
- 2. the steps to be taken to ensure that the maximum amount of waste arising is incorporated within the development or through its use;**
- 3. the steps to be taken to manage, recycle, or treat waste that cannot be so incorporated; and**
- 4. if disposed of elsewhere, the means of transport and distance to be travelled.**

This policy will apply to:

- **developments of more than 50 dwellings, even where these are developed piecemeal; or**

- the development, redevelopment or refurbishment of sites where the floor space of the existing or proposed development amounts to 500 m² or more; or
- major transport, leisure, recreation, tourist or community facilities; or
- developments which could attract a significant increase in the number of people visiting a site.