

Subject: Waste and minerals site allocation development plan document (DPD)

Status: For Publication

Report to: Policy Overview and Scrutiny Cabinet

Date: 11 August 2009
2 September 2009

Report of: Planning Manager

Portfolio Holder: Regeneration

Key Decision: Yes / No

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 To update members on the timescale and work being undertaken by the County Council in relation to the Minerals and Waste Site Allocation.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report impact directly on the following corporate priorities:-
- Delivering quality Services to our customers
 - Delivering regeneration across the Borough
 - Encouraging healthy and respectful communities
 - Keeping our Borough clean, green and safe
 - Promoting the Borough
 - Providing value for money services

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

The waste and minerals site allocation development plan document dictates where future minerals and waste development in Rossendale may or may not take place in the future. Failure to identify the most suitable sites or provide feedback on those sites suggested by landowners may result in negative or lost opportunities.

4. BACKGROUND AND OPTIONS

- 4.1 Waste collection, disposal and planning involves a split of functions between the County and the District Councils. Lancashire County Council is the Waste Disposal Authority for its area which means it is responsible for the overall disposal of waste and the provision of recycling facilities. Rossendale Borough Council acts as the Waste Collection Authority for the District, which involves the collection of household waste and its transport to a common collection point.
- 4.2 Lancashire County Council is also the Mineral and Waste Planning Authority for Rossendale. All planning policy issues are dealt with through the suite of documents comprising the Minerals and Waste Development Framework. This includes the location of sites for Waste Transfer facilities. Rossendale Borough Council through the Local Development Framework is required to plan for every other land use.
- 4.3 The County Council has made good progress on the Minerals and Waste Development Framework. The Core Strategy, setting out general development principles and the overall approach to Minerals and Waste provision, was adopted in April 2009. Work is now progressing on the Site Allocations and Development Management Policies Development Plan Document. A consultation was held, closing on 10th April, seeking views on possible principles to be followed. This will be followed with a Preferred Options consultation in September-November which will seek views on specific sites. This will be followed by publication of a draft Plan in Summer 2010 and submission to the Secretary of State by November 2010.
- 4.4 **Core Strategy Site issues**
- 4.5 A “Call for Sites” was made initially by the County Council in 2007 and on subsequent occasions and is still open to interested parties. This is a stage that allows anyone to register their interest and does not mean that the site or proposal will be included in the final document. The operators of existing quarries in Rossendale have indicated their desire to continue quarrying and/or to provide recycling and landfill opportunities.
- 4.6 The list of sites proposed along with comments from the Borough Council’s forward planning team can be found in appendix A.
- 4.7 Large scale waste reprocessing facilities are to be provided outside the District as part of a county-wide PFI scheme. The major issue of concern to this Council is the provision of Waste Transfer stations and Household Waste Recycling Sites which support the larger reprocessing facilities.
- 4.8 Rossendale currently has two household waste recycling sites, one at Duckworth Clough and the other at Rakehead. These are operated on Rossendale’s behalf by Lancashire County Council. The Rakehead site has a

limited planning consent. Neither of these sites were included in the “Call for Sites” exercise.

4.9 Amongst the sites identified, Lancashire Waste Services have submitted a 2 hectare a site at Ewood Bridge (former Mayfield Chicks) for consideration. The Minerals and Waste Plan team see this as an ideal location for a Household Waste Recycling Site. However alternative uses for the site are preferred by this Council, including a potential Park and Ride site for the anticipated East Lancashire Railway commercial service.

4.10 The need for replacement facilities within the next fifteen years is not under debate; the fundamental question is how and where these should be provided.

4.11 **Potential locations for waste management Facilities**

4.12 Prior to the “Call for Sites” and as early as 2004, both Rossendale Borough Council and Lancashire County Council assessed the locations of potential Waste management facilities locations as part of a process to supplement the Lancashire waste management strategy. The Lancashire waste management strategy, as part of a joined up approach from all Lancashire authorities, identified the need for a network of waste transfer sites in Lancashire, all supporting larger scale waste reprocessing facilities outside of the borough.

4.13 Rossendale’s own assessment considered a number of potential sites located in Rossendale as possible development against a common matrix. This matrix was designed to allow a common comparable to be made of issues which are considered key for such developments, both in principle and within a Rossendale BC context.

4.14 The key issues considered focused on:

- The location of the site;
- Access to it;
- The uses to which it has previously been put;
- Whether its intended use accords with the Local Plan aims;
- Whether the site is practically available; and
- Whether the site is suitable, i.e. whether it is sufficiently large and/or can be readily converted/redeveloped

4.15 The assessment produced the following list, all sites marked in bold have since seen some development :-

- Futures Park, Bacup
- The Siding. Bacup
- LCC Highways Site, Bacup
- Pinner Quarry, Crawshawbooth:
- **Knowsley Road, Haslingden**
- Waterside Road, Haslingden
- **Arran Nurseries/Snow King Site, Haslingden**

- **Holcombe Road Employment Area, Haslingden**
- Laneside Court, Rawtenstall
- **Newhall Hey, Rawtenstall**
- Myrtle Grove Mill, Bacup Road, Cloughfold
- Hareholme Mill, Bacup Road, Cloughfold
- Victoria Works, Rawtenstall
- Waterbarn Mill, Stacksteads
- Hugh Business Park, Waterfoot
- The Globe, Waterfoot
- Scout Nursing Home, Waterfoot
- Facit Mill, Whitworth
- Daniel St Industrial Estate, Whitworth
- Barlow Bottoms, Whitworth
- Henrietta Street, Bacup
- Crooks Scrap Yard, Stacksteads
- Warths Goods Yard, Waterfoot
- Mayfield Chicks, Edenfield

4.16 Prior to Rossendale's site identification process Lancashire County Council also assessed a number of sites, these are as follows:- All sites marked in bold have since seen some development.

- Barlow Bottoms, Whitworth
- Duckworth Clough, Haslingden
- **Top-of-Slate, Haslingden**
- Rossendale College, Rawtenstall
- Albert Mill, Haslingden
- Carrs Industrial Estate, Haslingden
- **New Hall Hey, Rawtenstall**
- Mayfield Chicks, Haslingden
- Carr Mill Street, Haslingden
- Hutch Bank Quarry, Haslingden
- Former TNT Site Waterfoot
- Former Scrapyard, Blackwood Road, Bacup
- **Knowsley Road, Haslingden**
- **Arran Nurseries, Haslingden**
- Haslingden Road, Haslingden
- Manchester Road, Haslingden
- Henrietta Street, Bacup
- Futures Park, Bacup
- Waterbarn Mill, Stacksteads
- **Holden Vale, Haslingden.**

4.17 The benefits of having some form of waste management facility in Rossendale can be summarised as follows:-

- Reduced mileage,
- Reduced transportation fees,

- Reduced reliance on 3rd parties,
- Reduced carbon footprint,
- Increased opportunities for recycling,
- Increased employment possibilities etc...

4.18 However these benefits would have to be offset against some of the more negative aspects which include,

- Increased heavy goods traffic,
- The requirement to accept waste from outside of Rossendale,
- The negative resident perception of waste management facilities, smells, increased noise and traffic etc.

4.19 In addition to the aforementioned benefits, depending on the type of facility proposed, additional opportunities / challenges exist in relation to the councils existing facilities. For example there may be potential for any new facility to enable the transfer of operation from Henrietta street to a new location. Alternatively the status quo could apply.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

5.1 Financial implications in relation to the development plan will be determined by the final site selection and its functionality.

5.2 The potential financial implications for this council, amongst others will be:

- Is the site selected owned by this Council, therefore can it expect a capital receipt?
- If the above what are the operational and financial implications of losing the site?
- If there is the potential for a waste transfer station within Rossendale what are the cost efficiencies for this Council arising from reduced transport times?
- What are the operational and financial implications of a combined Rossendale Borough Council and Lancashire County Council facility?

5.3 There would not be any material financial implications arising from a new Household Waste Recycling Centre (other than if the site were owned by this Council)

6. MONITORING OFFICER

6.1 No Implications

7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

7.1 No Human Resource Implications

8. CONCLUSION

- 8.1. The LCC Minerals and Waste Site Allocations Development Plan Document (DPD) has important land use and sustainable waste management implications for this Borough.
- 8.2. LCC Call for Site Allocation identifies a number of sites. Appendix A is Rossendale's planning policy comments. Some authorities have chosen not to comment.
- 8.3. The Timescale for responding to county is during the month of August leading to the County Council conducting Preferred Options Consultation in September/October 2009.
- 8.4. The two existing household waste recycling sites (HWRC) have not been included in the "Call for Sites" exercise, if these are not included the future of these two facilities is limited.
- 8.5. Separate to the "Call For Sites" exercise, Rossendale and Lancashire's own site identification process, albeit mainly for transfer stations, has produced a number of possible locations. For these to be considered, at any point in the future, Rossendale will need to suggest that they are included in the Minerals and Waste Site Allocations DPD.

9. RECOMMENDATION(S)

- 9.1. Overview and Scrutiny to note the timescales and ongoing work being undertaken by the County Council in relation to the Waste and Minerals site allocation development plan and provide any comments for Cabinet consideration.

10. CONSULTATION CARRIED OUT

- 10.1 Forward Planning – Rossendale Borough Council.
Overview and Scrutiny
Portfolio Holder

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required
Not at this policy stage. Yes / No

Is a Community Impact Assessment attached Yes / No

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required Yes / No

Is a Biodiversity Impact Assessment attached Yes / No

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Either

Background Papers	
Document	Place of Inspection

Or

No background papers (*delete where applicable*)