

UDP

KIRKLEES UNITARY DEVELOPMENT PLAN

WRITTEN STATEMENT – REVISED WITH EFFECT FROM 28 SEPTEMBER 2007

As a result of a Direction issued by the Secretary of State for Communities and Local Government, from 28 September 2007 some of the policies in the UDP continue to have effect ('saved policies') and some do not as they were not saved. This updated version of the UDP contains explanatory text for each not saved policy. Further information about policy saving can be found on the Kirklees website at

<http://www.kirklees.gov.uk/business/regeneration/udp/savedPolicies.aspx>

UDP

KIRKLEES UNITARY DEVELOPMENT PLAN

7. WASTE DISPOSAL

7.0 STRATEGY

- 7.0a National Policy
- 7.0b Regional Planning Guidance
- 7.0c EC Framework Directive on Waste
- 7.0d West Yorkshire Waste Management Plan
- 7.0e Development Plans
- 7.1 Local Conditions

7.4 METHODS OF WASTE DISPOSAL

7.6 LANDFILL

- 7.7 Sites for Landfill
- 7.8 Land Raising
- 7.9 Criteria for Assessing Landfill Applications

7.16 TREATMENT, STORAGE AND TRANSFER OF WASTE

7.24 CRITERIA FOR ASSESSING APPLICATIONS FOR WASTE TRANSFER, RECYCLING AND HANDLING

7. WASTE DISPOSAL

STRATEGY

National Policy

7.0a Central government policy towards waste management is based upon the following general principles:

- i A hierarchy of:
 - waste reduction
 - re-use
 - recovery (including materials recycling, energy recovery and composting)
 - safe disposal.
- ii The 'proximity principle' under which waste should be disposed of (or otherwise managed) close to the point at which it is generated. The objective is to create a more responsible and hence sustainable approach to the generation of wastes and also limit the pollution from transport. Where waste has to be transported consideration should be given to use of rail or water transport if economically feasible.
- iii 'Regional self-sufficiency' whereby each region should expect to provide sufficient facilities to treat or dispose of all the waste it produces and development plans should reflect this need. Waste may be transported across regional boundaries when there are identified alternative facilities, in accordance with the proximity principle or for the treatment of specialised wastes.

The national waste strategy (1995) introduced two primary targets:

- to reduce the proportion of controlled waste going to landfill (currently 70%) to 60% by 2005;
- to recover 40% of municipal waste by 2005.

Other targets include:

- to compost 40% of all household waste by the year 2000;
- to increase the use of secondary aggregates from 30 to 50 million tonnes per annum.

Kirklees Unitary Development Plan, Written Statement

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The national strategy also encourages incineration as a treatment for municipal waste and the recently introduced tax on landfill has reduced the cost advantage of landfill over incineration.

Regional Planning Guidance

- 7.0b Strategic Guidance for the Yorkshire and Humberside (RPG2 1989) region advises the constituent West Yorkshire District Councils to co-ordinate their policies for waste disposal with one another, having regard to the West Yorkshire Waste Management Plan (1990), and with relevant authorities within the Yorkshire and Humberside region.

EC Framework Directive on Waste

- 7.0c This Directive now enshrined in the Waste Management Licensing Regulations 1994 obliges plan making authorities (including local planning authorities) to draw up plans relating to:

- the type, quantity and origin of waste to be recovered or disposed of;
- general technical requirements;
- any special arrangements for particular wastes; and
- suitable disposal sites or installations.

The objectives for such plans are set out in Articles 3, 4 and 5 of the EC Directive and in general terms require: waste minimisation together with materials recycling and recovery; the protection of the environment and human health, including consideration of the impact of potentially polluting development on land use and local amenity; and the establishment of an integrated network of disposal installations to enable self-sufficiency at both the national and EC level and disposal by suitable means in accordance with the proximity principle.

West Yorkshire Waste Management Plan

- 7.0d The first three objectives in Article 3 of the EC Directive are addressed in the Waste Management Plan prepared by the West Yorkshire Waste Regulation Authority and adopted in March 1996. The plan provides the framework for strategic decisions on the minimisation, recovery and disposal of waste in West Yorkshire. It leaves the land use planning aspects of waste management to be addressed in unitary development plans. The plan indicates that the total waste arisings of controlled waste in West Yorkshire, ie, excluding waste from agriculture and mining and quarrying, amount to 5.8 million tonnes per annum. It exhorts householders, businesses, industry and all public bodies to examine and segregate their waste, to promote the minimisation, re-use and recycling of waste and to dispose of the remainder in an environmentally acceptable and sustainable way. It concludes that:

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- landfill is likely to continue as the principal means for the disposal of West Yorkshire's waste until commercial considerations promote better or more appropriate options;
- nevertheless, incineration of waste with energy recovery in suitably located plants designed to meet new pollution control standards is an environmentally acceptable form of waste disposal;
- sufficient landfill capacity is currently available in West Yorkshire for the disposal of most waste requiring landfill but locational, operational and regulatory restrictions create imbalances within the county area;
- West Yorkshire will increasingly rely on landfill options for the disposal of household, industrial and commercial waste in landfill sites outside the county;
- the trend to fewer, more strategic facilities is likely to continue within and beyond West Yorkshire; consequently waste will increasingly have to be transported longer distances.

Development Plans

7.0e The final requirement in Article 7 of the EC Directive, the identification of suitable sites or installations and their land use and amenity implications, has primarily to be dealt with in development plans, including UDP's. The policies on waste to be included in UDP's are defined in the Town and Country Planning Act 1990 as modified by the Waste Management Licensing Regulations 1994 and their content is set out in paragraph 2.23 of PPG 23: Planning and Pollution Control as follows:

- identify existing sites with spare capacity for the disposal, storage and treatment of waste, and new sites;
- designate broad 'areas of search' for sites for recycling, treatment and disposal sufficient to meet the demand during the plan period;
- include land use, environmental and amenity criteria against which applications for waste transfer, storage, treatment or disposal can be considered.

In paragraph 2.22, PPG 23 indicates the need also to take account of the other proposals in the UDP for minerals extraction as mining can produce waste on a significant scale and quarries can provide landfill sites for other wastes.

Local Conditions

7.1 Circumstances in Kirklees differ in a number of respects from the situation described for the county as a whole in the West Yorkshire Waste Management Plan. Whilst Kirklees 18% share of the county's population might indicate total controlled waste arisings of approximately 950,000 tonnes per annum, this figure probably over-estimates

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construction, demolition and excavation waste arisings in the District. Municipal waste arisings in Kirklees were approximately 150,000 tonnes per annum in 1998. Almost all special waste arisings in West Yorkshire are generated by Zeneca in Huddersfield and are disposed of to a dedicated landfill at Bradley, which has capacity sufficient to last beyond the plan period. Until 1996 virtually all waste arisings in Kirklees and the balance of West Yorkshire's municipal waste were disposed of to major landfills within the District. All are now complete and there appear to be no remaining opportunities to develop replacement lined landfills in north Kirklees. Opportunities for landfill afforded by operational quarries in the south and west of the District are constrained to various degrees in terms of accessibility, suitable geology and timescales for voidspace availability. Nevertheless, waste backfill affords the most feasible means of achieving restoration and beneficial after-use of former quarries.

7.2 Through its waste disposal contract the Council proposes to refurbish the Huddersfield municipal waste incinerator for energy recovery and also to develop new facilities for waste transfer and recycling to serve north Kirklees and the rest of the District. The resultant capacity would be sufficient to deal with all municipal waste arisings in the District and would become available well before the end of the plan period. In the interim most controlled waste arisings in Kirklees will continue to be transferred for final disposal beyond the District's boundaries.

7.3 Most industrial, commercial, construction, demolition, excavation and "inert" wastes arising in the District were until recently absorbed by the network of large municipal landfills and few permissions were sought to develop smaller landfills for the specific disposal of such wastes. With the completion of available municipal landfills and the proposed substitution of incineration, energy recovery and more recycling as a solution for municipal waste disposal in the District, it may be necessary to permit suitable new landfills for the disposal of these other wastes in response to local needs and in accordance with the proximity principle.

WD1 LAND WILL BE MADE AVAILABLE FOR STORAGE AND TRANSFER, TREATMENT AND RECYCLING AND FINAL DISPOSAL OF WASTE IN LOCATIONS WHICH AVOID UNACCEPTABLE INJURY TO AMENITY, HARM TO THE ENVIRONMENT AND UNDUE BURDEN ON THE HIGHWAY INFRASTRUCTURE.

7.3a The Council will co-operate with the other planning authorities in West Yorkshire to evaluate landfill capacity in the context of the need identified in the West Yorkshire Waste Management Plan.

METHODS OF WASTE DISPOSAL

7.4 Both Strategic Guidance and the West Yorkshire Waste Management Plan indicate that landfill is likely to continue as the principal means of final waste disposal during the plan period. Even if 50% of recyclable waste arising in Kirklees is recycled, the total volume

of waste requiring disposal will only be reduced by approximately 8%. This is because 70% of total waste arisings are excavation and similar waste for which no means of disposal other than landfill can usually be found, although this might change if re-use of some of this material as secondary aggregates in place of newly won aggregate minerals becomes a commercial proposition. Nevertheless the role of incineration in the treatment of waste is likely to increase and may lead to a significant demand for new incinerators.

- 7.5 Landfill can provide significant benefits. It is frequently the only means whereby mineral extraction sites can be restored. It is also possible to extract the methane generated in landfill sites as a local source of energy which can replace fossil fuel based energy use.¹ The local clay geology in the east of the District is suitable for landfill. There is, however, no overriding reason for total reliance upon landfill for the final disposal of waste and alternative methods of waste treatment or reduction such as incineration and composting will be welcome if they comply with appropriate environmental and amenity safeguards.

~~WD2 WHILST LANDFILL IS EXPECTED TO REMAIN THE PRINCIPAL MEANS FOR THE FINAL DISPOSAL OF WASTE DURING THE PLAN PERIOD, PROPOSALS INVOLVING WASTE TREATMENT OR WASTE REDUCTION WILL BE PERMITTED PROVIDED THAT RELEVANT CRITERIA IN POLICY WD7 CAN BE SATISFIED.~~

Policy WD2 was not saved as it is out-dated - the emphasis in the policy on landfill is inappropriate. Incineration has now become the principal means of waste disposal in Kirklees. The second part of Policy WD2 reiterates the advice in paragraph 3 of PPS10 Planning for Sustainable Waste Management (see below) and duplicates Policy WD7 which is retained.

Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, prepare and deliver planning strategies that:

– help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for

LANDFILL

- 7.6 The West Yorkshire Waste Management Plan (table 51) identifies potential new landfill capacity of 500,000 - 2,000,000 cubic metres in Kirklees over the plan period. However,

¹ See chapter 5, paragraphs 5.25 and 5.26

the availability of this capacity is subject to a high degree of uncertainty. Consequently it is likely that there will be insufficient available voidspace at least in some parts of the District to meet the local volumes of waste arising which can only be disposed of to landfill. It is therefore desirable that every opportunity which arises to develop new landfill capacity, particularly where it would conveniently meet the disposal requirements of a local waste collection area, should be favourably considered provided that environmental and amenity requirements can be met.

Sites for Landfill

- 7.7 Exhausted mineral workings and other derelict land are the most common source of potential landfill capacity and the waste disposal operations enable derelict and despoiled land to be recycled and brought into beneficial use again. Opencast coal workings may provide the opportunity for very large waste disposal facilities to be established in strategic locations and with the benefit of an existing means of access. However, issues of amenity have to be balanced against such opportunities and local circumstances may dictate that early restoration by other available means is preferable for such sites. A number of the landfill sites identified in local plans have remaining disposal capacity. It is appropriate to safeguard these sites (which are shown on the proposals map) for continued or future disposal operations.

~~**WD3 THE FOLLOWING SITES WILL BE SAFEGUARDED FOR
CONTINUED OR FUTURE USE FOR WASTE DISPOSAL:**~~

- ~~**i LOWER SPEN VALLEY, RAVENSTHORPE**~~
- ~~**ii HONLEY WOOD (NORTH SIDE)**~~
- ~~**iii BROMLEY FARM, UPPER CUMBERWORTH**~~
- ~~**iv LARGE DIAMETER PIPE WORKS, LOWER CUMBERWORTH**~~
- ~~**v CROSLAND MOOR QUARRIES**~~
- ~~**vi TAYLOR HALL LANE, MIRFIELD**~~
- ~~**vii ADJACENT TO HILLHOUSE SIDINGS, HUDDERSFIELD**~~
- ~~**viii DALTON BANK ROAD, HUDDERSFIELD**~~
- ~~**ix HEADFIELD ROAD, SAVILE TOWN, DEWSBURY**~~
- ~~**x BRADLEY PARK, HUDDERSFIELD**~~
- ~~**xi HOLLINS HEY, HAIGH HOUSE, HUDDERSFIELD**~~

~~xii — SOOTHILL BRICKWORKS, QUARRY LANE, BATLEY~~

~~xiii — FORMER THORNHILL QUARRY, RAVENSTHORPE, DEWSBURY~~

~~xiv — [SITE REFERENCE NOT USED]~~

~~xv — SPA GREEN QUARRY (EAST), FENAY BRIDGE~~

~~ALL MINERAL WORKINGS, OPENCAST COAL WORKINGS AND DERELICT LAND SHOULD BE INVESTIGATED TO ASSESS THEIR POTENTIAL AS SITES FOR THE DISPOSAL OF WASTE. ANY PROPOSAL FOR WASTE DISPOSAL ON SITES INVESTIGATED AND ON SAFEGUARDED SITES WILL BE SUBJECT TO POLICY WD5.~~

Policy WD3 was not saved as the majority of the safeguarded landfill sites have been completed. In the five remaining (uncompleted) sites, landfill operations have commenced and safeguarding would not serve any useful purpose. As landfill is no longer the preferred means of disposing of waste material there is no need to safeguard remaining mineral sites for the purpose of providing landfill capacity in the district.

Land Raising

- 7.8 Changed national policy reducing the safeguarding of lower grade agricultural land may result in proposals being brought forward to use low grade agricultural land for waste disposal by means of "land raising" or "contour-landfilling" schemes. As much of the agricultural land in Kirklees is grade 3B or 4 it is possible that proposals may come forward for the deposit of waste on such land. The use of agricultural land for waste disposal purposes may encounter more potential problems in terms of injury to local amenity and environmental pollution than would usually be the case with exhausted quarries or derelict land. The use of such land for landfill could prejudice the restoration of mineral sites or derelict land elsewhere which can often only be restored by the backfilling of waste material. In these circumstances it is clearly preferable to direct landfill to mineral sites and derelict land rather than accept land raising on agricultural land.

WD4 PROPOSALS FOR THE USE OF AGRICULTURAL LAND FOR THE DISPOSAL OF WASTE WILL NOT BE PERMITTED WHERE SUCH SCHEMES WOULD DIVERT WASTE INFILL FROM FORMER MINERAL WORKINGS AND DERELICT LAND AND THEREBY PREJUDICE THEIR EARLY RESTORATION. OTHERWISE SUCH PROPOSALS WILL BE CONSIDERED AGAINST POLICY WD5.

Criteria for Assessing Landfill Applications

- 7.9 Landfill has considerable potential to pollute ground water, contaminate land and cause injuries to the amenity such as litter, pests and unpleasant odours and give rise to hazards such as landfill gas which might migrate into adjacent land and constrain development and use of land.
- 7.10 In common with any facility for storing, treating or disposing of waste, to operate a landfill site requires not only planning permission but a Waste Management Licence from the Waste Regulation Authority. The Licence is concerned with the engineering and day to day management and operation of the landfill site needed to protect public health and the environment and to prevent pollution. Through its attached conditions the Waste Management Licence is the vehicle whereby a stringent array of Regulations about waste disposal have effect. Whilst a Waste Management Licence cannot be issued in the absence of a planning permission, it and not planning control is intended to be the primary means of preventing pollution resulting from waste disposal. Where the potential for harm from waste disposal proposals to man and the environment affects the use of land (eg by precluding the use of neighbouring land for a particular purpose or by making the use of that land inappropriate because of, say, the risk to an aquifer), then planning considerations and conditions attached to planning permissions for waste disposal may sometimes legitimately overlap with the concerns of the Waste Management Licence. Where the dividing line between planning and pollution control is not clear cut, close consultation between the planning and the waste pollution regulation authorities is required at all stages.
- 7.11 The location of waste disposal, treatment or transfer facilities, the appropriateness of the use of individual sites for waste disposal purposes and appropriateness of locating other land uses adjacent to such potentially polluting development and the after-use of completed landfills are planning matters.
- 7.12 Material planning considerations are how well the public interest is served by the use and development of land for waste disposal, the impact on the local road network of any change in traffic flows or the appropriateness of alternative modes of transportation such as rail or canal in the case of large sites, restoration to enable beneficial use of the site, prevention of nuisance such as noise and the impact upon amenity of, for example, potential visibility and unsightliness.
- 7.13 Stability, contamination and the need to maintain aftercare arrangements, often for a considerable period of time, to prevent pollution may severely constrain the after-use of former landfill sites. Sensitive land uses such as residential development may be particularly difficult, even impossible, to develop safely. Permissions for landfill should require restoration to forestry, amenity or agricultural after-uses. Other after-uses should require separate permissions after landfill operations are complete and ground conditions

and the potential constraints of the land on the proposed alternative after-use can be fully assessed.

- 7.14 Circumstances can arise whereby a particular locality or site which may, for example, possess the advantage of accessibility can become the focus of extensive and prolonged waste disposal activity. There is then likely to be a significant effect on local residents and local land uses. In these circumstances proposals which would extend or prolong landfill are likely to be unacceptable if any environmental benefit that might be obtained from the final restoration of the landfill site would be outweighed by the extent and duration of disruption to local amenity.

WD5 PROPOSALS FOR DISPOSAL OF WASTE TO LANDFILL WILL BE CONSIDERED HAVING REGARD TO:

- i PROVISION FOR THE PREVENTION OF NOISE NUISANCE OR INJURY TO VISUAL AMENITY;**
- ii THE MODE OF TRANSPORT UTILISED TO SERVE THE SITE;**
- iii PROVISION FOR VEHICLE ROUTING AND ACCESS ARRANGEMENTS;**
- iv CONSERVATION INTERESTS;**
- v ARRANGEMENTS FOR PHASED RESTORATION AND AFTERCARE SCHEMES APPROPRIATE TO AGRICULTURAL, FORESTRY OR AMENITY AFTER-USE LINKED TO A PERMITTED PERIOD OF OPERATION;**
- vi MEASURES INCLUDED IN THE SCHEME TO ELIMINATE ENVIRONMENTAL HAZARDS FROM LEACHATE AND GAS EMISSIONS;**
- vii ARRANGEMENTS FOR THE PROTECTION OF NATURAL RESOURCES SUCH AS GROUND WATER, RIVERS OR OTHER WATER BODIES;**
- viii THE EXTENT AND DURATION OF ANY PAST OR CURRENT LANDFILL ACTIVITY IN THE AREA; AND**
- ix THE NEED FOR LANDFILL CAPACITY FOR THE RELEVANT WASTE TYPES AT THE LOCATION PROPOSED.**

[PARAGRAPH 7.15 DELETED]

TREATMENT, STORAGE AND TRANSFER OF WASTE

- 7.16 Treatment of waste includes processes such as incineration, bulk reduction, recovery of useful materials and composting. The generation of energy from waste material is considered in the context of energy production from renewable resources in paragraphs 5.25 and 5.26.
- 7.17 A decision will have to be made shortly whether or not to refurbish the Huddersfield Incinerator. The principal constraint upon the life of the existing plant, which can process 65,000 tonnes of local authority collected waste per annum, is the need to comply with more stringent air emissions controls. Other considerations bearing upon the decision are: the likely increasing cost of disposal to landfill in future, as a result of the scarcity of sites, transportation costs and the introduction of more stringent environmental standards; the possibility of the cost of incineration decreasing if combined with conversion to energy schemes benefiting from discounted production costs through the Non Fossil Fuel Obligation introduced in the Electricity Act 1989; the possible taxing of disposal of waste to landfill; the possibility of EU directives limiting types of waste to be disposed of to landfill; and how waste minimisation and increased recycling may affect technical viability of incineration as a treatment of waste. Nevertheless it is estimated that an incinerator burning up to 130,000 tonnes of waste annually would be feasible and could be accommodated on the existing incinerator site in Huddersfield if the existing Civic Amenity Facility were relocated adjacent to Hillhouse sidings nearby.
- 7.18 Increased recycling in order to contribute to the government's national target of recycling 25% of household waste by the year 2000 together with the expected completion of all major landfill sites in north Kirklees by 1996 and the absence of obvious opportunities locally for replacement landfill capacity, require the identification of sites suitable for waste storage, treatment and reduction, and transfer, to serve the main urban areas. These sites will be able to accommodate waste treatment and materials recycling facilities which can deal with household and other waste arising. Treated waste can then be transferred to landfill sites within or outside the District.

WD6 SITES FOR WASTE TRANSFER, TREATMENT AND/OR REDUCTION ARE IDENTIFIED ON THE PROPOSALS MAP AT:

- i BRETTON STREET, DEWSBURY**
- ii VINE STREET, HUDDERSFIELD**
- iii HILLHOUSE SIDINGS, ALDER STREET, HUDDERSFIELD**

- 7.19 The Huddersfield Incinerator site is used as a transfer station for household waste collected from Huddersfield and the Colne Valley. Other waste transfer stations may be required locally for the collection of commercial, industrial and special wastes and for skip hire.

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- 7.20 Some 25% of household waste is brought by car and van to civic amenities sites. There are at present 6 such sites in Kirklees. The West Yorkshire Waste Management Plan (policy WDA9) aims to maintain a network of civic amenity sites to ensure a reasonable level of availability to all residents in West Yorkshire. In order to achieve this new sites may need to be established or existing sites left over on former landfill sites relocated to more accessible and environmentally acceptable locations. The sites need to remain open during hours convenient to local users without causing unacceptable environmental, amenity, traffic or other problems. The availability of such facilities reduces fly tipping and litter.
- 7.21 Scrapyard operations in the main constitute a marginal land use involving low running costs and low capital investment. Typically they have been established over many years, often in inappropriate locations and, in the majority of cases, without planning controls to protect local amenity. Scrap is stored in the open and often stacked because of lack of space so that adverse effects on visual amenity are increased. Crushing and shearing plant, shelters and offices, stores and customer parking areas may have been added and may cause noise, air pollution and traffic congestion. Vehicle dismantling itself can cause severe soil and ground water contamination.
- 7.22 Whilst control of pollution legislation provides some opportunity to reduce pollution caused by scrapyards, there is little scope for securing significant improvements through the use of planning powers. Recent legislation provides immunity from planning enforcement in respect of a site without planning permission if the site has been in operation for the previous ten years. Applications for planning permission to establish new scrapyards of the traditional type and which could be adequately controlled through the imposition of appropriate conditions are unlikely as there appear to be sufficient sites to meet current market conditions. The cost of compensation and the difficulty of obtaining suitable alternative sites make the relocation of unsuitably sited scrapyards very difficult even if the operator is willing to contemplate the disruption to his business.
- 7.23 During the next ten years manufacturers' schemes for recycling vehicles are likely to be introduced. This will have a major impact on the distribution, scale, operation and appearance of scrapyards as they adopt new modes of operation and vehicle recycling stations rather than semi-permanent storage areas. These changes will provide the opportunity for significant reductions in the adverse environmental impact and poor image of the present industry. Vehicle recycling stations should be purpose-built, with operations housed within a building, and as such should be capable of accommodation on land allocated for business and industry and within areas characterised by industrial premises. They can be considered essentially as waste transfer stations and therefore any proposal will be considered under the terms of policy WD7.

CRITERIA FOR ASSESSING APPLICATIONS FOR WASTE TRANSFER, RECYCLING AND HANDLING

7.24 Waste storage, treatment and transfer facilities can vary considerably in scale but all have the potential to cause significant environmental pollution and adversely affect local residential amenity. All generate significant traffic and need to be readily accessible. All have the potential to constrain subsequent development of the site for other land uses because of their potential to cause ground contamination. Therefore, detailed environmental and planning controls are necessary. Whilst extensive environmental and management controls are provided by the Control of Pollution Regulations and the waste licensing system, planning controls weigh the wider environmental and amenity issues. Ideally waste transfer facilities are best located on an industrial estate and away from residential areas but some flexibility is required to take account of local circumstances and differences in scale of operation. A restoration requirement upon cessation of use is justified on the basis that the polluter should pay.

WD7 PROPOSALS FOR THE USE OF LAND FOR THE RECEIPT, STORAGE, TREATMENT INCLUDING INCINERATION AND RECOVERY OF USEFUL MATERIALS AND TRANSFER OF WASTE INCLUDING THE USE OF LAND AS A SCRAPYARD WILL NORMALLY BE PERMITTED WHERE:

- i THE VISUAL IMPACT OF THE PROPOSALS DOES NOT CAUSE DETRIMENT TO RESIDENTIAL PROPERTIES AND THE QUALITY OF THE LANDSCAPE OR TOWNSCAPE SETTING;**
- ii PROVISION CAN BE MADE FOR THE SUPPRESSION OF NOISE, DUST, ODOUR, SMOKE AND FLUE GAS EMISSIONS FROM THE SITE SO THAT THE AMENITY OF OCCUPIERS OF ADJACENT PROPERTIES, IN PARTICULAR RESIDENTIAL PROPERTIES, IS PROTECTED;**
- iii CONTAMINATION OF LAND AND POLLUTION OF GROUNDWATER AND SURFACE WATER, ON AND OFF THE SITE, CAN BE PREVENTED;**
- iv ACCESS, VEHICLE MANOEUVRING AND CUSTOMER AND EMPLOYEE CAR PARKING ARRANGEMENTS CAN BE ACCOMMODATED WITHOUT PREJUDICE TO HIGHWAY SAFETY AND MAINTENANCE; AND**
- v SITES DO NOT ADJOIN LAND PERMITTED OR ALLOCATED FOR ANY USE WHICH WOULD BE ADVERSELY AFFECTED BY THE PROPOSED USE.**