

# Devon County Waste Local Plan

## Re-Deposit Version

### Summary Leaflet

#### Your Opportunity to Comment



DEVON COUNTY COUNCIL

#### Introduction

Devon County Council, as **Waste Planning Authority**, is preparing the **Devon County Waste Local Plan** taking into account the transitional arrangements introduced by the Planning and Compulsory Purchase Act 2004, and the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004. Under these arrangements, the publication of a Local Plan prior to the 2004 Act requires it to be re-deposited in order to allow the public and stakeholders to reconsider the Plan on the basis that there will no longer be a post-inquiry modification stage. In the event of significant objections being received, a Public Inquiry will still take place but, under the transitional arrangements, the Inspector's Report will be binding upon the Council. Following receipt of the Inspector's Report, the Council will be required to incorporate his requirements and to proceed to adoption.

The Waste Local Plan covers the period up to 31st March 2016. It does not include policies relating to Plymouth, Torbay, and Dartmoor and Exmoor National Parks, as these authorities are responsible for preparing their own Waste Local Plans. However, the Plan does take into account the waste generated in these areas, as they may be processed or disposed of at sites within the Plan area.

The Waste Local Plan is a land use plan, and not a waste management strategy. Whilst the Plan sets out detailed criteria against which planning applications for waste management facilities can be assessed, the Plan does not specify the ways in which specific waste should be managed. In addition, the Plan does not deal with aspects of waste management such as:

- arrangements for collecting household waste (the responsibility of District or Unitary Councils)
- the control and transport of radioactive substances and nuclear waste (regulated by the Environment Agency and Nuclear Installations Inspectorate)
- waste management licensing, registering waste carriers, and monitoring movements of special waste (the responsibility of the Environment Agency)
- agricultural waste (this is not currently a "controlled waste", and is subject to separate controls by the Environment Agency and the Department for Environment, Food and Rural Affairs (DEFRA))
- waste produced from the winning and working of minerals, as this is not a controlled waste, and is currently covered by policies within the Devon County Minerals Local Plan.

**A Municipal Waste Management Strategy for Devon** was published in March 2005 in association with the District Authorities and the Environment Agency, and regard has been had to this document in the preparation of the Waste Local Plan.

The **Waste Local Plan** has been published in four sections:

**Parts A and B** (contained in a single document): Written Statement; Proposals Map and Inset Plans

**Part C**: Sustainability Appraisal (in a separate document)

**Part D**: Statement of Public Participation and Consultation (in a separate document).

These documents may be viewed at County Hall, District Council Offices, Public Libraries, and on the Environment Directorate website: [http://www.devon.gov.uk/waste\\_local\\_plan-2](http://www.devon.gov.uk/waste_local_plan-2)

## Waste Local Plan Objectives

The Waste Local Plan has adopted the principles set out in the Governments' **Waste Strategy 2000** as the basis for its objectives as set out below.

The Plan seeks a balance between the need for waste management facilities and the need to protect the environment. Its policy aims are to move away from landfill towards more sustainable methods of waste management that recover value from waste; for example recycling, composting or energy recovery.

### **OBJECTIVE 1: PUBLIC AWARENESS**

To promote public awareness of the problems associated with waste management, and to encourage individuals and communities to take more responsibility for the waste that they create.

### **OBJECTIVE 2: PRECAUTIONARY PRINCIPLE**

To ensure that, where there are threats of serious or irreversible damage to the environment, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.

### **OBJECTIVE 3: ENVIRONMENTAL PROTECTION**

To minimise any adverse effects on the environment caused by the introduction of waste management facilities, and to enhance the local environment when considering plans for site restoration, after-use, and aftercare.

### **OBJECTIVE 4: SUSTAINABLE WASTE MANAGEMENT**

To ensure that any proposal for a waste management facility is achieved in as sustainable a manner as possible and reflects the Best Practicable Environmental Option as incorporated in the Waste Local Plan and the Municipal Waste Management Strategy.

### **OBJECTIVE 5: WASTE HIERARCHY**

To ensure that the management of waste is as sustainable as possible in accordance with the following waste hierarchy:

1. Reduction
2. Re-use
3. Composting and Material Recycling
4. Energy Recovery
5. Final Disposal

### **OBJECTIVE 6: PROXIMITY PRINCIPLE**

To encourage the provision of waste management facilities close to major centres of population, having regard to their effects on the environment and on the transport infrastructure, taking into account the economic and environmental costs and benefits of using alternative means of transport.

### **OBJECTIVE 7: REGIONAL SELF SUFFICIENCY**

To ensure that, where possible, Devon's waste is treated or disposed of within the South West Region and, in consultation with other Waste Planning Authorities in the Region, to provide for facilities with sufficient capacity to manage the Region's anticipated waste arisings for at least ten years.

### **OBJECTIVE 8: INTEGRATED NETWORK OF FACILITIES**

To promote the establishment of an effective and integrated network of waste management facilities to serve national, regional, sub-regional and local needs.

## Waste Local Plan Policies

The Waste Local Plan contains 6 core policies and a further 45 detailed policies, providing a comprehensive framework against which the Waste Planning Authority will assess specific proposals for waste management facilities. The detailed policies fall into four main categories:

- *Site Specific Policies for the Provision of Additional Facilities*
- *Environmental Considerations*
- *Other Development Control Policies*
- *Policies for Specific Types of Waste Management Facilities*

## Waste Local Plan Core Policies

### **POLICY WPC1: SUSTAINABLE WASTE MANAGEMENT**

Planning applications for waste management facilities will only be permitted where they accord with the aims of the Best Practicable Environmental Option (BPEO) and form part of an integrated and sustainable waste management strategy for the County. When assessing a planning application for a waste management facility, regard will be had to

- (i) the waste hierarchy;
- (ii) the proximity principle;
- (iii) regional self-sufficiency; and
- (iv) whether any potential adverse effects on the environment which cannot be mitigated are outweighed by wider environmental benefits.

### **POLICY WPC2: NEED**

Where the application is likely to give rise to material planning objections, planning permission for waste management facilities will only be granted if it can be demonstrated that there is a clear established need for the proposed development to meet the demand identified by the Regional Waste Strategy for the South West, and in the BPEO studies for Devon, which are embodied in the Municipal Waste Management Strategy for Devon. This need must be balanced against any adverse environmental or other impacts that the development would be likely to cause.

### **POLICY WPC3: DEVELOPMENT CONTROL CONSIDERATIONS**

Proposals for waste development will be assessed having regard to the following considerations:

1. Any adverse impact arising from the proposal on:
  - (a) the environment, including biodiversity, earth science interest, landscape and the historic environment considerations;
  - (b) the best and most versatile agricultural land;
  - (c) the likely traffic generated by the proposal, and the overall effect on the highway network;
  - (d) the water environment with particular reference to the protection of groundwater resources and the effects of the proposal on flood risk;
  - (e) the recreational use of the area to include effects on Public Rights of Way;
  - (f) the amenities of nearby residents;
  - (g) the likely generation of noise, vibration, odour, fumes, dust, litter, scavengers and vermin;
  - (h) the risk to aircraft from bird strikes or structures; and
  - (i) Mineral Consultation Areas.
2. Any benefits arising from the proposal, in particular:
  - (a) the effects of the development on the local, regional and national economy and environment;
  - (b) the extent to which any extension to existing tipped areas would achieve a net benefit to the local landscape; and
  - (c) opportunities for the introduction of alternatives to road transport.
3. Where the application is likely to give rise to material planning objections:
  - (a) the local need for waste management facilities to meet the demand identified by Devon's BPEO studies as embodied in the Municipal Waste Management Strategy for Devon; and
  - (b) the regional need for waste management facilities to meet the demand identified by the Regional Waste Management Strategy for the South West.
4. Where relevant, information will also be required on:
  - (a) the proposed working programmes;
  - (b) proposals for the restoration and aftercare of the site;
  - (c) the type and location of any plant; and
  - (d) the relationship of the proposal to existing waste management facilities.

### **POLICY WPC4: INTEGRATED WASTE MANAGEMENT FACILITIES**

Where possible, opportunities should be taken to integrate a variety of waste management facilities on one site, and applications for integrated waste management facilities at the preferred sites set out in Figures 13 and 14 will be permitted having regard to the Waste Local Plan policies specific to the proposals put forward, provided that any adverse environmental impacts are not considered sufficient to justify refusal of planning permission.

### **POLICY WPC5: WASTE AUDIT**

Proposals for development will only be permitted in accordance with an agreed Waste Audit Statement which shall be submitted to, and agreed by, the Local Planning Authority. This statement should identify:

- (i) how construction and demolition waste, together with the waste generated during the lifetime of the development, will be reduced to a minimum;

- (ii) how unavoidable waste will be:
  - re-used on site
  - recycled on site
  - stored in segregated facilities for re-use or recycling elsewhere; and
- (iii) how and where any remaining waste will be disposed of.

**POLICY WPC6: PROVISION OF WASTE MANAGEMENT FACILITIES FOR MAJOR NEW DEVELOPMENTS**

Where the infrastructure required to serve the new development is inadequate or not in place, the developer will be required to make provision for new waste management facilities and/or the enhancement of existing facilities, either by provision of the infrastructure within the new development and/or through a financial contribution towards the cost of providing and managing the infrastructure within the development or elsewhere. In the case of larger developments, these facilities may include recycling centres and community composting schemes.

## Waste Local Plan Detailed Policies

### Site Specific Policies for the Provision of Additional Facilities

**POLICY WPP1: PREFERRED SITES FOR STRATEGIC WASTE MANAGEMENT FACILITIES**

Strategic waste management facilities will be permitted at the following locations, provided that the proposals comply with the other relevant policies contained within the Waste Local Plan:

ED51	Heathpark Industrial Estate
EX04	Exeter Transfer Station
MD05	Broadpath
ND23	Seven Brethren, Barnstaple
SH17	New England Quarry
SH52	Wrangaton
TE13	Heathfield Landfill Site
TE51	Heathfield Industrial Estate
TO06	Deep Moor, Great Torrington
WD07	Crowndale, Tavistock

**POLICY WPP2: PROPOSED OTHER SIGNIFICANT EXISTING SITES WITH POTENTIAL FOR ADDITIONAL WASTE MANAGEMENT FACILITIES**

Additional waste management facilities will be permitted at the following locations, provided that the proposals comply with the other relevant policies contained within the Waste Local Plan.

ED06	Greendale Barton
ED10	Hill Barton Business Park
EX02	Exton Road
ND11	Little Silver
ND21	Holmacott
SH01	Challonsleigh
SH23	Strashleigh Hams
SH24	Torr Quarry
TE23	Trood Lane
WD12	Hayedown

**POLICY WPP3: PROPOSED EXISTING SITES WITH POTENTIAL FOR ADDITIONAL MINOR WASTE MANAGEMENT FACILITIES**

Additional minor waste management facilities will be permitted at the following locations, provided that the proposals comply with the other relevant policies contained within the Waste Local Plan:

ED33	Withyhayes
MD02	Ashley
MD14	Punchbowl
SH10	Lapthorne Cross
SH12	Marlands
TE16	Kenbury Wood, Kennford
TE19	Ruby Farm, Abbotskerswell
TE25	Yannon Lane, Kingskerswell
TO01	Anvil Corner, Holsworthy
WD10	Exeter Road, Okehampton

**POLICY WPP4: PROPOSED RECYCLING CENTRE FOR THE BIDEFORD AREA**

Land at Caddstown shown on Inset Plan TO51 is identified as a Recycling Centre to serve the Bideford area.

## Environmental Policies

### **POLICY WPP5: PROTECTED SPECIES**

Proposals for waste management facilities which are likely to have an adverse effect on protected species will only be permitted if the developer can demonstrate that there are no practical alternatives, or reasons of overriding public interest, and if adequate measures have been taken to:

- (i) facilitate the survival of individual members of the species;
- (ii) reduce disturbance to a minimum; and
- (iii) provide adequate alternative habitats to sustain at least the current levels of population in a local context.

Where European Protected Species are adversely affected, the development must be shown to be in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature, and beneficial consequences of primary importance for the environment.

### **POLICY WPP6: INTERNATIONAL ENVIRONMENTAL DESIGNATIONS**

Proposals for waste management facilities which are likely to harm the integrity of existing or proposed Ramsar sites, Special Areas of Conservation or Special Protection Areas, or which would conflict with the conservation objectives for such sites, will not be permitted.

### **POLICY WPP7: AREAS OF OUTSTANDING NATURAL BEAUTY AND EFFECTS ON NATIONAL PARKS**

Proposals for waste management facilities within an Area of Outstanding Natural Beauty will not be permitted if they would conflict with the objective to preserve and enhance its natural beauty.

No waste development will be permitted outside an Area of Outstanding Natural Beauty or National Park, which would unacceptably damage the designated area's natural beauty, character and special qualities.

### **POLICY WPP8: SITES OF SPECIAL SCIENTIFIC INTEREST AND NATIONAL NATURE RESERVES**

Proposals for waste management facilities will not be permitted if they are likely to harm, either directly or indirectly, the particular wildlife or geological interest of a Site of Special Scientific Interest, a National Nature Reserve or a Marine Nature Reserve.

### **POLICY WPP9: ARCHAEOLOGICAL SITES**

Proposals for the development of waste management facilities which involve the loss of, or damage to, nationally important archaeological remains, whether scheduled or not, or their settings, will not be permitted.

### **POLICY WPP10: LISTED BUILDINGS**

Proposals for waste management facilities which would conflict with the objective to preserve Listed Buildings and their features and settings will not be permitted.

### **POLICY WPP11: HISTORIC PARKS AND GARDENS**

Proposals for waste management facilities which would harm the historic or landscape architectural interest of Historic Parks or Gardens will not be permitted.

### **POLICY WPP12: CONSERVATION AREAS**

Proposals for waste management facilities which would conflict with the objective to preserve or enhance the character and appearance of Conservation Areas will not be permitted.

### **POLICY WPP13: AREAS OF GREAT LANDSCAPE VALUE**

Proposals for waste management facilities within Areas of Great Landscape Value will not be permitted if they would harm the landscape qualities and features of those Areas.

### **POLICY WPP14: COASTAL PRESERVATION AREAS**

Proposals for waste management facilities within Coastal Preservation Areas will not be permitted if they would harm the unspoilt character and appearance of these Areas.

**POLICY WPP15: LOCAL CONSERVATION DESIGNATIONS**

Proposals for waste management facilities which are likely to have an adverse effect on the following local sites of substantive nature conservation, geological or historic environment importance:

- County Wildlife Sites
- County Geological Sites
- Local Nature Reserves
- Sites listed on the Sites and Monuments Register
- Sites listed on the Devon Local Register of Parks and Gardens of Special Historic Interest; or
- Sites which following survey are shown to be of equivalent importance to those listed above, but are not designated as such, will only be approved if:
  - (i) there is a need for the waste management facility which outweighs the need to safeguard the nature conservation, geological or historic value of the site; and
  - (ii) there are no reasonable, less damaging alternative solutions; and
  - (iii) the development incorporates satisfactory provision for the mitigation of its impacts in the form of habitat creation/re-creation, landscaping or planting, conservation of geological or other features, and the recording, excavation and subsequent reporting of any historic or archaeological sites or features to be affected.

**POLICY WPP16: MAINTENANCE OF THE COUNTY'S NATURE CONSERVATION RESOURCE**

Proposals for waste management facilities shall include provision to maintain or enhance the extent, diversity and local distinctiveness of the County's nature conservation resource. Planning conditions and planning obligations will be used to mitigate or compensate for any adverse impacts. Opportunities will be sought to manage, restore and enhance key conservation interests.

**POLICY WPP17: AREAS NOT COVERED BY SPECIFIC POLICY DESIGNATIONS**

Regardless of whether an area has been designated by specific environmental policies, proposals for waste management facilities which would cause demonstrable harm to the:

- landscape
- historic character
- local nature conservation importance
- recreational value
- archaeological value

will not be permitted unless:

- (i) all the impacts of the proposed development have been adequately assessed; and
- (ii) there is an overriding need for the facilities that would outweigh that harm; and
- (iii) there are no reasonable, less damaging solutions; and
- (iv) the development incorporates satisfactory provision for:
  - the mitigation of its impacts in the form of habitat creation/re-creation, conservation of geological or other features, and any subsequent beneficial management
  - the recording, excavation and subsequent reporting of any historic or archaeological sites or features to be affected

<b>Other Development Control Policies</b>
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**POLICY WPP18: AGRICULTURAL LAND**

Proposals for waste management facilities affecting the best and most versatile agricultural land (Grades 1, 2 and 3a) will not be permitted if:

- (i) there is land of lower agricultural quality available (provided that this does not harm features of landscape character, nature conservation or historic significance); or
- (ii) in cases where an agricultural after-use is proposed, the land cannot be restored to its former or, if possible, improved condition.

**POLICY WPP19: WATER RESOURCES PROTECTION**

Proposals for waste management facilities will not be permitted which would cause unacceptable harm to water resources and the water environment (either by way of pollution, contamination or derogation).

**POLICY WPP20: PROTECTION OF FLOODPLAINS**

Proposals for waste management facilities which increase the risk of flooding or reduce floodplain capacity will not be permitted unless the risks or impacts can be mitigated by appropriate measures.

**POLICY WPP21: PROTECTION OF MINERAL CONSULTATION AREAS**

Proposals for waste management facilities within Mineral Consultation Areas will not be permitted where they would sterilise mineral resources which are, or may become, of economic importance, would prejudice the future tipping of mineral waste, or would otherwise be incompatible with mineral development, unless:

- (i) the land affected does not contain potentially workable mineral resources; or
- (ii) there is an overriding need for the development which outweighs the mineral interest; or
- (iii) the mineral can be extracted in advance of the development; or
- (iv) the extraction of the mineral would be contrary to other relevant policies in the Minerals Local Plan.

**POLICY WPP22: TRANSPORTATION OF WASTE**

Proposals for waste management facilities should seek to minimise the need to transport waste, especially by road. Proposals which would conflict with the objectives of maximising the proportion of materials moved by rail or water will not be permitted. Consideration will be given to the location of waste management facilities adjacent to a railhead or navigable waterway, or to the major road network. Consideration will also be given to the access to, and the availability of, non-road transport facilities, and to all likely costs and benefits.

**POLICY WPP23: ROAD TRANSPORT**

Proposals for waste development will not be permitted where the potential generation of heavy goods vehicle movements could not be satisfactorily accommodated on the existing local highway network, and/or these vehicle movements would cause demonstrable harm to interests of acknowledged importance, unless highway improvements can be carried out which do not cause demonstrable harm to interests of acknowledged importance.

**POLICY WPP24: AIR QUALITY**

Proposals for waste development which would have an unacceptable adverse effect on air quality will not be permitted.

**POLICY WPP25: RIGHTS OF WAY**

Proposals for waste development which affect rights of way will only be permitted if provision can be made for an appropriate alternative route. In cases where this is a temporary diversion, provision for a permanent replacement route will be required to be made in the final restoration scheme if the original route is not to be reinstated.

**POLICY WPP26: SITE DESIGN AND APPEARANCE**

Only planning applications for waste management facilities which have had regard to minimising visual impact by:

- appropriate landscaping, or
- utilising existing topography and natural cover, or
- grouping structures to prevent sprawl

will be permitted. Structures should be designed, and colour applied, so as to minimise visual impact, to minimise light pollution, and to assist integration into the local landscape.

**POLICY WPP27: RESTORATION**

Proposals for a landfill or landraising waste management facility will only be permitted if they are accompanied by a restoration scheme (to include phasing and details of aftercare and monitoring) to ensure that the land is reclaimed at the earliest opportunity to facilitate a beneficial after use of the site.

In considering restoration proposals, priority will be given to an amenity after-use, including nature conservation, or where appropriate, agriculture or forestry. Where historic landscape features such as elements of historic field patterns have been lost, the developer will be expected to take advantage of any opportunities for their reconstruction as components of the landscape.

**POLICY WPP28: SECURING EFFECTIVE RESTORATION**

A financial guarantee will be sought from the developer to cover restoration (including aftercare) costs, through a voluntary agreement/planning obligation in the following cases:

- (i) where the waste development is of a very long term nature, and where progressive restoration is not practicable; or
- (ii) where a new technique is to be used with untested outcomes; or
- (iii) where there is reliable evidence of the likelihood of either financial or technical failure.

**POLICY WPP29: AERODROME SAFEGUARDING**

Proposals for waste development within the Aerodrome Safeguarding Zones will only be permitted where it can be adequately demonstrated that such development will not constitute a hazard to air traffic, with or without mitigation proposed.

## Policies for Specific Types of Waste Management Facilities

### **POLICY WPP30: RECYCLING CENTRES**

Proposals for the development of Recycling Centres will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policies WPP1, WPP2, and WPP 3** and at the proposed location for a recycling centre contained in **Policy WPP4**;
- (ii) the proposal will aid the development of a co-ordinated network of Recycling Centres. Where possible, facilities should be situated near major centres of population. Only in special circumstances should the facility be located in a rural area;
- (iii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iv) appropriate measures for groundwater and surface water protection are incorporated;
- (v) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vi) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (vii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

### **POLICY WPP31: MATERIALS RECLAMATION FACILITIES FOR HOUSEHOLD AND COMMERCIAL WASTES**

Proposals for the development of Materials Reclamation Facilities for household and commercial wastes will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policies WPP1, WPP2, and WPP3**;
- (ii) the proposal will aid the development of a co-ordinated network of Materials Reclamation Facilities or other installations for the centralised reception, sorting and segregation of recyclable waste serving major settlements;
- (iii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iv) appropriate measures for groundwater and surface water protection are incorporated;
- (v) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vi) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (vii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

### **POLICY WPP32: WASTE TRANSFER FACILITIES**

Proposals for the development of Waste Transfer Facilities will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policies WPP1, WPP2, and WPP3**;
- (ii) the proposal will aid the development of a co-ordinated network of waste management facilities;
- (iii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iv) appropriate measures for groundwater and surface water protection are incorporated;
- (v) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vi) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (vii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

**POLICY WPP33: SCRAPYARDS**

Proposals for new sites will only be permitted on land already allocated or permitted for general industrial or storage and distribution use. Extensions to existing sites or the construction of buildings will only be permitted where an actual environmental or operational benefit can be demonstrated. All proposals must have regard to the following:

- (i) appropriate measures for groundwater and surface water protection and for the prevention of ground contamination are incorporated;
- (ii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iii) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (iv) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (v) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

**POLICY WPP34: RECYCLING OF INERT WASTES**

Proposals for the development of facilities for the recycling and re-use of inert waste will be permitted and encouraged, particularly where they are proposed at existing mineral or landfill sites, having regard to the following:

- (i) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (ii) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (iii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**; and
- (iv) priority will be given to the re-use or recycling of inert waste as near as possible to the site of generation

**POLICY WPP35: REWORKING EXISTING OR FORMER LANDFILL SITES**

Proposals for the reworking of existing or former landfill sites will be permitted providing that:

- (i) the reworking of waste materials accords with the aims of the Best Practicable Environmental Option;
- (ii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iii) adverse impact on local amenity or conservation interests will be minimised or reduced;
- (iv) transport movements will be minimised, where possible utilising alternative methods of transport such as rail or waterways;
- (v) the proposal would assist the reclamation of the site to an agreed after-use, or would facilitate the re-engineering of the site, and improve its finished landform and appearance.

**POLICY WPP36: COMPOSTING FACILITIES**

Proposals for the development of composting facilities will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policies WPP1, WPP2 and WPP3**
- (ii) the proposal accords with the Waste Hierarchy and the Proximity Principle, and accords with the aims of the Best Practicable Environmental Option as set out in the national waste strategy;
- (iii) the proposal will aid the development of a co-ordinated network of composting facilities serving major settlements;
- (iv) that a site specific bio-aerosol risk assessment should be provided by the developer if the boundary of the facility is within 250 metres of a workplace, or the boundary of a dwelling;
- (v) appropriate measures for groundwater and surface water protection are incorporated;
- (vi) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (vii) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (viii) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (ix) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

**POLICY WPP37: MECHANICAL BIOLOGICAL TREATMENT (MBT)**

Proposals for the development of MBT facilities will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policies WPP1, WPP2 and WPP3**;
- (ii) the proposal accords with the Waste Hierarchy and the Proximity Principle, and accords with the aims of the Best Practicable Environmental Option as set out in the national waste strategy;
- (iii) the proposal will aid the development of a co-ordinated network of facilities serving major settlements;
- (iv) appropriate measures for groundwater and surface water protection are incorporated;
- (v) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (vi) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vii) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and,
- (viii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WP26**.

**POLICY WPP38: ENERGY FROM WASTE INCINERATION**

Proposals for the development of energy from waste incineration facilities will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policy WPP1**;
- (ii) the proposal will aid the development of a co-ordinated network of waste disposal facilities;
- (iii) the scale of the proposal would not compromise other waste recovery operations;
- (iv) the facility incorporates appropriate measures to reduce all forms of pollution to an acceptable level, and for the protection of groundwater and surface water;
- (v) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (vi) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vii) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway, and for the temporary storage of material waiting to be processed; and
- (viii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

**POLICY WPP39: OTHER ENERGY FROM WASTE OPTIONS**

Proposals for the development of energy from waste facilities other than by incineration will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policy WPP1**;
- (ii) the proposal will aid the development of a co-ordinated network of waste disposal facilities;
- (iii) the scale of the proposal would not compromise waste recovery operations higher in the waste hierarchy;
- (iv) the facility incorporates appropriate measures to reduce all forms of pollution to an acceptable level, and for the protection of groundwater and surface water;
- (v) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (vi) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vii) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (viii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

**POLICY WPP40: EXTENSIONS TO EXISTING LANDFILL SITES FOR NON-HAZARDOUS WASTE**

Proposals for the extension of existing landfill sites will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policy WPP1**;
- (ii) sites which do not incorporate facilities for energy recovery will not be permitted unless it can be shown that this would be impractical;
- (iii) the proposal will aid the development of a co-ordinated network of waste disposal facilities;
- (iv) the scale of the proposal would not compromise waste recovery operations higher in the waste hierarchy;
- (v) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (vi) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vii) the proposal would assist the reclamation of the site to an agreed after-use, or would facilitate the re-engineering of the site, and improve its finished landform and appearance;
- (viii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**; and
- (ix) the facility incorporates appropriate measures to reduce all forms of pollution to an acceptable level, for the protection of groundwater and surface water, and for the prevention of flooding, and to protect human health.

**POLICY WPP41: NEW SITES FOR LANDFILL OF NON-HAZARDOUS WASTE**

Preference will be given to extensions to existing landfill sites for non-hazardous waste. Where no such sites may be identified, proposals for the development of new landfill sites will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policy WPP1**;
- (ii) sites which do not incorporate facilities for energy recovery will not be permitted unless it can be shown that this would be impractical;
- (iii) the proposal will aid the development of a co-ordinated network of waste disposal facilities;
- (iv) the scale of the proposal would not compromise waste recovery operations higher in the waste hierarchy;
- (v) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (vi) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vii) the proposal would assist the reclamation of the site to an agreed after-use, or would facilitate the re-engineering of the site, and improve its finished landform and appearance;
- (viii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**; and
- (ix) the facility incorporates appropriate measures to reduce all forms of pollution to an acceptable level, for the protection of groundwater and surface water, for the prevention of flooding, and to protect human health.

**POLICY WPP42: LANDFILL SITES FOR INERT WASTE**

Proposals for new landfill sites and extensions to existing landfill sites for the disposal of inert waste will be permitted having regard to the following:

- (i) preference will be given to proposals at the Preferred Sites contained in **Policies WPP1, WPP2 and WPP3**;
- (ii) the scale of the proposal would not compromise waste recovery operations higher in the waste hierarchy;
- (iii) the proposed site is close to a potential source of inert waste, lies on or near a major transport link, and will aid the development of a co-ordinated network of inert waste disposal facilities;
- (iv) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (v) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vi) the proposal would assist the reclamation of the site to an agreed after-use, or would facilitate the re-engineering of the site, and improve its finished landform and appearance;
- (vii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**; and
- (viii) the facility incorporates appropriate measures to reduce all forms of pollution to an acceptable level, for the protection of groundwater and surface water, and for the prevention of flooding.

**POLICY WPP43: DISPOSAL OF WASTE ON LAND BY LANDSPREADING**

Planning applications for the landspreading of waste will only be permitted where:

- (i) the application accords with the aims of the Best Practicable Environmental Option for the disposal of the waste;
- (ii) concentrations and amounts applied are consistent with best agricultural practice;
- (iii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iv) material can be imported without prejudicing the local highway network; and
- (v) the proposal would not cause contamination of soils, groundwater, surface water or watercourses.

**POLICY WPP44: MANAGEMENT OF HAZARDOUS AND CLINICAL WASTE**

The development of facilities for the management of hazardous and clinical waste will only be permitted provided that they have regard to all other Waste Local Plan policies, and fulfil the following requirements:

- (i) there is no alternative site which is more acceptable in environmental and other terms, and the proposal accords with the aims of the Best Practicable Environmental Option;
- (ii) the proposal is situated within or near an existing or planned facility which generates this type of waste, or meets a Regional/Sub-Regional need within the context of Best Practicable Environmental Option;
- (iii) the facility incorporates appropriate measures to reduce all forms of pollution to an acceptable level, and for the protection of groundwater and surface water;
- (iv) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (v) the traffic likely to be generated by the facility will not cause congestion on the roads leading to the site, and appropriate access can be accommodated on the highway network;
- (vi) there is sufficient space within the site for the traffic likely to be generated to park, turn and manoeuvre off the highway; and
- (vii) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

**POLICY WPP45: WASTE WATER TREATMENT**

Planning permission will be granted for development related to the transfer, processing or disposal of waste water or sewage, together with sludge treatment or disposal works, provided that they have regard to all other Waste Local Plan policies and fulfil the following requirements:

- (i) the facility will contribute to the establishment of an integrated and adequate network of sewage treatment installations, sufficient to meet the demands of existing and proposed developments;
- (ii) proposals affecting important conservation sites and features are subject to the most rigorous assessment;
- (iii) mitigation measures are taken to minimise the adverse impacts on all occupiers and users of nearby land and buildings, including: noise, dust, air and water pollution, smell, litter, scavengers and vermin, visual intrusion, traffic and other disturbance;
- (iv) traffic generated by the proposed facility will not cause congestion on the roads leading to the site, and major proposals are situated adjacent to the major road network, or to a railhead or navigable waterway; and
- (v) the site design and the appearance of buildings are in accordance with the requirements of **Policy WPP26**.

## Provision of Waste Management Facilities

An analysis of potential sites in the County which could accommodate the strategic facilities (i.e. MRFs, energy from waste facilities, or landfill capacity) to meet the requirements identified by the assessment of waste arisings has been carried out. In addition, other sites have been identified (following consideration of the potential strategic sites in existing waste management facilities) that have potential for a range of facilities. This has resulted in a hierarchy of sites for new waste management facilities as follows:

- preferred sites for strategically important waste management facilities required to manage the predicted non-hazardous waste arisings from the municipal and commercial/industrial waste streams (**Policy WPP1**);
- other significant sites with potential for additional waste management facilities so as to ensure that the needs of municipal, commercial/industrial and construction/demolition waste can be met in full (**Policy WPP2**);
- existing waste management sites with the potential to accommodate additional minor facilities to provide a network of local facilities for the collection and treatment of waste (**Policy WPP3**).

The Plan identifies thirty-one sites as being suitable to accommodate waste management facilities. These sites are located on the **Proposals Map**, and are described in more detail on the individual **Inset Plans** and accompanying site profiles contained within **Part B**.

The following tables list the types of waste management facilities which could be provided in these areas. It should be noted that the locations shown on the Inset Plans are in no way exclusive, and this does not preclude the consideration of proposals for waste management facilities elsewhere in the County. Any proposals would be considered in the context of all the relevant policies in the Plan.

### Preferred Sites for Strategic Waste Management Facilities (Policy WPP1)

No.	Site Name	Inert Waste Recycling	Recycling Centre	MRF	Waste Transfer Station	Rail/Road/Water Interchange	Greenwaste Composting	Mixed Waste Composting	MBT/BMT	Energy from Waste	Inert Landfill	Non-Hazardous Waste Landfill	Landfill Gas Collection	Extension to Landfill Site	Other Facilities (see Footnotes)
ED51	Heathpark Industrial Estate (new)		○	○	○		○	○	○	○					
EX04	Exeter Transfer Station	●			●	○			○	○					I
MD05	Broadpath	○		○			●	●	○	○	●	●	○	○	
ND23	Seven Brethren, Barnstaple		●	○	●	○	○	○	○	○					
SH17	New England Quarry	○		○	○		○	○	○	○	●	○	○		
SH52	Wrangaton (new)		○	○	○	○	○	○	○	○					
TE13	Heathfield Landfill Site	●		□	○	○	●	●	○	○	●	●	●	□	
TE51	Heathfield Industrial Estate (new)	○		○	○	○	○	○	○	○					
TO06	Deep Moor, Great Torrington		●	○	○		○	○	○	○	●	●	●	○	I
WD07	Crowndale, Tavistock		●	○	●		○	○	○	○					

**Footnotes:**

I. *Greenwaste shredder*

**Key:**

- *Existing facility*
- *Potential facility*
- *Current permission to be implemented 2005/6*

**Other Significant Existing Sites with Potential for Additional Waste Management Facilities (Policy WPP2)**

No.	Site Name	Inert Waste Recycling	Recycling Centre	MRF	Waste Transfer Station	Rail/Road Interchange	Greenwaste Composting	Mixed Waste Composting	Inert Landfill	Extension to Landfill Site
ED06	Greendale Barton			●	●		○	○		
ED10	Hill Barton Business Park	●		○	●		○	○	●	
EX02	Exton Road		●	●	●	○				
ND11	Little Silver	○			●		○	○	●	
ND21	Holmacott	●			●		○		●	
SH01	Challonsleigh	●		●	●		○			
SH23	Strashleigh Hams	●			○		○		●	
SH24	Torr Quarry	●	●	○	●		○	○	●	
TE23	Trood Lane	●			●		○	○	●	□
WD12	Hayedown	●		●	●		○	○		

**Key:**  
 ● Existing facility  
 ○ Potential facility  
 □ Current application (recently approved)

**Existing Waste Management Sites with Potential for Additional Minor Waste Management Facilities (Policy WPP3)**

No.	Site Name	Inert Waste Recycling	Recycling Centre	MRF	Waste Transfer Station	Rail/Road Interchange	Greenwaste Composting	Mixed Waste Composting	Inert Landfill	Other Facilities (see Footnotes)
ED33	Withyhayes						○		●	
MD02	Ashley		●				○			
MD14	Punchbowl		●		●		○			
SH10	Laphorne Cross	●			●		○		●	
SH12	Marlands	○					○		●	
TE16	Kenbury Wood, Kennford	○			●		○		●	
TE19	Ruby Farm, Abbotskerswell	○			●		○		●	1
TE25	Yannon Lane, Kingskerswell	○			●		○		●	
TO01	Anvil Corner, Holsworthy		●		●		○			
WD10	Exeter Road, Okehampton		●	○		○	○	○		

**Footnotes:**  
 1. Waste wood incinerator

**Key:**  
 ● Existing facility  
 ○ Potential facility

**Proposed Additional Recycling Centre (Policy WPP4)**

No.	Site Name	Notes
TO51	Caddsdwn, Bideford	A site in the Bideford area to replace Northam Burrows, Bideford, which closed in December 2002

## **Proposals Map**

The Proposals Map shows the locations of the 31 sites with potential for new or additional waste management facilities. All these sites are shown in more detail on the Inset Plans contained in Part B of the Plan.

## Your Opportunity to Comment

This leaflet summarises the contents of the **Re-Deposit Version** of the **Devon County Waste Local Plan**, and includes:

- a) the key objectives of the Plan;
- b) a full set of the Plan policies;
- c) a list of the preferred sites with potential to accommodate waste management facilities;
- d) an outline of the Proposals Map which identifies the locations of the sites referred to above.

The Re-Deposit Version of the Devon County Waste Local Plan seeks the views of all those with an interest in planning for waste management in the future. Comments on all aspects of the Plan are welcomed. If you wish to make a representation in support of or objecting to the policies and proposals in the Plan, you should do so by completing the **Comment Form** included with this leaflet or via the Online Comment Form on the Waste Local Plan website at [http://www.devon.gov.uk/waste\\_local\\_plan-2](http://www.devon.gov.uk/waste_local_plan-2).

***The deadline for comments is Monday 26th September 2005.***

### Devon County Waste Local Plan Re-Deposit Version - Document Order Form

I would like to purchase the following documents:

		No. of copies	Price (inc p&p)		
Part A and B – Written Statement, Proposals Map and Inset Plans	£34.00	(+ £6 p&p)		<input style="width: 40px;" type="text"/>	<input style="width: 40px;" type="text"/>
Part C – Sustainability Appraisal	£10.00	(+ £3 p&p)		<input style="width: 40px;" type="text"/>	<input style="width: 40px;" type="text"/>
Part D – Statement of Public Participation and Consultation	£10.00	(+ £3 p&p)		<input style="width: 40px;" type="text"/>	<input style="width: 40px;" type="text"/>

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