

Norfolk Minerals and Waste Development Framework

Waste Site Specific Allocations Development Plan Document



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Norfolk County Council
Environment, Transport and Development Department

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October 2013

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1 Executive summary

1.1 As part of its preparation of the Minerals and Waste Development Framework (MWDF), in accordance with the Planning and Compulsory Purchase Act 2004, the County Council has produced this Waste Site Specific Allocations Development Plan Document (DPD). Its purpose is to set out specific, allocated sites where waste management facilities are considered acceptable in principle over the next 15 years.

1.2 The MWDF Core Strategy and Minerals and Waste Development Management Policies DPD was adopted by the County Council on 26 September 2011. The period of the MWDF runs to the end of 2026. The Core Strategy sets the context for the site allocations for minerals extraction and waste management facilities.

1.3 The following sites are allocated in the Waste Site Specific Allocations DPD:

Parish	Site reference	Allocated for
Breckland		
Beetley	WAS 01	inert waste recycling, inert fill
Carbrooke	WAS 06	inert waste recycling, reworking, removal and re-use of foundry sand
Ashill	WAS 14	composting, inert waste recycling, extension to adjacent household waste recycling centre
Snetterton	WAS 19	composting, anaerobic digestion, processing of recyclables, mixed waste processing, household waste recycling centre, inert waste recycling, thermal treatment, energy from waste
Thetford	WAS 32	processing of recyclables, mixed waste processing, inert waste recycling, household waste recycling centre
Attleborough	WAS 47	inert waste recycling, waste transfer
Snetterton	WAS 79	inert landfill and secondary aggregate recycling
Beetley	WAS 87	inert waste recycling and inert fill
Broadland		
Frettenham, Horstead	WAS 17	household waste recycling centre
Attlebridge	WAS 24	composting, landfill of inert and/or non-hazardous waste
Buxton with Lammas, Frettenham	WAS 68	inert landfilling

Parish	Site reference	Allocated for
Morton-on-the-Hill	WAS 76	extension to scrap metal facility
Morton-on-the-Hill	WAS 78	mixed waste processing, metal recycling, inert waste recycling, windrow composting, in-vessel composting, physical, chemical, and/or mechanical/biological treatment of household waste, waste transfer, and

		other forms of residual waste treatment excluding thermal treatment
Great Yarmouth		
Great Yarmouth	WAS 49	processing of recyclables, mixed waste processing, inert waste recycling, household waste recycling centre, waste transfer
Great Yarmouth	WAS 66	processing of recyclables, mixed waste processing, inert waste recycling, household waste recycling centre, waste transfer
Great Yarmouth	WAS 70	processing of recyclables, storage & shredding of wood
King's Lynn and West Norfolk		
King's Lynn	WAS 05	processing of recyclables, mixed waste processing, thermal treatment and other forms of residual waste treatment
Middleton	WAS 25	inert landfill
Middleton	WAS 36	composting, processing of recyclables (materials recovery facility), inert waste recycling, and waste transfer
Feltwell	WAS 37	composting
Middleton	WAS 40	inert landfill and inert waste recycling
Docking	WAS 45	composting
King's Lynn	WAS 65	composting, anaerobic digestion, processing of recyclables, mixed waste processing, thermal treatment, and other forms of residual waste treatment
North Norfolk		
North Walsham	WAS 30	composting, processing of recyclables, mixed waste processing, waste transfer
North Walsham	WAS 94	composting, anaerobic digestion
Norwich		
Norwich	WAS 90	recycling centre
South Norfolk		
Costessey	WAS 31	residual waste treatment
Tivetshall St Margaret	WAS 33	household waste recycling centre
Costessey	WAS 58	processing of recyclables, inert waste recycling

2 Background

2.1 The Waste Site Specific Allocations Development Plan Document (DPD) covers the period until the end of 2026 and allocates specific sites considered suitable in principle and available for development as waste management facilities.

2.2 The Waste Site Specific Allocations DPD is one of the documents within the Minerals and Waste Development Framework (MWDF), being prepared by Norfolk County Council in accordance with the Planning and Compulsory Purchase Act 2004. The MWDF comprises of a number of documents:

2.3 The Statement of Community Involvement (March 2007), which sets out the ways in which local stakeholders will be consulted in the production of the DPDs and in the determination of planning applications

Minerals and Waste Development Scheme (January 2012) The various documents within the framework are being prepared at different times through a continuous process, the timing of which is described in the Minerals and Waste Development Scheme.

Annual Monitoring Report This document describes the progress in producing the DPDs and implementation and performance of the policies within the DPDs. The most recent AMR was produced for the 2010/11 AMR.

Core Strategy and Minerals and Waste Development Management Policies DPD (the 'Core Strategy'), which contains policies for use in making decisions on planning applications for mineral extraction and associated development and for waste management development, and in the selection of site-specific allocations in Norfolk. The Core Strategy was adopted by the County Council on 26 September 2011.

Waste Site Specific Allocations DPD allocates specific sites which are available and acceptable in principle for waste management facilities, to meet the requirements of Core Strategy policy CS4, until the end of 2026.

Minerals Site Specific Allocations DPD allocates specific sites which are available and acceptable in principle for mineral extraction and associated development, to meet the requirements of Core Strategy policy CS1 until the end of 2026.

Policies Map (previously referred to as a Proposals Map) accompanies the adopted DPDs and is designed to act as a visual aid in interpreting the policies in the adopted DPDs. The Policies Map will be revised as each new DPD is adopted and will reflect the up-to-date minerals and waste planning strategy for Norfolk.

Need for waste management capacity

2.4 The background to the need for and the strategy for provision of sufficient waste management capacity in Norfolk is set out in the adopted Core Strategy and Minerals and Waste Development Management Policies DPD.

2.5 Policy CS3 of the Minerals and Waste Core Strategy states that the strategy for waste management in Norfolk is to provide sufficient waste management capacity to meet the expected arisings of municipal and commercial and industrial waste, and also to ensure that appropriate capacity is provided for inert waste recycling and disposal. Appropriate handling, transfer and management capacity will also be provided for hazardous waste, but it is recognised that the specialised facilities required to treat and/or dispose of different hazardous waste streams may not be practicable to develop in Norfolk.

2.6 Policy CS4 sets out the quantity of additional waste management capacity required. By the end of 2026, there is a need to provide an additional 163,000 tonnes of new recycling, composting and source-segregated-anaerobic digestion capacity, about 703,000 tonnes of recovery infrastructure and about 2,060,000 m³ (equivalent to 3,090,000 tonnes) of new inert landfill/quarry restoration voidspace.

2.7 The following extract from Appendix A of the Core Strategy shows forecast tonnages of municipal solid waste and commercial and industrial waste to be managed in Norfolk:

2011/12	2015/16	2020/21	2026/27
1,472,412	1,436,556	1,428,875	1,427,609

Estimated Site Capacity

2.8 The capacities of the allocated sites are estimates, based on the proposed uses and the site sizes. The operational capacity has been estimated using government guidance on ‘typical’ site areas for different types and sizes of waste management facility. The following estimated waste management capacity is proposed to be allocated, based on cumulative totals from all the sites proposed to be allocated for that operation:

- 75,000 tonnes of non-hazardous landfill capacity at one site,
- 3,375,000 tonnes of inert landfill/quarry restoration capacity at five sites which are existing or proposed quarries,
- 800,000 tonnes annual recovery capacity (excluding recycling and composting) at five sites,
- 260,000 tonnes annual inert recycling capacity at seven sites (six of these would be temporary and five of these linked to existing or proposed quarries),
- 603,000 tonnes annual composting and/or recycling capacity at 17 sites (four of these would be temporary).

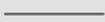
2.9 The total estimated capacities of the allocated sites are in excess of the quantities required by Core Strategy Policy CS4. However, a number of the sites are likely to be temporary in nature, due to their operations being linked to the operational timescales of mineral workings or landfill sites. In addition, waste is often managed through more than one facility. For example, green waste segregated at one facility will then be composted at another.

2.10 The illustrative diagram overleaf shows the spatial distribution of all the Waste Site Specific Allocations, along with the locations of the existing waste management facilities safeguarded under Policy CS16 of the adopted Minerals and Waste Core Strategy. These sites are shown in the context of the four largest settlements and Market Towns in Norfolk, as detailed in Policy CS5 of the adopted Minerals and Waste Core Strategy. The diagram also illustrates the key landscape and environmental constraints, trunk roads, A-roads and railway lines.

2.11 ‘The Policies Map’ which accompanies this DPD is considered to be the most appropriate place to view information such as Mineral Safeguarding Areas, and safeguarded sites. The hardcopy of the Policies Map is at a scale suitable for the majority of uses, however if details of the site boundaries of safeguarded sites

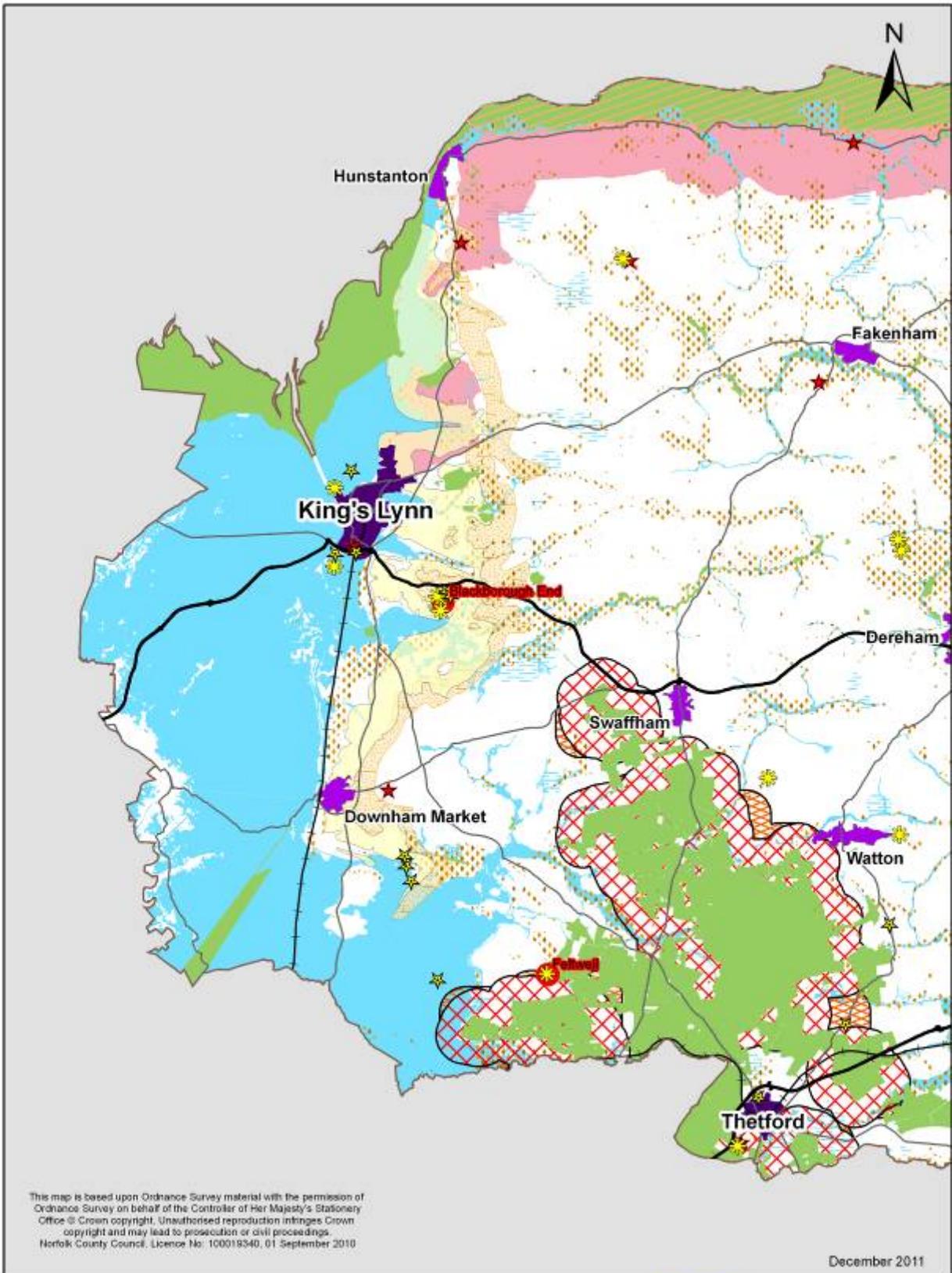
are required it is considered that use of the interactive version of the Policies Map is the most appropriate method. The interactive version of the Policies Map allows the user to view areas at greater levels of detail, and allows information such as environmental designations to be customised by turning these on or off. The Interactive version of the Policies Map can be found by following the link www.norfolk.gov.uk/nmwdf

Legend

-  Proposed waste sites allocation
-  Existing Waste management facilities over 20,000 tpa
-  Existing non-hazardous landfill sites at 12/2011
-  Household Waste Recycling Centre
-  Trunk roads
-  A Roads
-  Rail lines
-  Heritage coast
-  Norwich Policy Area boundary
-  Major Settlements
-  Service Centres/Market Towns
-  Environmental Designations (SSSI, SAC, SPA, Ramsar)
-  Mineral Safeguarding Area (Silica Sand)
-  Mineral Safeguarding Area (Sand and Gravel)
-  Mineral Safeguarding Area (Carstone)
-  Broads Authority executive area
-  AONB (Area of Outstanding Natural Beauty)
-  Environment Agency Flood Zone 2 and 3
-  Groundwater Source Protection Zone 1

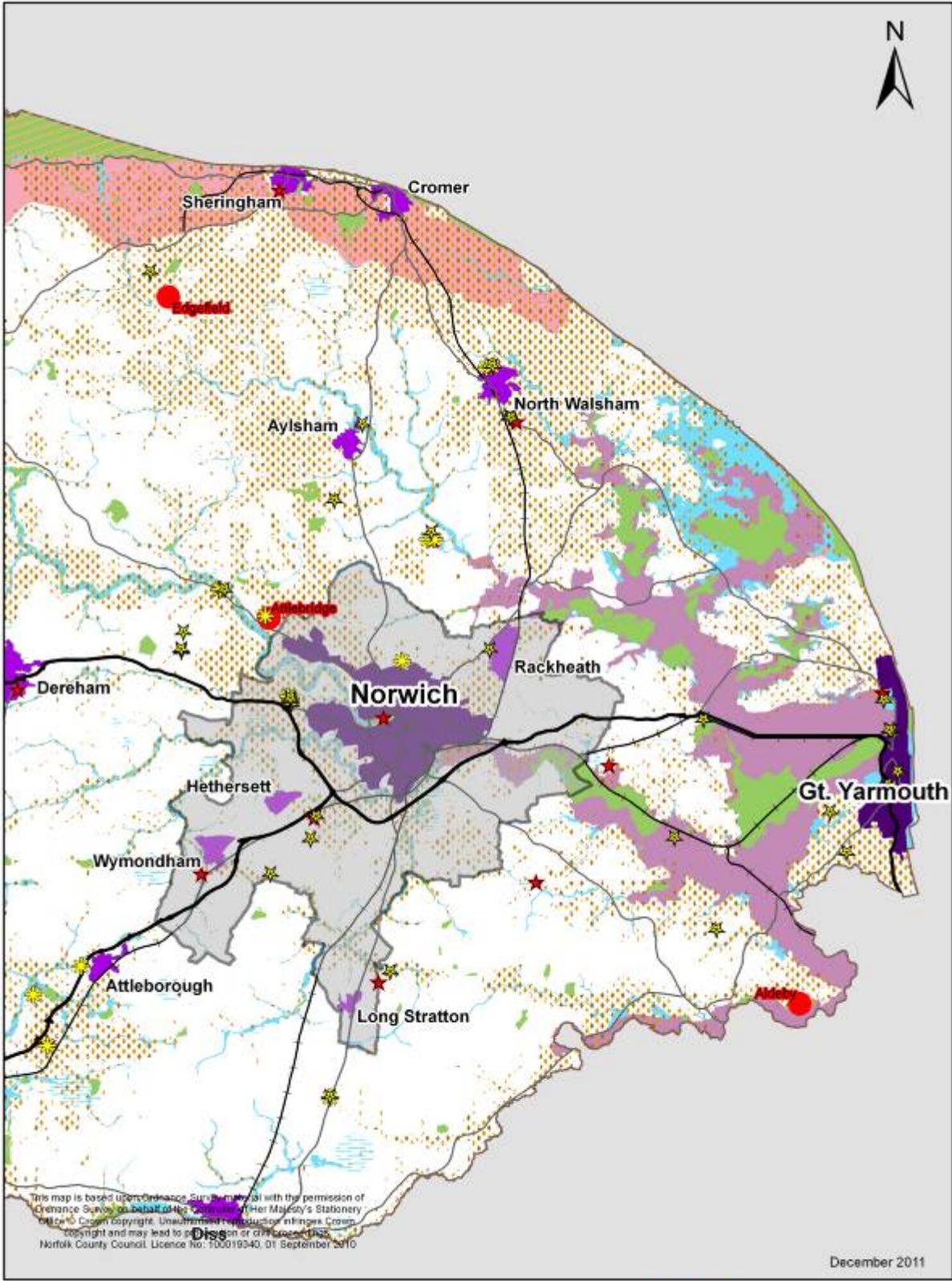
Buffer zones for Stone Curlews

-  Protection Zone
-  Mitigation Zone



Existing waste management sites and proposed waste management allocations

Norfolk County Council
 Planning & Transportation GIS



Existing waste management sites
and proposed waste management allocations

Supporting documents

2.12 Sustainability Appraisal is central to the planning system. The purpose of Sustainability Appraisal, which is mandatory under the Planning and Compulsory Purchase Act of 2004, is to promote sustainable development through the integration of social, environmental and economic considerations in the preparation of new or revised DPDs. Sustainability appraisal is therefore an integral element of the preparation of the Waste Site Specific Allocations DPD, informing in a comprehensive way of the likely impacts of the proposed site specific allocations policies.

2.13 At the Issues and Options stage in 2008, every proposed site was assessed in the initial Sustainability Appraisal. The initial Sustainability Appraisal was reviewed and updated in 2009 and the Sustainability Appraisal, along with the public consultation feedback, was taken into account when the preferred options were selected in 2009.

2.14 The Sustainability Appraisal was reviewed again in 2011 and the Sustainability Appraisal, along with the public consultation feedback, was taken into account in the conclusions of each site to be allocated or not allocated in the Revised Further Issues and Options document in 2011.

2.15 The site specific allocations and associated policy wording in this document have taken into account the findings of the Sustainability Appraisal. The Sustainability Appraisal forms part of the evidence base for the development of the Waste Site Specific Allocations DPD. In accordance with Core Strategy Policy DM4 (flood risk) and the Technical Guidance to the NPPF, for all development over 1 hectare in size in flood zone 1, and all development within flood zones 2 and 3, a site specific Flood Risk Assessment (FRA) will be required at the planning stage. The Site Specific FRA must identify and assess the risks of all forms of flooding to and from the development to demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. The scale, nature and location of the proposed development will inform the scope of the FRA required.

2.16 Flood Risk: Sequential and Exception Tests. In accordance with "Table 2 of the Technical Guidance to the National Planning Policy Framework" a sequential test has been carried out on the Waste Site Specific Allocations. The County Council has concluded that the site selection process satisfies the Sequential Test and that no site has been identified for allocation where there would be a suitable alternative in an area in a lower category of risk of flooding. All of the proposals which are considered to be suitable comprise "less vulnerable" development in the context of "Paragraph 100 of the National Planning Policy Framework, and table 2 of the Technical Guidance to the NPPF", and do not fall to be considered under the "exception test".

2.17 An Equality Impact Assessment (EqIA) has been carried out on the Waste Site Specific Allocations DPD. The need for an EqIA stems from the general duty placed on public authorities to eliminate unlawful discrimination in carrying out its functions, and promote equality of opportunity between men and women, different racial groups, and other equality groups. The EqIA has been prepared to satisfy all relevant legal and policy requirements for the assessment and has been completed in line with relevant guidance.

2.18 A Habitats Regulations Assessment has been carried out on the Waste Site Specific Allocations DPD in accordance with the *Conservation of Habitats and Species Regulations 2010*. A Habitats Regulations Assessment is undertaken to assess the impacts of a land-use plan against the conservation objectives of a European - designated nature conservation sites and to ascertain where it would adversely affect the integrity of the site and, if so how to amend the plan to avoid any potential damaging effects. The Habitats Regulations Assessment forms part of the evidence base for the development of the Waste Site Specific Allocations DPD.

2.19 Evidence Base An appraisal of each site was carried out by Norfolk County Council's landscape architects, ecologists, archaeologists and highways officers. The results of their site assessments have been collated as an evidence base for the Waste Site Specific Allocations DPD. An evidence base update has been published for this pre-submission stage and this should be read in conjunction with the original evidence base document and all previous updates.

3 The Process So Far

3.1 This Pre-Submission Waste Site Specific Allocations DPD was preceded by an original 'call for sites' and three public consultation stages, as follows:

3.2 The County Council made a 'Call for Sites' to land owners, developers and their agents to submit sites for waste management development, which resulted in 64 proposed waste allocation sites being submitted. As part of this process, those who proposed waste allocation sites also proposed waste management uses for those sites, such as anaerobic digestion, or recycling.

3.3 The "Issues and Options" consultation took place over ten weeks from 15 February to 25 April 2008. This was a process to identify potential issues on the submitted site allocations (the options) to assist in identifying preferred sites at the next stage. 1389 people and organisations responded to this consultation. A parallel consultation was undertaken on the Mineral Site Specific Allocations DPD.

3.4 The "Further Issues and Options (Preferred Options)" consultation took place over eight weeks from 19 October to 11 December 2009. The potential waste management sites were categorised in one of three ways. Those sites that based on the evidence available and planning officer's recommendation were deemed to be acceptable for allocation; those that might be potentially acceptable dependent on a modification to the scheme in some way or additional evidence, and those which were considered to be unacceptable for allocation. Over 560 people and organisations responded to this consultation. A parallel consultation was undertaken on the Mineral Site Specific Allocations DPD.

3.5 The "Revised Further Issues and Options" consultation took place over eight weeks from 20 June to 15 August 2011. The potential sites were categorised as being either suitable or unsuitable for allocation. 460 people and organisations responded to this consultation. A parallel consultation was undertaken on the Minerals Site Specific Allocations DPD.

3.6 The County Council has assessed all the submitted sites, having regard to:

- landscape, ecological, archaeological, highways and amenity implications of development at each site
- the responses received during all three Issues and Options consultations
- relevant planning policies, including those in the adopted Core Strategy and Minerals and Waste Development Management Policies DPD
- Sustainability Appraisal
- Habitats Regulations Assessment
- Sequential and Exception Test of Flood Risk
- Equalities Impact Assessment

3.7 This DPD contains policies for 29 allocated sites. Only sites suitable for allocation are listed; unallocated sites are excluded from this document.

When assessing the suitability of the allocated sites, the County Council had particular regard when dealing with landscape, ecology, highways and archaeology to the following matters:

3.8 Landscape

- a description of the site in its landscape context;
- any known landscape constraints (e.g. designated landscape areas);
- the presence of any landscape detractors (e.g. overhead power lines);
- comments on how existing landscape features or viewpoints might be affected by the proposed development;
- the landscape impact of the development (on residents, travellers/visitors, enjoyment of the countryside, light pollution etc and whether any potential screening would itself be intrusive); and
- consideration of whether a potential restoration scheme could be proposed which is feasible, suitable and offers opportunities for longer-term landscape gains.

3.9. Ecology

- details of any designated nature conservation sites nearby;
- whether the site could affect the drainage of any designated sites;
- details of any protected or BAP species and/or habitats which could be affected;
- details of whether a suitable restoration scheme could be proposed; and
- whether there is any potential to create any target habitats (e.g. heathland).

3.10 It is important to note that the site summaries do not include details of any protected species found in or around the local area. New waste management proposals on rural sites are likely to need a biodiversity survey and report as required by Norfolk County Council's Local List for Validation of Planning Applications, or as part of an Environmental Statement accompanying a planning application. The results of a biodiversity survey and report may impact on the scheme of working, indicate a need for potential mitigation measures and a requirement for planning conditions to be attached to any permission granted. However, if certain key species, especially bats or great-crested newts are thought to be present on a site, a full survey with details of mitigation will be needed in advance of a planning application being submitted.

3.11 Proposals which might impact on a European-designated nature conservation site (SAC, SPA and/or Ramsar site) have been subject to a Habitats Regulations Assessment (HRA) carried out by Norfolk County Council.

3.12 Highways

- the hierarchy level of the road used to access the site (e.g. HGV Access Route);
- if not on an HGV Access Route or better, the distance to the nearest suitable road;
- details of any significant access difficulties to the site; and
- details of any improvements required to make the site acceptable in highways terms (e.g. road widening, junction improvements etc) and whether such improvements are already planned.

3.13 The assessments of the sites and the conclusions in this document were made without the benefit of detailed information on potential traffic generation and routes which would be associated with specific proposals for individual sites, and it is likely that a Transport Statement or (a more detailed) Transport Assessment will be required to accompany a planning application for each site.

3.14 Archaeology

Waste development on undeveloped land will require a site investigation prior to the submission of a planning application, influencing the mitigation strategy. Archaeology comments on each site were not included in the site conclusions in the consultation documents; they are, however, available to view in the Evidence Base.

3.15 Site capacities

The allocated sites are detailed in section 6, ordered by District/Borough Council Area including maps showing site location and environmental constraints. Included in each case is an estimate of the annual waste management capacity of the site in tonnes. Notwithstanding the estimated figures quoted, the annual capacity of a waste site would be dependent on a number of factors, including commercial considerations; the type of technology which might be used; how land-intensive a use would be, and whether separate waste activities and processes could be operated concurrently. The estimates of site capacity have been made on a site-by-site basis, using figures where they have been quoted by those proposing the sites, data from existing waste facilities and in previous planning applications, and guidance in the Communities & Local Government publication "Planning for Waste Management Facilities".

The Site Specific Allocations

3.16 The site allocations and their supporting text in this DPD describe the characteristics of each site and the particular requirements that will need to be addressed in addition to the relevant national and local policies.

3.17 Amenity issues will also need to be addressed in planning applications for the development of each site. Policies CS14 and DM12 of the Adopted Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD cover amenity issues generally, with policy DM13 covering air quality, DM15 Cumulative impacts, and CS7 bioaerosol risk assessments for composting facilities. Particular attention will also need to be paid to air quality, dust, noise and lighting issues

3.18 Air Quality and Dust

Development Management policy DM13 ensures that all planning applications for waste operations must ensure that they minimise harmful emissions to air, and would not impact negatively on existing Air Quality Management Areas, not lead to the declaration of a new AQMA. Together with the site policies, Policies CS14, DM12, DM13, DM15 and CS7 form a set of criteria against which future developments will be considered in respect of air quality and dust. Norfolk County Council's Local List for Validation of Planning Applications details when a dust assessment and bioaerosol assessment would be required to be submitted as part of a planning application and what they should contain.

3.19 Environmental Permitting

Any waste management proposal which would also require an Environmental Permit to operate (determined and granted by the Environment Agency) will have any amenity elements (such as noise, dust, odour, litter, pests etc) monitored and controlled through the Permit, rather than through planning conditions. This follows the advice of paragraph 122 of the National Planning Policy Framework, which says that local planning authorities should not duplicate the control of processes or emissions where these are subject to approval under pollution control regimes.

3.20 Noise

Policies CS14 and DM12 of the adopted Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD cover amenity issues generally. Development Management Policy DM12 – Amenity ensures that all planning applications for waste management operations must consider the impacts of noise on the amenity for people in close proximity. Together with the site policies, Policies CS14 and DM12 form a set of criteria against which future developments will be considered in respect of noise. Norfolk County Council's Local List for Validation of Planning Applications details when a noise assessment would be required to be submitted as part of a planning application and what it should contain.

3.21 Lighting

Policies CS14 and DM12 of the adopted Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD cover amenity issues generally (including lighting) and the NPPF contains a policy (paragraph 125) encouraging good design to limit the impact of light pollution from artificial light on local

amenity. Together with the site policies, Policies CS14, DM12 and paragraph 125 of the NPPF form a set of criteria against which future developments will be considered in respect of lighting/light pollution. Norfolk County Council's Local List for Validation of Planning Applications details when a lighting assessment would be required to be submitted as part of a planning application and what it should contain.

4 The presumption in favour of sustainable development

4.1 Paragraph 15 of the National Planning Policy Framework states that Local Plans should be based upon and reflect the presumption in favour of sustainable development with clear policies that will guide how the presumption should be applied locally.

Policy SD1. The Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants and statutory consultees jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of the area.

Planning applications that accord with the policies in this Local Plan (and, wherever relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant planning permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

5 Safeguarding Existing and Potential Waste Management Sites

Reasons for safeguarding

5.1 The operation of waste management sites could be threatened should new non-waste developments be permitted in the vicinity. This might occur for example if new housing development is proposed and permitted nearby, which could affect the ability of a waste management site to increase its capacity, to take new waste streams, or to employ new technologies. Those waste management sites are therefore subject to safeguarding through Core Strategy policy CS16, which sets out how appropriate consultation between District Councils and the County Planning Authority will be achieved. In essence this requests District Councils to consult the County Planning Authority on defined categories of proposed development within 250 metres of a waste management facility of 20,000 tonnes per annum capacity or over. The safeguarded sites are shown on the Policies Map, but are not listed in this DPD, since over the period of the LDF the use of sites will change, and others will be developed.

5.2 Waste Water Treatment Works (WWTW) are also safeguarded through Core Strategy policy CS16, and to ensure that future use and development of key wastewater and sludge treatment facilities is not prejudiced by other developments nearby, consultation areas extend to 400 metres around these sites. Since these facilities are more permanent in nature, they are listed in this DPD as safeguarded sites, as follows.

List of Safeguarded Sewage Treatment Works Sites		
Operator: Anglian Water Services Ltd	Grid Reference	
	X	Y
Breckland		
Attleborough	602842	295144
Bylaugh	603698	318261
Dereham	597699	313735
Little Cressingham	588596	300095
Mattishall	602577	312086
Old Buckenham	606143	290517
Quidenham	601057	288208
Sporle with Palgrave	586203	309232
Swaffham	583566	306547
Thetford	585519	283614
Broadland		
Acle	640782	309837
Aylsham	620638	326813
Belaugh	629347	318445
Reepham	610446	322659
Great Yarmouth		

West Caister	651961	311047
King's Lynn and West Norfolk		
Burnham Thorpe	584471	342257
Downham Market	560627	304200
Feltwell	570060	290820
Grimston	571232	321016
Heacham	566747	336313
Ingoldisthorpe	569827	332625
King's Lynn	560349	322174
Watlington	560328	311875
West Walton	545974	314296
North Norfolk		
Briston	607318	331430
Cley	604671	342381
Holt and Letheringsett with Glandford	606882	338946
Horning	635585	317868
Knapton	631045	335582
Ludham	638947	319480
North Walsham	629626	330752
Pudding Norton	591942	328913
Runton	620566	341990
Stalham	635874	325186
Wells-next-the-Sea	591217	344053
South Norfolk		
Kirby Bedon	627670	307311
Morningthorpe	623212	294598
Poringland	628334	300894
Redenhall with Harleston	625002	284119
Saxlingham Nethergate	621900	272644
Sisland	634301	299303
Swardeston	619647	302736
Tharston and Hapton	619301	293594
Wymondham	609572	302834

Whitlingham Waste Water Treatment Works

5.3 As detailed in paragraphs 6.57-6.62 and Policy CS12 of the Core Strategy, Whitlingham Waste Water Treatment Works is a strategically significant piece of infrastructure for future housing and employment growth in Norfolk in general, and Greater Norwich in particular. Future growth and improvements on the site will be necessary to better treat waste waters, but these will need to be carried out sensitively, taking into account the amenity impacts on nearby residents, and landscape and flood risk impacts caused by its proximity to the Broads area.

Policy WWTW 1

The County Council will work closely with Anglian Water, the Environment Agency, South Norfolk Council and the Broads Authority to ensure that development proposals at Whitlingham will:

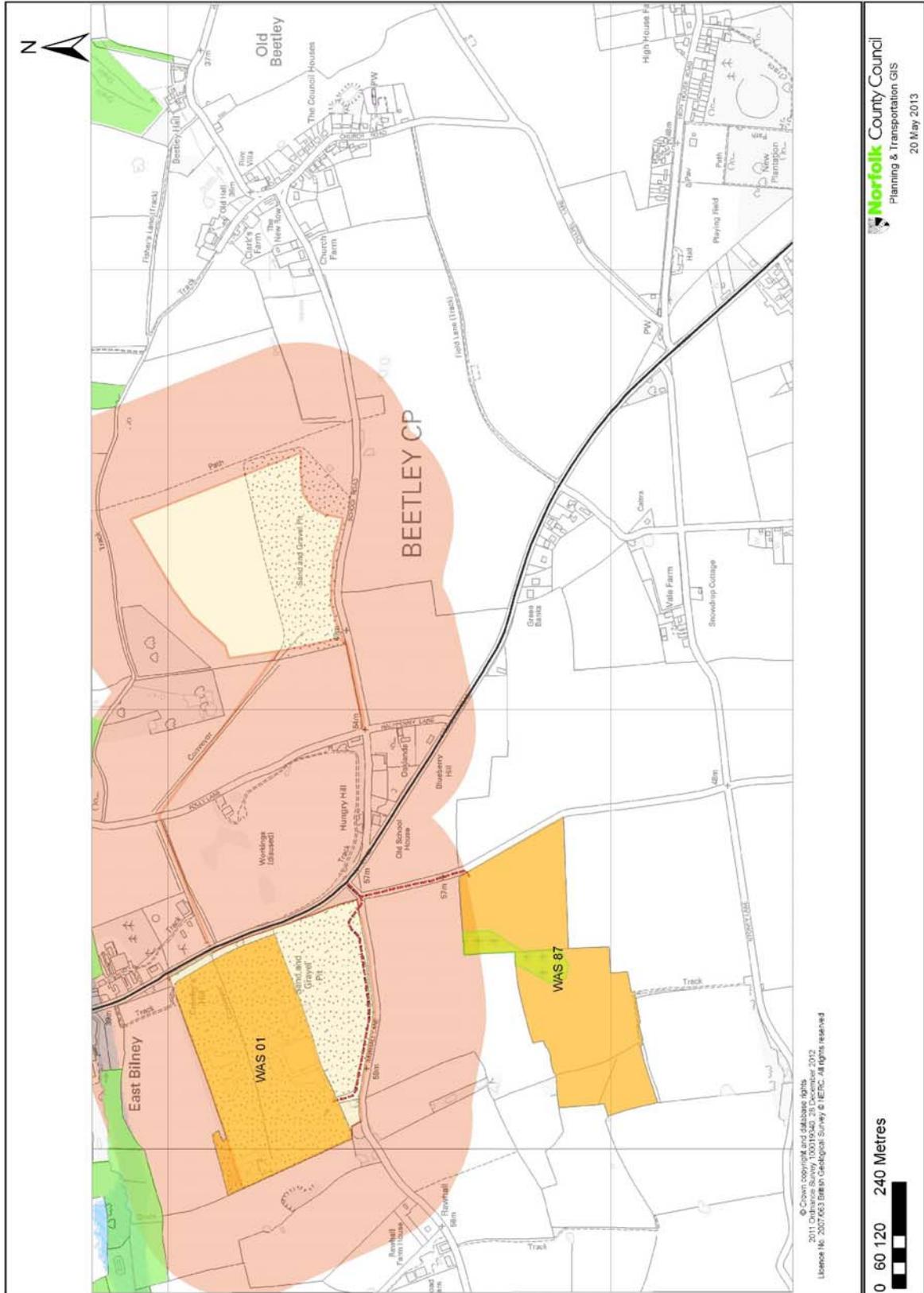
- a) Minimise the effect on the amenity of local residents, with particular emphasis on noise and odour;
- b) Route all HGV movements to and from the site via the C202 Kirby Road and the A146 Loddon Road, with the routing and timing of HGV movements to be controlled through planning conditions or Section 106 Legal Agreement as appropriate;
- c) Not affect adversely the landscape setting of the Broads by insensitively locating and/or designing equipment or buildings on the site; and
- d) In line with the requirements of section 10 of the NPPF and the Technical Guidance to the National Planning Policy Framework, choose preferentially locations within Flood Zone 1, and where locations in Flood Zone 2 or 3 are proposed, adequate measures to control pollution and manage sewage during flooding events are put in place, to be controlled by either a Section 106 Legal Agreement or planning condition(s).

6 The Waste Site Specific Allocations



Breckland Sites

Map of allocated sites in the parish of Beetley – WAS 01 and WAS 87



WAS 01 – Land at Beck Farm, East Bilney, East Dereham

6.1.1 Site Characteristics

- The 13.5 hectare site is within the parish of Beetley
- The site is estimated to have capacities in tonnes per annum for; inert waste recycling 50,000; and inert fill 45,000
- The site is a mineral working, partly restored, with processing plant, and inert waste recycling. The sand and gravel processing plant receives mineral by conveyor from a quarry to the east
- Access would continue to be off the U35090 Rawhall Lane, 150 metres from its junction with the B1146, via which all traffic would be routed
- The site is over 6km from Dereham
- The village of East Bilney is within 250 metres of the site boundary, the nearest residential property is approximately 60 metres from the site boundary
- The site is in Flood Zone 1
- The site is above a major aquifer
- The site is within 150 metres of County Wildlife Site CWS 2137 'Beck Farm Meadows', 220 metres of CWS 1023 'Blockpightle Plantation', 440 metres of CWS 2068 'Rawhall Wood' 510 metres of CWS 1037 'Folly Lane Meadow' and 860 metres from CWS 1022 'Land adjacent to East Bilney Hall'
- The site is approximately 4.8 km of the River Wensum SSSI and SAC

6.1.2 The site is appropriate only for small-scale operations, and which would be justified in a rural location. Temporary inert waste operations would be appropriate; but permanent development of an industrial nature would conflict with the adopted Minerals and Waste Core Strategy landscape and amenity policies, and be unacceptable. Any extension of the life of the site beyond that of permitted temporary mineral extraction and processing would not be consistent with the approved restoration.

6.1.3 Due to the distance of the site from the River Wensum SAC and SSSI, no likely significant effects are expected.

Policy WAS 01

The site is allocated for inert waste recycling and inert fill, within the quarry, for a temporary period. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Development not prejudicing the timing and implementation of final restoration of the existing quarry;
- Protection of the landscape, with particular reference to views from the north;
- Protection of ecological interests, particularly 'Beck Farm Meadows' County Wildlife Site, through control of water run-off from the site;
- Protection of the aquifer through appropriate site design and engineering, including an artificial geological barrier for the landfill;
- Protection of local amenity through the control and mitigation of dust, noise, and lighting; and
- Provision of acceptable highway access via the B1146 and Rawhall Lane.

WAS 87 – Land west of Bilney Road, Beetley

6.87.1 Site Characteristics

- The 14.1 hectare site is located in the parish of Beetley, south of the village of East Bilney
- The site has an estimated capacity of 50,000 tonnes per annum for inert waste recycling, for the duration of mineral extraction
- The site is currently in agricultural use and is on Grade 3 land.
- The site is in Flood Zone 1
- Access would be from the C225 Bilney Road
- The site is 7km by road from Dereham and 6.5km to the A47
- The site is approximately 220 metres from the nearest residential property, Old School House, to the north-east
- Rawhall Wood, designated as County Wildlife Site 2068, is approximately 550 metres to the north-west of the site. CWS 1023 'Blockpightle Plantation' and CWS 2137 'Beck Farm Meadows' are less than a kilometre to the north of the site
- The site is approximately 2.2km from Dillington Carr SSSI, approximately 2.5 km from Horse Wood Mileham SSSI, 2.5km from Beetley and Hoe Meadows SSSI
- The site is 4.8km from the River Wensum SAC

6.87.2 The waste development proposed would be within a mineral working (Minerals Site Allocation MIN 51), and is suitable for temporary and ancillary operations comprising inert waste recycling and inert fill, to assist restoration. The site's relative isolation and location on a plateau would result in minimal visual intrusion or other amenity impact.

6.87.3 The Task 1 Habitats Regulations Assessment concluded that there would be no likely significant effects on the River Wensum SAC.

6.87.4 The closest dwellings to the site are about 250m to the north-west, with a farmhouse about 400m to the north-west. Subject to hedge-thickening on the site boundaries, the amenity impacts are likely to be acceptable. The working and restoration scheme will need to take this planting into account, alongside the protection of two small areas of woodland which exist on the site. It is not likely that working the site would have any adverse impacts on nearby designated nature conservation sites.

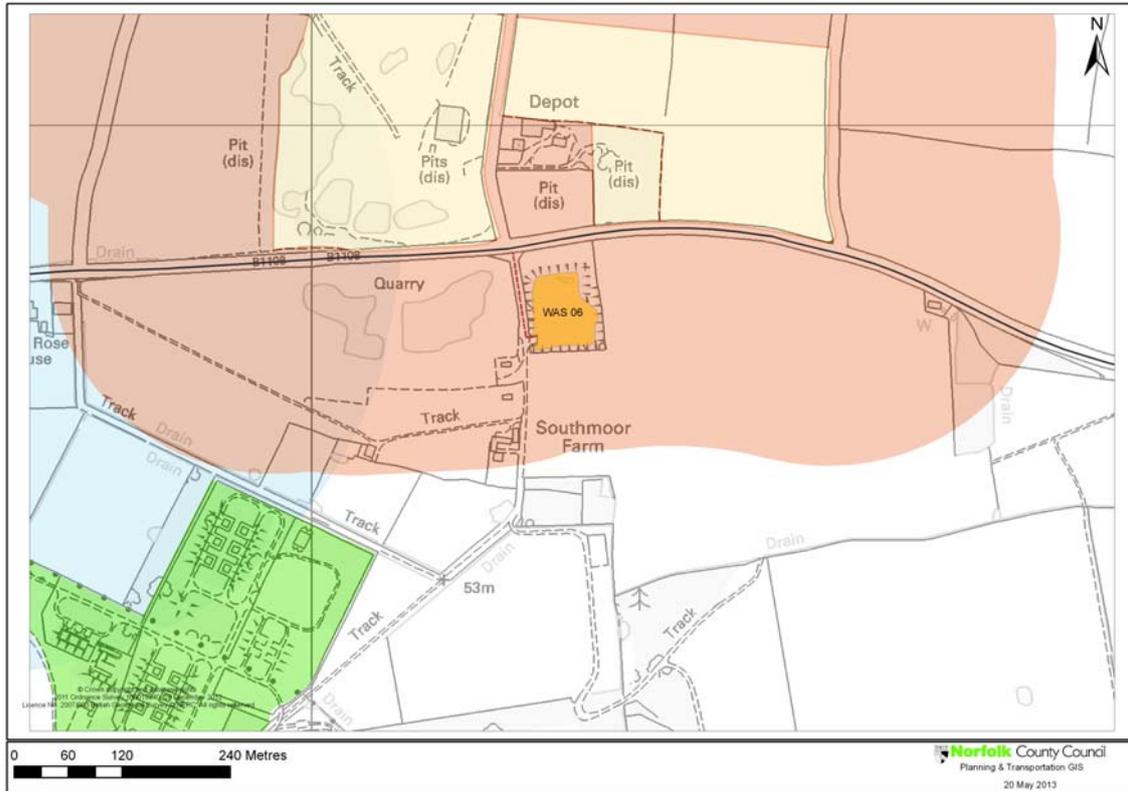
6.87.5 Highways access will need to be to Bilney Road, and then, via Rawhall Lane, to Fakenham Road (B1146). Bilney Road is narrow, and road widening or passing bays will be required, along with a financial contribution to highways improvements at the Rawhall Lane/Fakenham Road junction.

Policy WAS 87

The site is allocated for inert waste recycling and inert fill, as an operation ancillary to mineral extraction. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Operations to take place ancillary to mineral extraction, to assist restoration, for no longer than the duration of mineral extraction;
- Mitigation of landscape impacts by safeguarding the two small areas of woodland on the site, operating at post-extraction ground level and by appropriate landscaping;
- Protection of local amenity, including by control and mitigation of dust and noise, and the restriction of hours of operation;
- Ensure appropriate scientific study of an features of potential geodiversity interest is permitted during the operational stage;
- Provision of acceptable highway access, including satisfactory road-widening or passing bays on Bilney Road, as would be required for mineral extraction;
- Appropriate financial contributions to B1146 Fakenham Road/Rawhall Road junction improvements must be made; and
- Appropriate site design and engineering to protect groundwater and surface water. This is expected to include impermeable surfacing with sealed drainage.

WAS 06 - Land off B1108 Norwich Road, Carbrooke



6.6.1 Site Characteristics

- The 0.5 hectare site is within the parish of Carbrooke
- The site is estimated to have capacity of 20,000 tonnes per annum for inert recycling, and the reworking, removal and reuse of previously deposited foundry sand
- The site is a former quarry, partly infilled
- Access would continue to be off the U33104 Carbrooke Road, approximately 100 metres south of its junction with the B1108
- The site is located 3km to the east of Watton, the nearest market town
- The nearest residential property is within 100 metres, at Southmoor Farm
- The site is in Flood Zone 1
- The site is above an Upper Chalk major aquifer
- The site is within 300 metres of County Wildlife Site CWS 2091 'Watton Airfield'
- The site is 4.2km from Thompson Water, Carr and Common SSSI which is part of the Norfolk Valley Fens SAC

6.6.2 The site is a partly infilled former quarry, and is an appropriate location in principle for the recycling of the waste as proposed. Due to the distance from the Norfolk Valley Fens SAC, no likely significant effects are anticipated. It is considered that constraints could be dealt with through the planning application process.

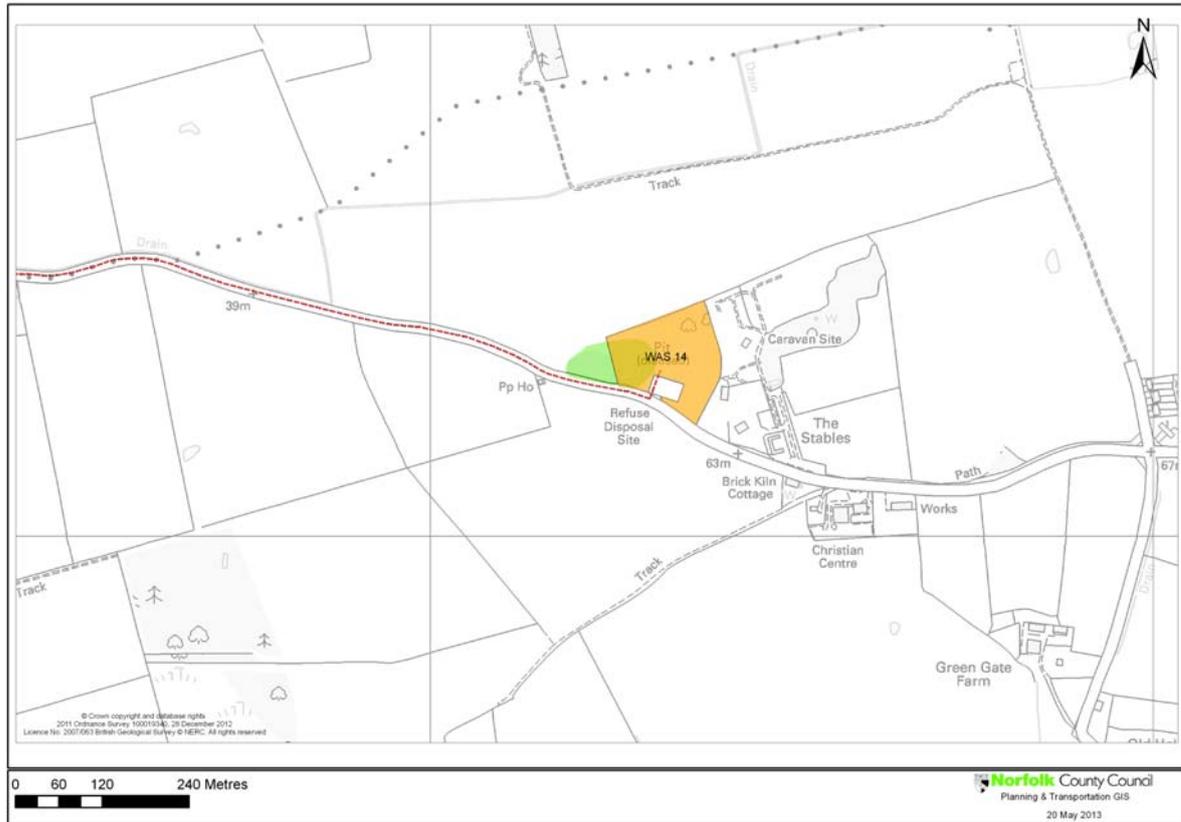
6.6.3 The site is part of the claylands plateau landform of central Norfolk, and is likely to impact on extensive category resources including Cretaceous Chalk and Pleistocene glacial sediments of the Lowestoft Formation. The site is significant and would give access to under-researched geological resources. A reference section or sections should therefore be retained for scientific study.

Policy WAS 06

The site is allocated for inert waste recycling and reworking, removal and reuse of deposited foundry sand, for a temporary period. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- A hydrogeological risk assessment to be provided, and mitigation measures undertaken as appropriate, to protect the chalk aquifer;
- Protection of the landscape and mitigation of any views into the site, by screening the site, including protection and retention of existing trees on site boundaries, with buffer zones where appropriate;
- Provision of acceptable highway access, including visibility improvements at the B1108 junction with the U33104 Carbrooke Road;
- Protection of local amenity through the control and mitigation of noise and dust; and
- Restoration of the site, to include woodland planting and the retention of geological sections for scientific study.

WAS 14 – Land at Ashill Recycling Centre, Swaffham Road, Ashill



6.14.1 Site Characteristics

- The 1.6 hectare site is within the parish of Ashill
- The site is estimated to have a capacity of 2,500 tonnes for an extension to the existing household waste recycling centre, and either 10,000 tonnes per annum for composting or 10,000 tonnes for inert waste recycling,.
- The site is in Flood Zone 1
- The site is a former pit, now well vegetated, except for an area on the frontage occupied by an existing Household Waste Recycling Site
- Access would be off the C768 Swaffham Road, which has no status in the Highway Authority's route hierarchy
- The site is over 5km from Watton, the nearest market town, but more than 8km via a suitable highway route
- The site is in a rural location, but with residential properties and a caravan site to the east, the nearest residential property is approximately 55 metres from the site boundary
- Part of the western area of the site is within County Wildlife Site 914 called 'County Council Tip', comprising mixed woodland and grassland
- The site is 3 km from Great Cressingham Fen SSSI, part of the Norfolk Valley Fens SAC. The site is approximately 3.2km from Breckland Farmland SSSI, and approximately 4km from Breckland Forest SSSI, both part of the Breckland SPA

6.14.2 The site is a former chalk pit surrounding the existing household waste recycling centre. Additional development within part of the site would be acceptable subject to the retention of existing trees and shrubs to screen the site, buildings and structures, and to protect the County Wildlife Site. Due to the distance between the site and the Breckland SPA and Norfolk Valley Fens SAC, no likely significant effects are expected.

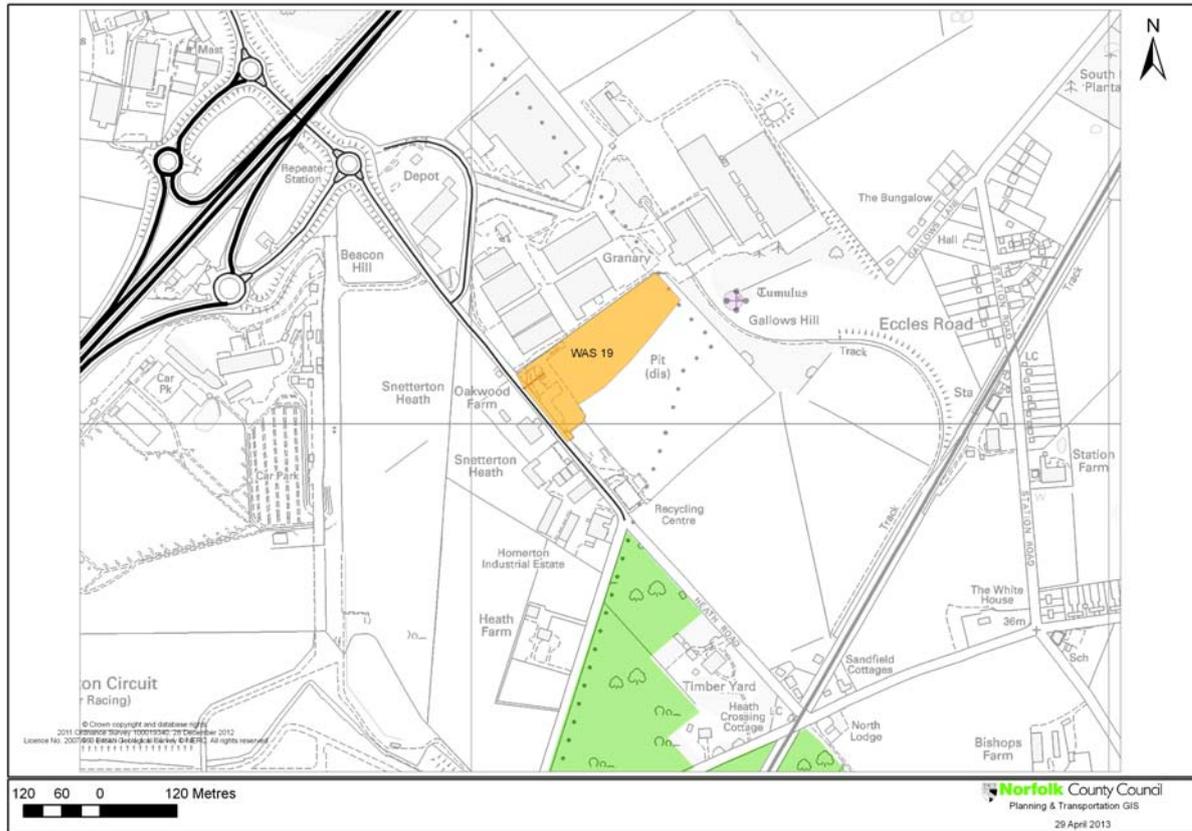
6.14.3 As the site is located less than 250 metres from dwellings and workplaces, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core Strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'.

Policy WAS 14

The site is allocated for a small-scale local facility comprising composting or inert waste recycling and/or an extension to the existing household waste recycling centre. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Retention and protection of existing trees and shrubs, with buffer zones where necessary;
- No plant, structures or buildings to be visible outside the site boundaries;
- Safeguarding of County Wildlife Site 914;
- The scale and detail of development being acceptable in terms of protection of local amenity and highway safety;
- Provision of acceptable highway access;
- Protection of local amenity to include the control and mitigation of dust and bioaerosols. The control of emissions of bioaerosols is likely to require composting operations to take place in-vessel; and
- Appropriate site design and engineering to protect groundwater and surface water. This is expected to include impermeable surfacing with sealed drainage.

WAS 19 – Land at Harling Road, Snetterton



6.19.1 Site Characteristics

- The 2.6 hectare site is in part of a former mineral working, and adjacent to a closed landfill, a landfill gas-to-electricity generator, a HWRC and a concrete plant.
- The site is estimated to have a capacity of 2,500 for a Household Waste Recycling Site and either 100,000 tonnes per annum for residual waste treatment, or 40,000 for composting
- The site is in Flood Zone 1
- The site is above an Upper Chalk major aquifer
- The site is within a “General Employment Area” in the Breckland Core Strategy
- Access would be off Heath Road, which joins the A11(T) 400 metres to the north-west of the site
- The site is 15km from Thetford and 6km from Attleborough
- There are residential properties at Eccles Road 400 metres to the east, and on Heath Road, 400 metres to the south-east. The nearest property, Oakwood Farm, which is approximately 50 metres from the site boundary, is on Heath Road opposite the site
- The site itself is not of wildlife significance. The nearest County Wildlife Sites are CWS 620 ‘Eccles Wood (North)’ approximately 20 metres away, CWS 621 ‘Eccles Wood (Middle)’ at 420 metres away and CWS 622 ‘Eccles Wood (South)’ approximately 470 metres to the south
- The site is approximately 2km from East Harling Common SSSI
- The site is 2.5km from Swangey Fen SSSI, part of the Norfolk Valley Fens SAC

6.19.2 Snetterton Heath is being considered as part of Breckland Council's ‘Attleborough and Snetterton Heath Area Action Plan’. Breckland Council’s spatial vision for the Snetterton area is for high-tech motorsport and engineering development centring on the racing circuit and the Motorsport Vision proposal.

6.19.3 The site, being on employment land and within an area of commercial and industrial uses, is suitable in principle for waste management development. New development would need to be designed and conditioned so as to be compatible with its surroundings. As the site is located less than 250 metres from dwellings or workplaces, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core Strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'.

6.19.4 The site is part of a quarry in Pleistocene glacial till and outwash deposits of the Anglian Lowestoft Formation. It would therefore be beneficial for development at the site to be designed to retain open geological faces for geological study.

6.19.5 The site is proposed for a range of waste management uses, but the actual waste management operation(s) that will be developed and their scale are not known at the site allocation stage. Some of the proposed operations (such as thermal treatment) would produce ammonia and nitrogen emissions. These emissions could lead to acidification and nutrient enrichment of habitats, but the effects would depend on the concentration of the emissions, the existing condition of the habitats and their distance from the site.

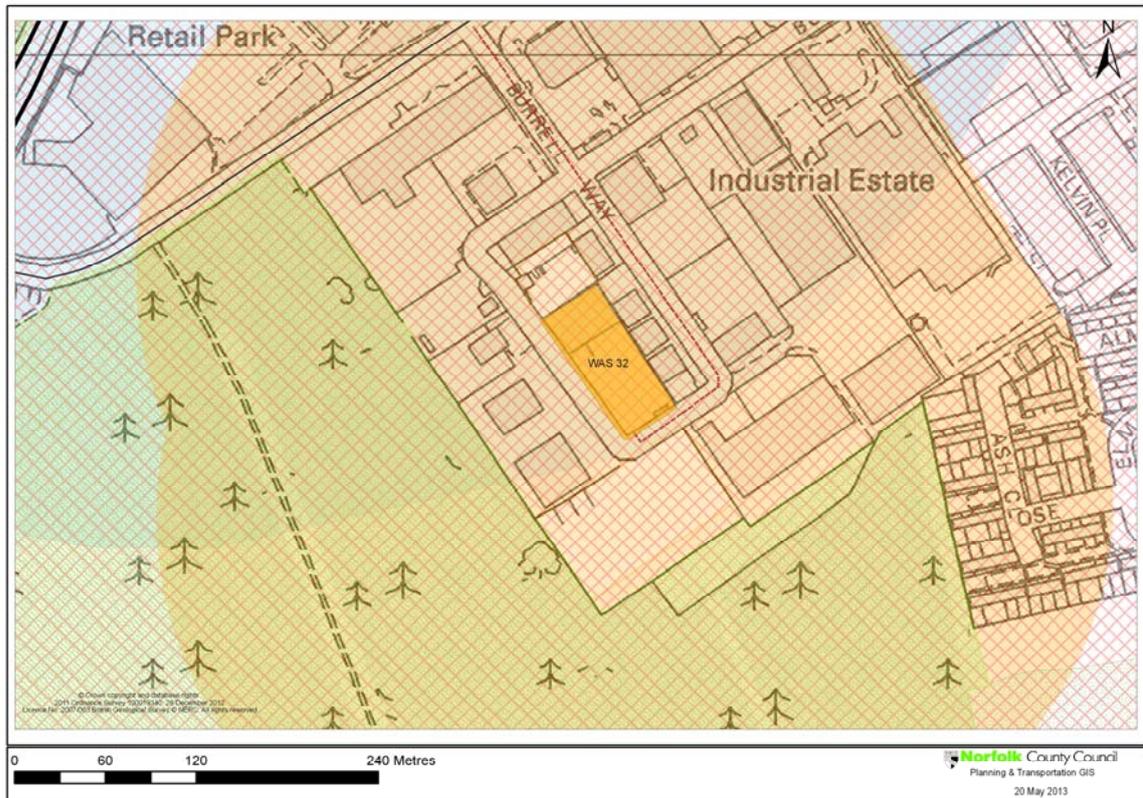
6.19.6 The site is approximately 2.5km from Norfolk Valley Fens SAC, less than 7km from the Breckland SPA and less than 9km from the Breckland SAC. The Habitats Regulations Assessment concluded that with appropriate mitigation and control measures no likely significant effects are anticipated on the European designated sites.

Policy WAS 19

The site is allocated for a range of activities comprising composting, anaerobic digestion, processing of recyclables, inert waste recycling, HWRC and/or residual waste treatment processes, including energy-from-waste, thermal treatment and/or mixed waste processing. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Protection of the amenities of residents and businesses through the control and mitigation of noise, odour, dust and bioaerosols. The control of bioaerosols is likely to require composting operations to take place in-vessel.
- Development proposals should have regard to the spatial strategy within Breckland District Council's adopted Core Strategy (Policy SS1) as it relates to Snetterton Heath Employment Area and be compatible with surrounding uses;
- Enclosure of operations other than a HWRC within buildings, and consideration of scale, design, processes and visual impacts in the context of both the developing role of the Snetterton Heath Employment Area, and the wider landscape;
- A hydrogeological risk assessment must be prepared to determine the potential for any impacts on the aquifer, with particular reference to the adjacent landfill site, and mitigation measures, including appropriate site design and engineering, undertaken as necessary;
- Appropriate abatement and control techniques to be implemented to ensure no adverse effect on the integrity of Norfolk Valley Fens SAC, Breckland Forest SAC, Breckland Forest SPA and other protected habitats in the vicinity of the site, due to emissions to air;
- Protection of geodiversity interests by the retention of geological exposure(s) for study; and
- Provision of acceptable highway access, including adequate visibility at site access.

WAS 32 – Land at Thetford transfer station, Burrell Way, Thetford



6.32.1 Site Characteristics

- The 0.4 hectare site is located within Thetford
- The site has an estimated capacity of 5,000 tonnes per annum for a HWRC, and 50,000 tonnes for other recycling.
- The site is occupied by an existing waste transfer station and HWRC.
- The site is in Flood Zone 1
- The site is above an Upper Chalk major aquifer
- The site is on a Groundwater Source Protection Zone 1
- The site is on the London Road industrial estate in the southern part of Thetford, within 700 metres (via Burrell Way and London Road) of a roundabout junction with the A11(T)
- A residential area to the east adjoins the industrial estate, within 200 metres of the site, the nearest residential property is approximately 170 metres from the site boundary
- The site itself is of no ecological significance
- The site is less than 500 metres from County Wildlife Site CWS 2093 'Thetford Rifle Range'
- The site is also less than 300 metres from Elm Road Field SSSI
- The site is less than 100 metres from Breckland Forest SSSI (part of the Breckland SPA) and within the mitigation zone around the Breckland SPA for protection of stone curlew. The site is also 700 metres from Barnham Cross Common SSSI (part of Breckland SAC and Breckland SPA) and less than 900 metres from Thetford Heath SSSI (part of the Breckland SPA and Breckland SAC)

6.32.2 The site is on an industrial estate, with good accessibility by road, and is suitable for waste management development in principle. Constraints on processes are posed however by the close proximity of other businesses, a residential area, and by the need to ensure no adverse effects on the integrity of the Breckland SAC and Breckland SPA.

Policy WAS 32

The site is allocated for processing of recyclables, mixed waste processing, inert waste recycling and/or household waste recycling centre. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Protection of local amenity by control and mitigation of noise, dust and odour, including consideration of which waste operations should be totally enclosed;
- A Transport Assessment must be prepared to determine the potential for any impacts on the A11 junction and mitigation and control measures undertaken as appropriate, including the provision of acceptable highway access;
- A hydrogeological risk assessment must be prepared to determine the potential for any impacts on the aquifer and Groundwater Source Protection Zone, and mitigation measures, including appropriate site design and engineering, undertaken as appropriate; and
- Ensure no adverse effects on the integrity of the Breckland SPA and Breckland SAC by effective control and mitigation of lighting, dust and noise.

WAS 47 – Land at West Carr Road, Attleborough



6.47.1 Site Characteristics

- The 1.7 hectare site is located within the parish of Attleborough, west of the A11(T) Attleborough bypass
- The site has an estimated capacity of 10,000 tonnes per annum for waste recycling and transfer
- The site is occupied by a demolition business, having previously been a haulage depot
- The site is in Flood Zone 1
- Access is off the C137 West Carr Road, 100 metres west of its junction with the A11(T)
- There are residential properties on West Carr Road, the nearest being to the west, within 75 metres
- The site is of no ecological significance
- The site is 2km from Swangey Fen SSSI which is part of the Norfolk Valley Fens SAC

6.47.2 The site is on developed land close to the A11 and is suitable for waste management development. The C173 West Carr Road has a left in/left out junction with the A11(T) and vehicles heading south on the A11 need first to travel north and then leave at the next junction and re-enter the A11 heading south. A weight restriction prevents HGVs taking a shorter, but unsuitable route, heading west.

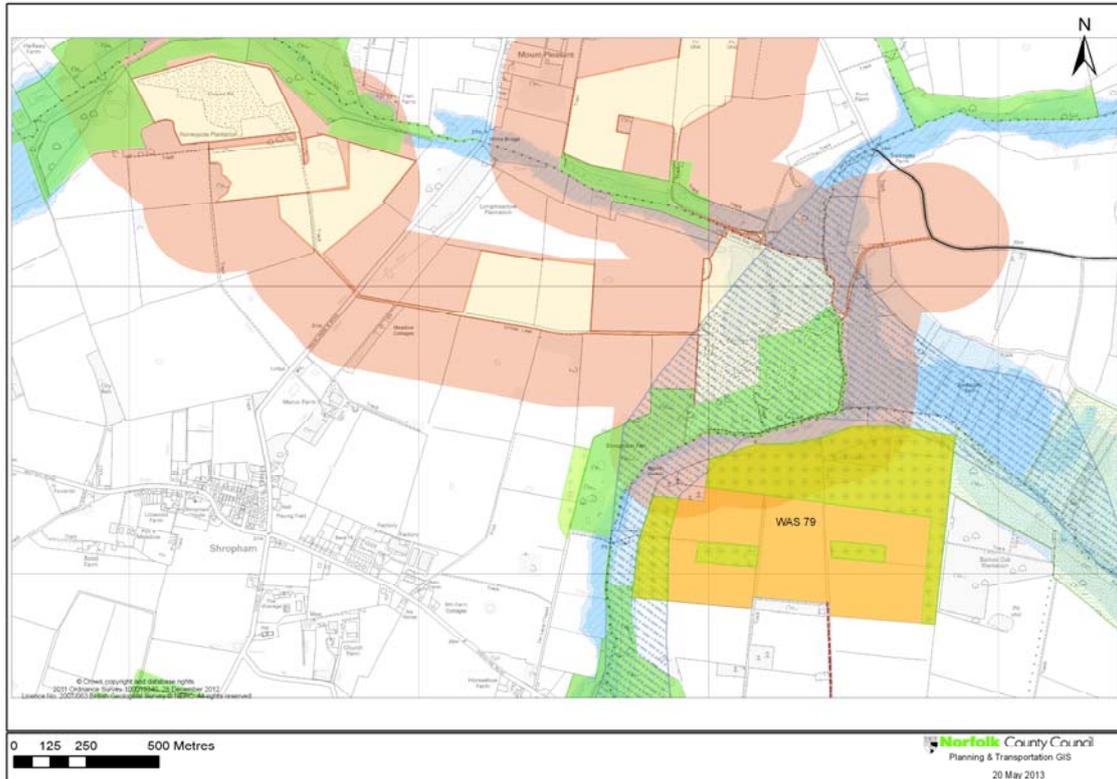
6.47.3 The site is largely screened from view by trees and bunding; therefore visual intrusion would be limited. The type and scale of development would be constrained by proximity of residential properties; this could be addressed and impacts controlled through the planning application process.

Policy WAS 47

The site is allocated for inert waste recycling and/or waste transfer. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Enclosure of waste management activities within buildings;
- Protection of local amenity by control and mitigation of dust, noise, odour, lighting and the restriction of hours of operation;
- Landscaping to mitigate any impacts on visual intrusion, particularly on nearby residents, by site operations;
- Protection of water resources through appropriate site design and engineering;
- A Transport Assessment must be prepared to determine the suitability of the junction between the C137 West Carr Road and the A11 and mitigation and control measures undertaken as appropriate; and
- Vehicle routing to be to and from the west, via the A11.

WAS 79 – Land at North Farm, Snetterton



6.79.1 Site Characteristics

- The 58.2 hectare site is within the parish of Snetterton
- The site has an estimated capacity of 45,000 tonnes per annum for inert landfill and 30,000 tonnes for secondary aggregate recycling, for the duration of mineral extraction
- The site is currently in agricultural use and is on Grade 4 and 5 land
- The site is almost all in Flood Zone 1, with only small parts in Flood Zones 2 & 3 (close to the River Thet), which are not being allocated
- The River Thet (designated a Core River Valley) borders the northern and western boundaries of the site
- Access to the site would be via a haul road from the south, off the C138 Hargham Road
- The site is approximately 6km by road from Attleborough, the nearest market town, and 2km from the A11
- The nearest residential property is approximately 460 metres from the site boundary, North Farm, which is 500 metres to the south, contains land on which horses are trained.
- Swangey Fen SSSI (part of Norfolk Valley Fens SAC) is adjacent to the site
- Areas north of the River Thet are designated as County Wildlife Sites, including CWS 645 'Old Gravel Works' and CWS 809 'Shropham Fen' which are less than 200 metres from the site boundary
- CSW 804 'North of Red Bridge' is adjacent to the site, CWS 639 'Fen Plantation' is less than 1km from the site, CWS 814 'South of Mount Pleasant' is less than 1km from the site and CWS 800 'Lakes and Rivers in Shropham' is less than 650 metres from the site
- Part of the site is located within groundwater Source Protection Zones 2 and 3.

6.79.2 This site is an 'extension' to the current Shropham Quarry operations. The current site being worked is Honey pots quarry, which is being worked and restored in phases. In December 2011, planning permission was granted for an extension to the Honey pots quarry and a site to the north of Spong Lane.

6.79.3 The waste development proposed would be within a mineral working (Minerals Site Specific Allocation MIN 102), and is suitable for temporary and ancillary operations comprising inert waste recycling and inert fill, to assist with restoration of the allocated mineral extraction operations.

6.79.4 Swangey Fen SSSI (which is part of the Norfolk Valley Fens SAC) is currently in an 'unfavourable recovering' condition. The Habitats Regulations Assessment concluded that if hydrogeological changes, dust deposition and nitrogen deposition from quarrying and inert waste management operations were properly mitigated/controlled, there would be no adverse effects on the integrity of the SAC.

6.79.5 In the absence of clear evidence to the contrary, a further (new) road crossing of the River Thet could not be permitted and a haul road to the south to Hargham Road would therefore be needed. A hydrogeological risk assessment will be necessary to determine the exact workable areas and any required mitigation measures.

6.79.6 The landscape setting of WAS 79 is sensitive, with the River Thet classed as a Core River Valley. A buffer zone is therefore judged necessary to protect that area within the Core River Valley from extraction and subsequent waste management operations, and this buffer zone would also help protect against adverse impacts on the designated nature conservation sites surrounding the allocation site. A further buffer zone would also be needed to protect the integrity of the adjacent Barnes Oak woodland.

6.79.7 The site has high potential for archaeological remains – finds have been made in the local area from a number of different periods. Archaeological assessment would primarily be expected to take place as part of the prior mineral extraction planning application.

6.79.8 Previous excavations at minerals sites in Shropham have revealed features of national geodiversity importance (glacial and interglacial deposits, including buried terrace sediments and animal bones), and similar structures could also be present in the site.

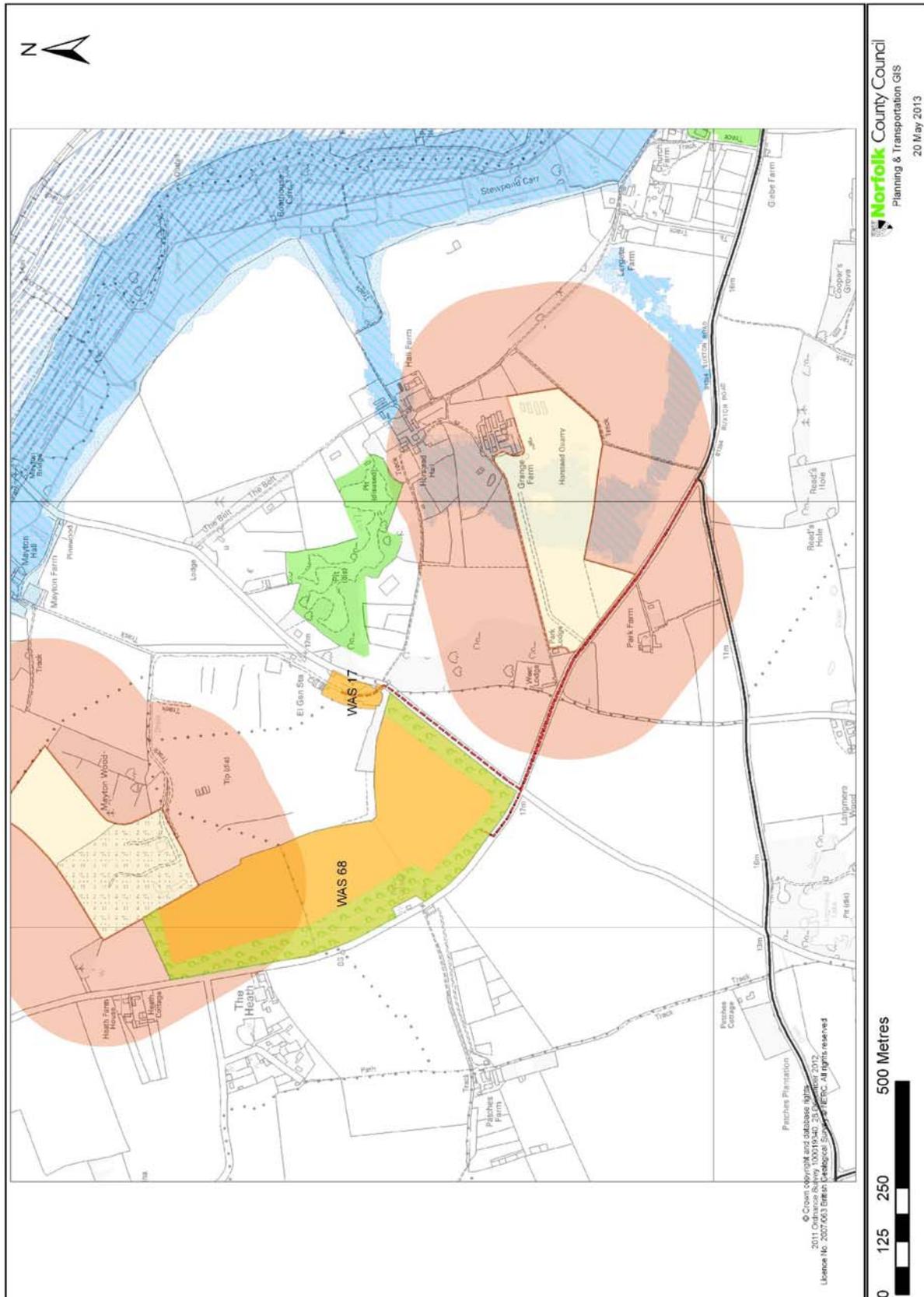
Policy WAS 79

The site is allocated for inert landfill and secondary aggregate recycling. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Operations to take place ancillary to mineral extraction, to assist with progressive phased restoration, for no longer than the duration of mineral extraction;
- A desk-based archaeological assessment must be prepared, followed by field surveys and trial-trenching, with the results to be submitted with any planning application;
- Some open faces must be retained for geological study during the operational stages;
- Protection of local amenity by control and mitigation of noise and dust, including by consideration of siting and design of recycling equipment;
- It must be demonstrated that levels of dust deposition and/or nitrogen deposition on Swangey Fen SSSI/Norfolk Valley Fens SAC would not have an adverse effect on the integrity of the SAC;
- A buffer zone is needed along the north-east, northern and western boundary to protect existing areas of woodland as shown on the Policies Map, Swangey Fen SSSI, Shropham Fen CWS and the Core River Valley of the River Thet;
- A buffer zone to the east is necessary to protect the integrity of Barnes Oak Wood;
- A hydrogeological risk assessment must be prepared to correctly determine the potential for any impacts on the Swangey Fen SSSI/Norfolk Valley Fens SAC and to help inform the exact workable boundary. Only those parts of the site above the water table could be used for inert landfill and recycling, and an artificial geological barrier will be required for the landfill;
- Drainage from the waste treatment area must be sealed to prevent pollution of groundwater and surface water. Only clean, uncontaminated water should be discharged to the River Thet;
- Appropriate screening and/or bunding will be necessary to protect the amenity of the residents of North Farm (to the south), with the location of recycling equipment considered carefully. The impact on racehorse 'gallops' will also need to be considered carefully;
- A haul road will need to run south of the site to Hargham Road (with an acceptable junction arrangement) and then to the A11 (no HGVs will be permitted to travel north-westwards along Hargham Road, save for occasional local deliveries) as for the prior mineral working at the site, unless it is demonstrated at the planning application stage that any vehicular bridge crossing proposed would not adversely affect the integrity of the Norfolk Valley Fens SAC; and
- A comprehensive restoration scheme will need to be developed to take into account the points above, with wide field margins, hedgerows and woodland included.

Broadland Sites

Map of allocated sites WAS 17 (Frettenham, and Horstead with Stanninghall) and WAS 68 (Frettenham Buxton with Lammas)



WAS 17 – Land at Mayton Wood landfill site, Little Hautbois Road

6.17.1 Site Characteristics

- The 0.8 hectare site is located in the parishes of Frettenham, and Horstead with Stanninghall
- The site has an estimated capacity as a Household Waste Recycling Centre of 5,000 tonnes per annum
- Part of the site is in use as a Household Waste Recycling Centre (HWRC), near the entrance to the former Mayton Wood landfill
- The site is in Flood Zone 1
- The site is above a major aquifer
- Access is off the C532 Frettenham Road, with HGVs routed to and from the south via the C494 Coltishall Road/Buxton Road and the B1354.
- The site is 8km from the edge of Norwich
- The site is in a rural setting but with isolated houses, the nearest residential property being approximately 110 metres from the site boundary
- A public right of way, Frettenham FP2, joins Frettenham Road close to the southern end of the site frontage
- Crowick Marsh SSSI, part of the Broads SAC, Broadland SPA and Broadland Ramsar is approximately 4.3km from the site
- County Wildlife Site CWS 1411 'Disused Gravel Pit' is less than 100m from the site

6.17.2 The site includes a HWRC established when the adjoining landfill site was active. The site is suitable for allocation for its continued operation and expansion, subject in particular to landscape and amenity considerations.

6.17.3 The Task 1 Habitats Regulations Assessment concluded that there would be no likely significant effects on the Broads SAC, Broadland SPA or Broadland Ramsar, subject to the site having an impermeable surface and sealed drainage system.

Policy WAS 17

The site of the existing HWRC, and an additional area, is allocated for its continued operation and expansion. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Impermeable site surfacing and a sealed drainage system to protect groundwater and surface water;
- Protection of the amenities of local residents and users of PROW FP2 through control and mitigation of noise, dust, odour and lighting;
- Appropriate site design and layout, including maintenance and enhancement of landscaping/ screening to minimise landscape impact, and to protect the setting of the Hautbois Hall and Mayton Bridge;
- Provision of acceptable highway access; and
- Routing of HGVs to and from the south only, via the C494 Coltishall Road/Buxton Road and the B1354.

WAS 68 – Land near Mayton Wood landfill site, Little Hautbois Road,

6.68.1 Site Characteristics

- The 23.5 hectare site is located in the parishes of Buxton with Lammas and Frettenham
- The site has an estimated capacity for inert landfilling of 45,000 tonnes per annum, for the duration of mineral extraction
- The site is currently agricultural land and is on Grade 3 land.
- The site is in Flood Zone 1
- The site is above a major aquifer
- Access would be off the C494 Coltishall Road
- The nearest residential property on the Buxton Road is approximately 15 metres from the site boundary
- Public right of way Frettenham FP2 crosses the southern part of the site
- The site is 8km from the edge of Norwich
- Crowick Marsh SSSI, part of The Broads SAC, Broadland SPA and Broadland Ramsar is approximately 4.5 km from the site
- County Wildlife Site CWS 1411 'Disused Gravel Pit' is less than 150m from the site

6.68.2 The site is also allocated for mineral extraction (Minerals Site Allocation MIN 37) subject to a substantial unworked buffer to the Coltishall Road, and the area to be worked for mineral is also suitable for temporary and ancillary use for inert fill, to assist restoration.

6.68.3 The site is located between the closed landfill site at Mayton Wood and the B1354. The site is open and the landscape value of the area is reduced by the domed form of the landfill. The screening that is proposed to surround the site will provide long-term landscape gains if it is retained, which will help to mitigate and screen the differences in landform between the closed landfill and the site specific allocation.

6.68.4 The amenity impacts on the properties closest to the site have been subject to an initial screening assessment by the proposer of the site and this has informed the depth of the screening surrounding them (as shown on the Policies Map).

6.68.5 The site is within the River Bure catchment area and approximately 1km from the river. However, the site is 4.5km from Crostwick Marsh SSSI, which is the closest part of the the Broads SAC, Broadland SPA/Ramsar and 7.8km from the Bure Broads and Marshes SSSI, which the River Bure flows into. No likely significant effects are expected on the Broadland SPA due to the distance of the allocation from the SPA. No likely significant effects are expected on the Broadland SAC or Ramsar as long as the operations take place above the water table.

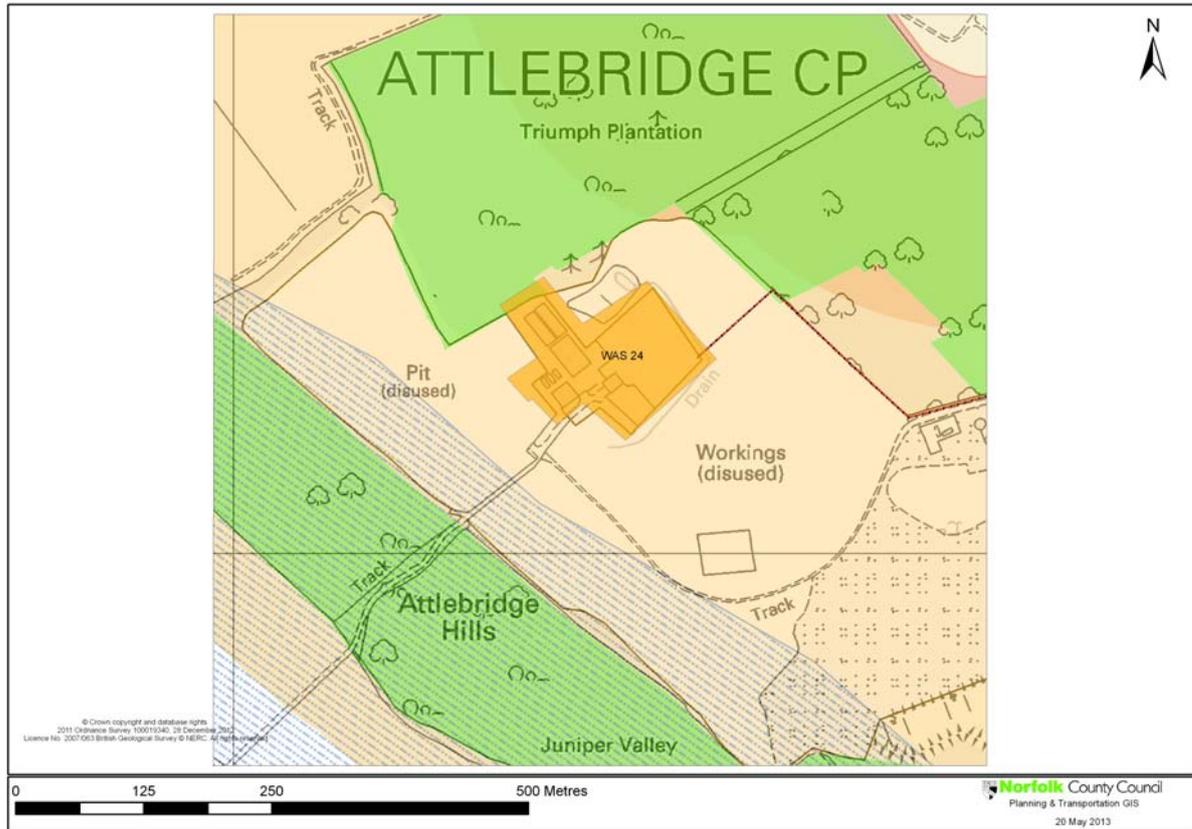
6.68.6 Prior extraction operations at this site may reveal local Pleistocene extensive geological resources including the Wroxham and Happisburgh Formations. It would therefore be useful to retain some open faces for scientific study after restoration.

Policy WAS 68

The site is allocated for inert landfill. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Inert landfill to be part of a scheme for the phased working and low level restoration of a sand and gravel quarry at the site;
- Protection of amenities of residents, and of users of PROW FP2 by mitigation and control of noise, vibration and dust;
- A screening scheme and the design and layout of the site to minimise landscape impact, and include mitigation of the views from the five properties along the Buxton Road, users of PROW FP2, surrounding roads and protection of the setting of nearby listed buildings - Hautbois Hall and Mayton Bridge;
- No operations below the water table, to protect hydrogeological and nature conservation interests, including the Broads SAC and Broadland Ramsar;
- Restoration to a landform compatible with the adjacent restored landfill, and to add ecological interest, preferably including mixed species hedgerow and woodland;
- If compatible with the landscape and ecology objectives, protection of geodiversity by retention of geological exposure(s) for study to be included within an restoration scheme; and
- Provision of acceptable highway access, including routing of traffic to and from the south only via the C494 Coltishall Road/Buxton Road and the B1354 Buxton Road, and developer financial contribution towards improvement works along that route as required by the Highway Authority to ensure highway safety.

WAS 24 – Land at Keeper’s Cottage, Attlebridge



6.24.1 Site Characteristics

- The 1.9 hectare site is located in the parish of Attlebridge
- The site has an estimated capacity of 20,000 tonnes per annum for temporary composting. The site is a small area adjoined on three sides by previously landfilled areas, and the total landfill capacity at this site is estimated at 75,000 tonnes
- The site is currently occupied by Keeper’s Cottage and its curtilage; the nearest other residential property is approximately 490 metres from the site boundary
- The site is in Flood Zone 1
- The site is above a major aquifer
- Access would be via an existing haul road to the landfill, off the C261 Reepham Road
- The site is 8km from the edge of Norwich
- A public right of way, Attlebridge RB3 passes within 50 metres of the south-west boundary of the site, where it is joined by RB4
- County Wildlife Site 1344 ‘Triumph and Foxburrow Plantations’ adjoins the site, CWS 1343 ‘Attlebridge Hills’ is less than 150m from the site, CWS 2070 ‘Wensum Pastures’ is less than 1km from the site, CWS 2176 ‘Marriott’s Way’ is less than 1km from the site
- Swannington Update Common SSSI is approximately 1.6km from the site and Alderford Common SSSI is approximately 2.2km from the site.
- The River Wensum SSSI/SAC is 700 metres to the south-west

6.24.2 The site comprises an isolated dwelling and its curtilage surrounded by previously quarried and infilled land. The site is also allocated for mineral extraction (Minerals Site Allocation MIN 55) and its infilling, following mineral extraction, would enable restoration to be completed. The site could be used for temporary composting in the mean time, as long as the existing dwelling is uninhabited or removed prior to composting operations taking place.

6.24.3 The site is within the 'bird strike' consultation zone for Norwich International Airport, and has the potential to attract birds. Therefore a bird hazard assessment is likely to be required at the planning application stage and if significant risk is identified the proposals will need to be modified to mitigate the risk.

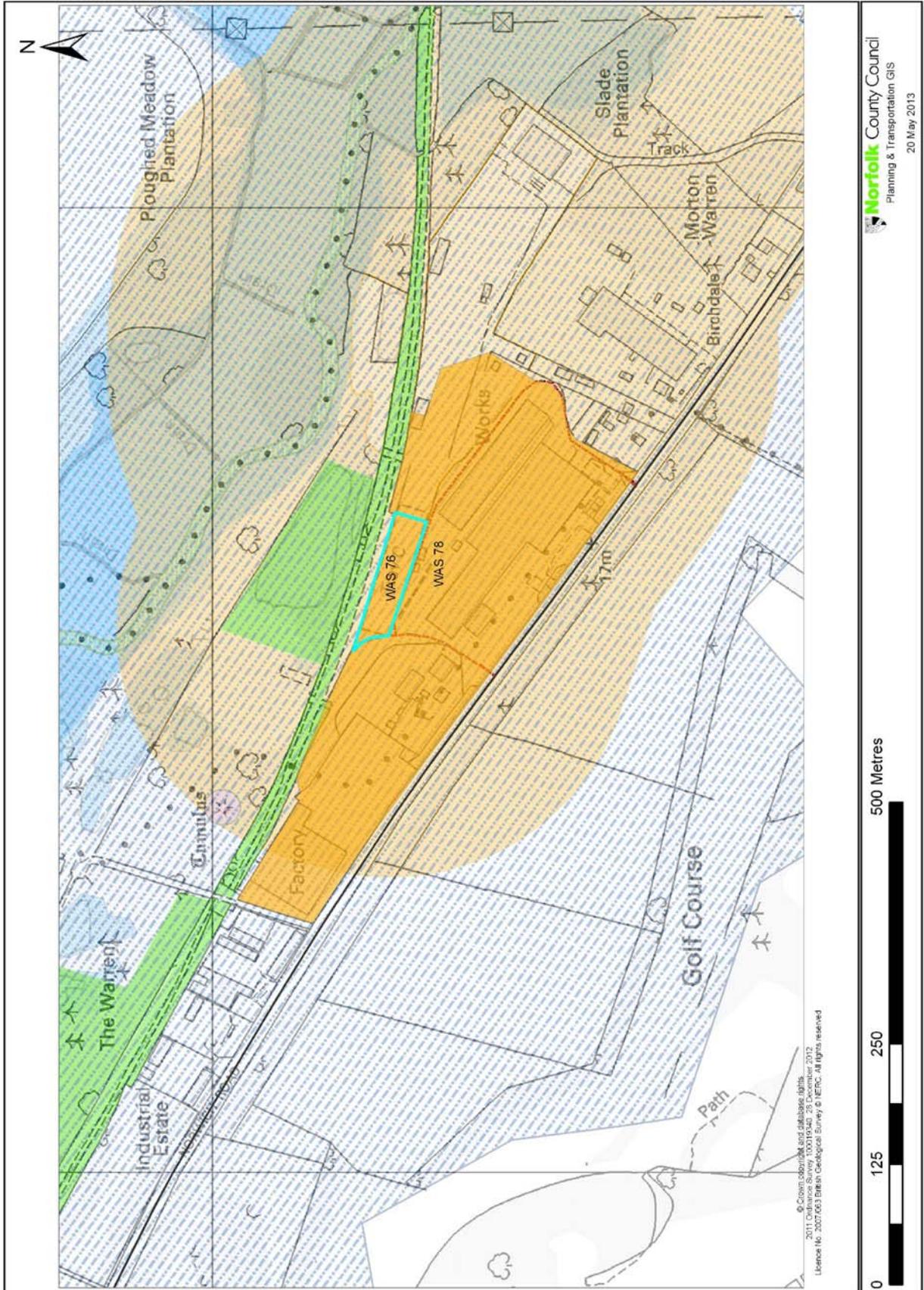
6.24.4 The Habitats Regulations Assessment concluded that there would be no adverse effects on the integrity of the River Wensum SAC subject to control of dust generation from the site, use of the existing road access to the site, an impermeable surface and sealed drainage system for composting operations and the compliance with Environmental Permit requirements, particularly engineering, for landfilling operations. In addition, groundwater monitoring already takes place in the vicinity of the site, due to the presence of an existing landfill site.

Policy WAS 24

The site is allocated for temporary composting, and for landfill of inert and/or non-hazardous waste following mineral extraction. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Protection of amenities of users of the public rights of way through appropriate mitigation measures;
- Operations to only take place above the maximum water table, in order to protect the River Wensum SAC and the aquifer;
- Impermeable site surfacing and a sealed drainage system and the control of emissions to air from the composting operations, to ensure no adverse effects on the integrity of the River Wensum SAC, other protected habitats in the vicinity of the site and the aquifer;
- Landfill site engineering and control of dust emissions to ensure no adverse effects on the integrity of the River Wensum SAC, other protected habitats in the vicinity of the site and the aquifer;
- Restoration, including timescales for completion, consistent with the adjoining previously worked and restored areas;
- The submission of evidence of a substantial, natural low permeability geological barrier will need to be provided, and approved by Norfolk County Council, in consultation with the Environment Agency, if a non-hazardous landfill is to be developed;
- The submission of a bird hazard assessment and implementation of mitigation measures if required to safeguard Norwich International Airport traffic from the risk of 'bird strike'; and
- Highway access as existing to the landfill via the C261 Reepham Road.

Map of allocated sites in Morton-on-the-Hill and Weston Longville parishes: WAS 76 and WAS 78



WAS 76 – Land at SPC Atlas Works, Lenwade

6.76.1 Site Characteristics

- The 0.4 hectare site is located in the parish of Morton-on-the-Hill
- The site has an estimated capacity for scrap metal recycling of 50,000 tonnes per annum
- The site is previously developed land, adjacent to a metal processing facility, and within a larger area of industrial land
- The site is in Flood Zone 1
- Access to the site would be off the A1067 Norwich Road
- The site is approximately 10km from the edge of Norwich
- The nearest residential property is approximately 235 metres from the site boundary
- The site is adjacent to County Wildlife Site 2176 'Marriott's Way' and within 25 metres of County Wildlife Site 1346 'Lake adjacent to Concrete Plant'. The site is approximately 300 metres from CWS 1349 'Lenwade Pits (East)' and 550 metres from CWS 1347 'Bush Meadow Plantation'
- The site is 1km from Alderford Common SSSI
- The site is within 150 metres of the River Wensum SAC and SSSI

6.76.2 The site is within an employment area, adjacent to an existing metal recycling site. Due to the location of the site, in proximity to Marriott's Way footpath, County Wildlife Sites and residential dwellings, mitigation measures will be required for potential amenity, landscape, highways and ecology impacts.

6.76.3 The Habitats Regulations Assessment concluded that, providing drainage water from the site is via a sealed drainage system, there would be no adverse effects on the integrity of the River Wensum SAC.

6.76.4 The site is accessed from the A1076 Norwich Road, which is a Principal Route in the County Council's Route Hierarchy. Access proposals for the site indicate that it would be served via a new/improved access with the A1067 with a dedicated right-turn lane. The existing points of access should be rationalised, to retain only one access to the A1067 with appropriate visibility standards.

6.76.5 It is considered that the constraints could be dealt with through a planning application, with particular reference to amenity impacts, site drainage, and highway access.

Policy WAS 76

The site is allocated for an extension to the existing scrap metal recycling facility. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Screening and landscaping along the boundary with Marriott's Way to protect landscape and local amenity;
- Protection of the amenities of residents, other businesses, and users of Marriott's Way through the siting and design of buildings, plant and equipment, including consideration of cumulative impacts with existing metal recycling on adjoining land, and mitigation and control of visual intrusion, noise, vibration, dust, litter and lighting;
- Appropriate site design, engineering and operations, including a Surface Water Management Strategy, impermeable site surfacing and a sealed drainage system, to ensure no adverse effects on the integrity of the River Wensum SAC and other protected habitats in the vicinity of the site;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A1067 and on accesses to the A47 and provide appropriate mitigation if necessary; and
- Provision of acceptable highway access, including improvements to and rationalisation of existing site highway accesses off the A1067.

WAS 78 – Land at SPC Atlas Works, Lenwade

6.78.1 Site Characteristics

- The 8.7 hectare site is located in the parishes of Morton-on-the-Hill and Weston Longville
- The site has an estimated capacity of 150,000 tonnes per annum for mixed waste processing, metal recycling, inert waste recycling, in-vessel composting, physical, chemical, and/or mechanical/biological treatment of household waste, waste transfer, and other forms of residual waste treatment excluding thermal treatment.
- The site is previously developed industrial land, some in use, between the A1067 and a former railway line which is now the route of Marriott's Way footpath
- The site is in Flood Zone 1
- Access to the site would be off the A1067 Norwich Road
- The site is approximately 10km from the edge of Norwich
- The nearest residential property is approximately 30 metres from the site boundary
- The site is adjacent to County Wildlife Site 2176 'Marriott's Way' and within 25 metres of CWS 1346 'Lake adjacent to Concrete Plant'. The site is approximately 300 metres from CWS 1349 'Lenwade Pits (East)' and 30 metres from CWS 1347 'Bush Meadow Plantation'
- The site is approximately 1km from Alderford Common SSSI
- The site is within 150 metres of the River Wensum SAC and SSSI

6.78.2 The site is extensive, within an employment area with other existing commercial and industrial uses, including an existing metal recycling site. Due to the location of the site, in proximity to Marriott's Way footpath, County Wildlife Sites and residential dwellings, mitigation measures will be required for potential amenity, landscape, highways and ecology impacts. As the majority of the site is located less than 250 metres from dwellings and workplaces, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'.

6.78.3 The Habitats Regulations Assessment concluded that drainage from the site must be via a sealed drainage system, site operations which could cause emissions to air (such as dust and bioaerosols) should be carried out within a building and waste management operations should exclude those which could lead to nitrogen emissions. If these measures are undertaken then no adverse effects on the integrity of the River Wensum SAC should be achievable.

6.78.4 The site is accessed from the A1076 Norwich Road, which is a Principal Route in the County Council's Route Hierarchy. Access proposals for the site indicate that it would be served via a new/improved access with the A1067 with a dedicated right-turn lane. The existing points of access should be rationalised, to retain only one access to the A1067 with appropriate visibility standards.

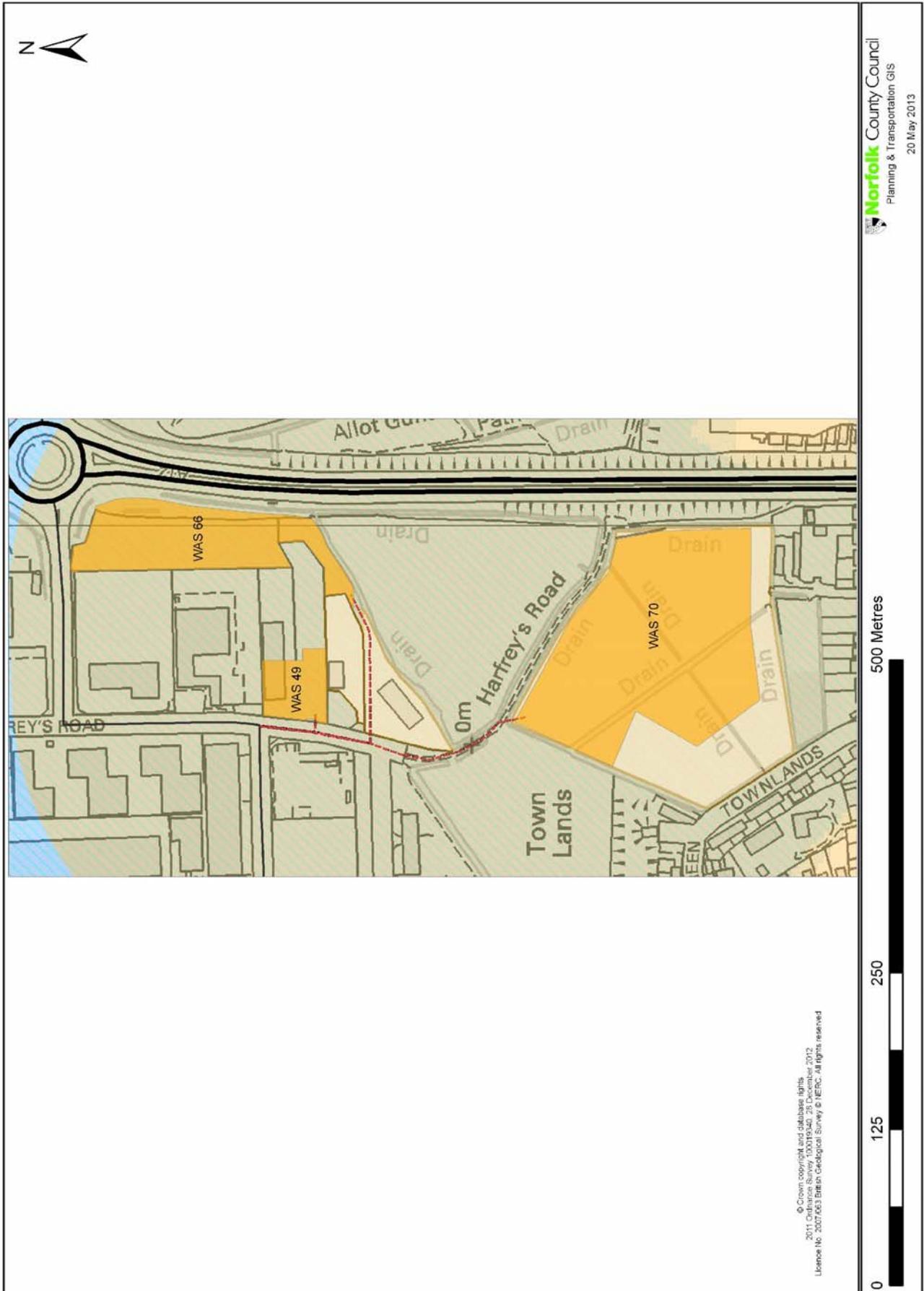
6.78.5 It is considered that the constraints could be dealt with through a planning application, with particular reference to amenity impacts, site drainage, emissions to air and highway access.

Policy WAS 78

The site is allocated for mixed waste processing, metal recycling, inert waste recycling, in-vessel composting, physical, chemical, and/or mechanical/biological treatment of household waste, waste transfer, and other forms of residual waste treatment excluding thermal treatment. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- The scale and bulk of new buildings and structures being compatible with the landscape in this location on the edge of the Wensum Valley;
- Screening and landscaping along the boundary with Marriott's Way to protect landscape and local amenity;
- Protection of the amenities of residents, other businesses, and users of Marriott's Way through the siting and design of buildings, plant and equipment, and mitigation and control of visual intrusion, noise, vibration, dust, bioaerosols, litter odour, and lighting;
- Appropriate site design, engineering and operations, including a Surface Water Management Strategy, impermeable site surfacing and a sealed drainage system, to ensure no adverse effects on the integrity of the River Wensum SAC and other protected habitats in the vicinity of the site, particularly from water run-off and emissions to air;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A1067 and on accesses to the A47 and provide appropriate mitigation if necessary; and
- Provision of acceptable highway access, including improvements to and rationalisation of existing highway accesses off the A1067.

Great Yarmouth Sites – WAS 49, WAS 66 & WAS 70



WAS 49 – Land at Old Lindgreat Site, Harfreys Road, Great Yarmouth

6.49.1 Site Characteristics

- The 0.3 hectare site is located in Great Yarmouth
- The site has an estimated capacity of 5,000 tonnes per annum as a household waste recycling centre, or 25,000 tonnes for recycling/processing/transfer of waste
- The site is previously developed land, on the Harfrey's Industrial Estate
- The site is in Flood Zone 3, albeit protected by flood defences
- Access to the site is off the C631 Harfrey's Road, within 380 metres of the roundabout junction with the A12(T)
- The site is within the Great Yarmouth built-up area, 2km from the town centre, the nearest residential property is approximately 275 metres from the site boundary
- The nearest area designated as of nature conservation value is Breydon Water which is designated as a SSSI, SPA and Ramsar site, 2km to the north-west.
- The site is also 4km from the Great Yarmouth North Denes SSSI and SPA

6.49.2 The site is on industrial land, and waste management development would be appropriate and consistent with adopted Minerals and Waste Core Strategy policies, subject in particular to consideration of design, and mitigation of amenity impacts, to ensure compatibility with other commercial uses in the area.

6.49.3 There is a need for Harfrey's Road Industrial Estate to maintain an appropriate visual appearance, to assist with retaining existing businesses and employment, and bring inward investment. Therefore new waste management development would need to safeguard the amenities of existing and potential new businesses through purpose-designed buildings, site layout and mitigation measures appropriate for the area.

6.49.4 The Habitats Regulations Assessment concluded that no likely significant effects were expected on the Great Yarmouth North Denes SPA, Breydon Water SPA and Ramsar sites, due to the distance of the allocated site from the SPAs and Ramsar and its location within an urban industrial area.

6.49.5 Site WAS 49 is located within Flood Zone 3 as defined by Table 1 of the Technical Guidance to the National Planning Policy Framework. The site is not located in the functional floodplain (Flood Zone 3b). Great Yarmouth Borough Council's Strategic Flood Risk Assessment (SFRA) (2009) shows that the site is protected by defences during 1 in 100 and 1 in 200 year flood events. The Environment Agency's 2D modelling undertaken for Great Yarmouth in 2011 confirms that the site is currently protected from flooding. Rising sea and river levels associated with climate change are expected to overtop the defences in this location in the future. The site is therefore likely to flood during a future 1 in 200 year event, even if the defences are maintained. The site is allocated for non-hazardous waste management uses within the 'less vulnerable' flood risk classification defined in Table 2 of the Technical Guidance to the National Planning Policy Framework, and therefore an Exception Test is not required.

6.49.6 A Sequential Test has been carried out by the County Planning Authority, for all sites proposed for allocation. The Sequential Test demonstrates that, considering those “strategic” sites well-related to Great Yarmouth (Core Strategy Policy CS5), there are no reasonably available sites in areas with a lower probability of flooding which would be appropriate to allocate for development instead of site WAS 49. The other two sites (WAS 66 and WAS 70) allocated in Great Yarmouth also fall within the same flood risk zones. A Site Specific Flood Risk Assessment will therefore need to be submitted at the planning application stage.

Policy WAS 49

The site is allocated for processing of recyclables, mixed waste processing, inert waste recycling, household waste recycling centre, waste transfer. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- The submission of a site specific Flood Risk Assessment, demonstrating to the satisfaction of the County Planning Authority that, taking into account any necessary flood risk management measures, the development is safe and will not increase flood risk elsewhere;
- Enclosure of waste management operations within a building(s);
- Protection of amenity through mitigation and control of noise, dust, odour, litter and visual intrusion;
- Appropriate building design, site layout and landscaping in keeping with the local area;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A12 junction and provide appropriate mitigation if necessary; and
- Provision of acceptable highway access.

WAS 66 – Land at Harfreys Road, Harfreys Industrial Estate, Great Yarmouth

6.66.1 Site Characteristics

- The 1.0 hectare site is located in Great Yarmouth
- The site has an estimated capacity of 5,000 tonnes per annum as a household waste recycling centre, or 50,000 tonnes for recycling/processing/transfer of waste
- The site is an area of undeveloped land behind frontage development, on the Harfrey's Industrial Estate, and alongside the A12
- The site is in Flood Zone 3, albeit protected by flood defences
- Access to the site is off the C631 Harfrey's Road, within 420 metres of the roundabout junction with the A12(T)
- The site is within the Great Yarmouth built-up area, 2km from the town centre, the nearest residential property is approximately 195 metres from the site boundary
- The nearest area designated as of nature conservation value is Breydon Water which is designated as a SSSI, SPA and Ramsar site, 2km to the north-west
- The site is also 3.5km from the Great Yarmouth North Denes SSSI and SPA

6.66.2 The site is partly on industrial land, and waste management development would be appropriate and consistent with adopted Minerals and Waste Core Strategy policies. This is subject in particular to ensuring an effective landscaped screen along the eastern boundary with the A12, and consideration of design, and mitigation of amenity impacts, to ensure compatibility with other commercial uses in the area.

6.66.3 The site is adjacent to the A12, therefore a suitable landscape buffer and screening will be required along the eastern edge of the site to ensure no detrimental visual impact on views from the A12. In addition, there is a need for Harfrey's Road Industrial Estate to maintain an appropriate visual appearance, to assist with retaining existing businesses and employment, and bring inward investment. Therefore new waste management development would need to safeguard the amenities of existing and potential new businesses through purpose-designed buildings, site layout and mitigation measures appropriate for the area.

6.66.4 The Habitats Regulations Assessment concluded that no likely significant effects were expected on the Great Yarmouth North Denes SPA, Breydon Water SPA and Ramsar sites, due to the distance of the allocated site from the SPAs and Ramsar and its location within an urban industrial area.

6.66.5 Site WAS 66 is located within Flood Zone 3, as defined in Table 1 of the Technical Guidance to the National Planning Policy Framework. The site is not located in the functional floodplain (Flood Zone 3b). Great Yarmouth Borough Council's Strategic Flood Risk Assessment (SFRA) (2009) shows that the site is protected by flood defences during 1 in 100 and 1 in 200 year flood events. The Environment Agency's 2D modelling undertaken for Great Yarmouth in 2011 confirms that the site is currently protected from flooding. Rising sea and river levels associated with climate change are expected to overtop defences in this

location in the future. The site is therefore likely to flood during a future 1 in 200 year event, even if defences are maintained. The site is allocated for non-hazardous waste management uses with the 'less vulnerable' flood risk classification defined in Table 2 of the Technical Guidance to the National Planning Policy Framework, and therefore an Exception Test is not required.

6.66.6 Site WAS 66 is located within Flood Zone 3, as defined by Table 1 of the Technical Guidance to the National Planning Policy Framework. The site is not located in the functional floodplain (Flood Zone 3b). Great Yarmouth Borough Council's Strategic Flood Risk Assessment (SFRA) (2009) shows that the site is protected by defences during 1 in 100 and 1 in 200 year flood events. The Environment Agency's 2D modelling undertaken for Great Yarmouth in 2011 confirms that the site is currently protected from flooding. Rising sea and river levels associated with climate change are expected to overtop the defences in this location in the future. The site is therefore likely to flood during a future 1 in 200 year event, even if the defences are maintained. The site is allocated for non-hazardous waste management uses within the 'less vulnerable' flood risk classification defined in Table 2 of the Technical Guidance to the National Planning Policy Framework, and therefore an Exception Test is not required.

Policy WAS 66

The site is allocated for a household waste recycling centre, or for processing of recyclables, mixed waste processing, inert waste recycling, waste transfer. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- The submission of a site specific Flood Risk Assessment, demonstrating to the satisfaction of the County Planning Authority that, taking into account any necessary flood risk management measures, the development is safe and will not increase flood risk elsewhere;
- Enclosure of waste management operations within a building(s);
- Protection of amenity through mitigation and control of noise, dust, odour, litter and visual intrusion;
- Appropriate building design, site layout and landscaping in keeping with the industrial area, including in particular screening along the boundary with the A12;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A12 junction and provide appropriate mitigation if necessary; and
- Provision of acceptable highway access.

WAS 70 – Land at Town Lands, Harfrey’s Industrial Estate, Great Yarmouth

6.70.1 Site Characteristics

- The 2.4 hectare site is located in Great Yarmouth
- The site has an estimated capacity of 50,000 tonnes per annum for recycling/ processing, and 10,000 tonnes per annum for wood shredding.
- The site is currently used for recycling inert waste
- The site is in Flood Zone 3, albeit protected by flood defences
- Access to the site is off the C631 Harfrey’s Road, within 550 metres of the roundabout junction with the A12(T).
- A Public Right of Way, Great Yarmouth FP3, also a cycle way, adjoins the northern and eastern boundaries
- The site is in the Great Yarmouth built-up area, 2km from the town centre. Residential property at Townlands and Burgh Road lies close to the south-western and southern boundaries of the site. The nearest residential property is approximately 50 metres from the site boundary
- The nearest area designated as of nature conservation value is Breydon Water which is designated as a SSSI, SPA and Ramsar site, 2km to the north-west
- The site is also 4km from the Great Yarmouth North Denes SSSI and SPA

6.70.2 The site is on industrial land, and waste management development would be appropriate and consistent with adopted Minerals and Waste Core Strategy policies, subject in particular to consideration of design, and mitigation of amenity impacts in relation to impacts on residents, and on users of the Public Right of Way.

6.70.3 Parts of the site can be seen from residential properties, a PROW and from the A12. Therefore landscaping and screening will be required to ensure no detrimental visual impact on views from these locations, including a restriction on the height of stockpiles.

6.70.4 There is a need for Harfrey’s Road Industrial Estate to maintain an appropriate visual appearance, to assist with retaining existing businesses and employment, and bring inward investment. Therefore new waste management development would need to safeguard the amenities of existing and potential new businesses through purpose-designed buildings, site layout and mitigation measures appropriate for the area.

6.70.5 The Habitats Regulations Assessment concluded that no likely significant effects were expected on the Great Yarmouth North Denes SPA, Breydon Water SPA and Ramsar sites, due to the distance of the allocated site from the SPAs and Ramsar and its location within an urban industrial area.

6.70.6 Site WAS 70 is located with Flood Zone 3, as defined by Table 1 of the Technical Guidance to the National Planning Policy Framework. The site is not located in the functional floodplain (Flood Zone 3b). Great Yarmouth Borough Council’s Strategic Flood Risk Assessment (SFRA) (2009) shows that the site is protected by defences during 1 in 100 and 1 in 200 year flood events. The Environment Agency’s 2D modelling undertaken for Great Yarmouth in 2011

confirms that the site is currently protected from flooding. Rising sea and river levels associated with climate change are expected to overtop the defences in this location in the future. The site is therefore likely to flood during a future 1 in 200 year event, even if the defences are maintained. The site is allocated for non-hazardous waste management uses within the 'less vulnerable' flood risk classification in Table 2 of the Technical Guidance to the National Planning Policy Framework, and therefore an Exception Test is not required.

6.70.7 A Sequential Test has been carried out by the County Planning Authority, for all sites proposed for allocation. The Sequential Test demonstrates that, considering those "strategic" sites well-related to Great Yarmouth (Core Strategy Policy CS5), there are no reasonably available sites in areas with a lower probability of flooding which would be appropriate to allocate for development instead of site WAS 70. The other two sites (WAS 66 and WAS 49) allocated in Great Yarmouth also fall within the same flood risk zones. A Site Specific Flood Risk Assessment will therefore be required to be submitted at the planning application stage.

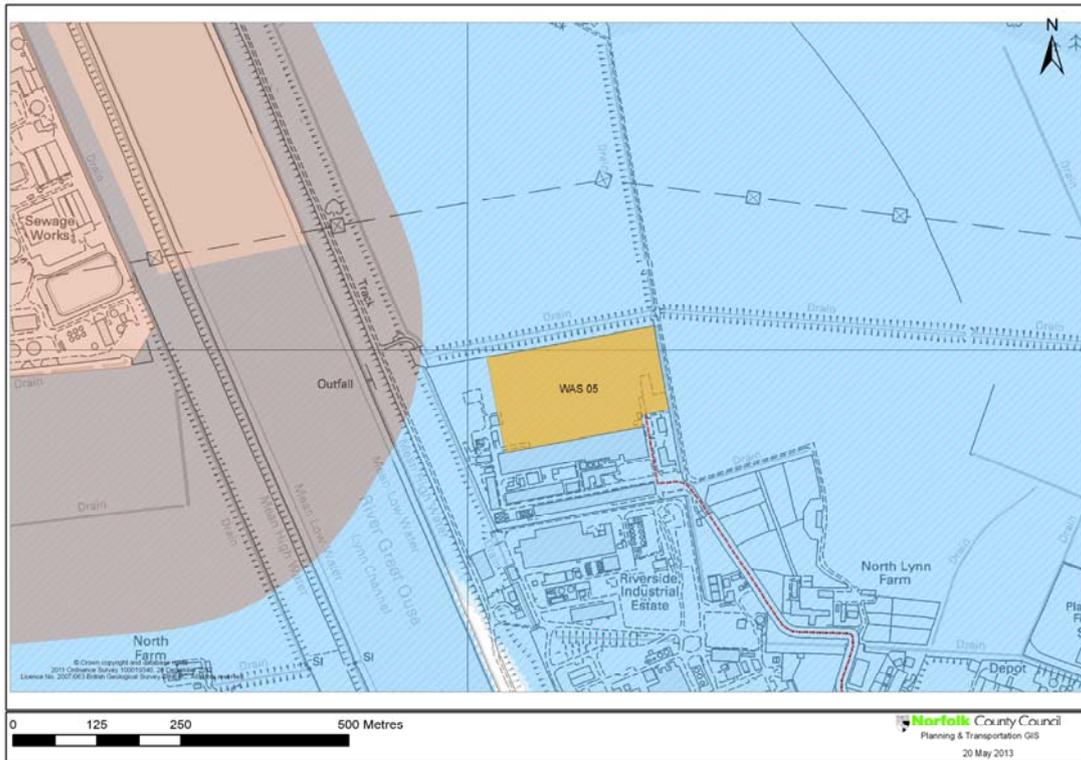
Policy WAS 70

The site is allocated for waste recycling and processing, and wood shredding. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- The submission of a site specific Flood Risk Assessment, demonstrating to the satisfaction of the County Planning Authority that, taking into account any necessary flood risk management measures, the development is safe and will not increase flood risk elsewhere;
- Enclosure of waste management operations within buildings, except for storage of inert material;
- Protection of amenity through mitigation and control of noise, dust, odour, litter and visual intrusion;
- Appropriate building design, site layout and landscaping in keeping with the local area;
- Landscaping and screening, with particular regard to views from the A12, from PROW FP3, and from residential areas to the south and west;
- Stockpiles to be no higher than screening on site boundaries;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A12 junction and provide appropriate mitigation if necessary; and
- Provision of acceptable highway access off Harfrey's Road to the north.

King's Lynn & West Norfolk Sites

WAS 05 – Land at Estuary Road, King's Lynn



6.5.1 Site Characteristics

- The 3.6 hectare site is located in King's Lynn
- The site has an estimated capacity of 150,000 tonnes per annum for processing of recyclables, mixed waste processing, thermal treatment or other forms of residual waste treatment
- The site currently hosts a solar array, and is adjacent to industrial development.
- The site is in Flood Zone 3, albeit protected by flood defences
- Access is via Estuary Road, which has a junction with the A1078 Edward Benefer Way approximately 1 kilometre from the site
- A Public Right of Way, King's Lynn BOAT1, follows the east bank of the River Great Ouse, to the west of the site
- The site is on the edge of King's Lynn, approximately 2km north of the town centre, the nearest residential property is approximately 275 metres from the site boundary
- The site is approximately 2km from The Wash Ramsar, The Wash & North Norfolk Coast SAC, and The Wash SPA, NNR and SSSI
- Roydon Common Ramsar, NNR and SSSI and Roydon Common & Dersingham Bog SAC lies approximately 6.4km to the east
- An internal drainage board maintained watercourse (North Lynn Drain) is adjacent to the northern boundary

6.5.2 The site is close to the River Great Ouse at the northern margin of the industrial area north of King's Lynn docks. Key issues are the proximity of protected habitats, visual impact on landscape including the setting of King's Lynn, and impact on amenities of nearby businesses, residents, and users of

the PROW. The constraints relating to this site could be addressed in the context of a planning application and its accompanying Environmental Impact Assessment.

6.5.3 The site is proposed for a range of waste management uses, but the actual waste management operation(s) that will be developed and their scale are not known at the site allocation stage. Some of the proposed operations (such as thermal treatment) would produce ammonia and nitrogen emissions. These emissions could lead to acidification and nutrient enrichment of habitats, but the effects would depend on the concentration of the emissions, the existing condition of the habitats and their distance from the site.

6.5.4 The site is approximately 2km from The Wash Ramsar, The Wash & North Norfolk Coast SAC, and The Wash SPA. Roydon Common Ramsar and Roydon Common & Dersingham Bog SAC lies approximately 6.4km to the east. The Habitats Regulations Assessment concluded that, with appropriate mitigation and control measures, an outcome where no adverse effects on the integrity of the European or internationally designated sites would occur is achievable.

6.5.5 Site WAS 05 is located within Flood Zone 3, as defined by Table 1 of the Technical Guidance to the National Planning Policy Framework. In the Borough Council of King's Lynn and West Norfolk's Strategic Flood Risk Assessment (SFRA) the site is shown to be protected by flood defences at present but within a designated hazard zone for flood defence breaches. Under the climate change scenario, the site is shown to be within Tidal Flood Risk Category 3 (which indicates a high risk (>0.5%) of flooding) The site is allocated for non-hazardous waste management uses within the 'less vulnerable' flood risk classification defined in Table 2 of the Technical Guidance to the National Planning Policy Framework, and therefore an Exception Test is not required.

6.5.6 A Sequential Test has been carried out by the County Planning Authority, for all sites proposed for allocation. There are four other allocated sites which are comparable to site WAS 05 in terms of the site size and allocated waste management uses (sites WAS 65, WAS 19, WAS 78 and WAS 31). Three of these sites are located in flood zone 1 and one site (WAS 65) is located in Flood Zone 3. In order to allocate sufficient sites to meet the capacity need for recovery (residual treatment) facilities, detailed in Core Strategy Policy CS4, all of the suitable sites in Flood Zone 1 need to be allocated, as well as the sites at flood risk in King's Lynn (WAS 05 and WAS65). Therefore, the Sequential Test demonstrates that there are no reasonably available alternative sites in areas with a lower probability of flooding which would be appropriate to allocate for development instead of site WAS 05, because all suitable sites for recovery (residual treatment) facilities need to be allocated. A Site Specific Flood Risk Assessment will therefore be required to be submitted at the planning application stage.

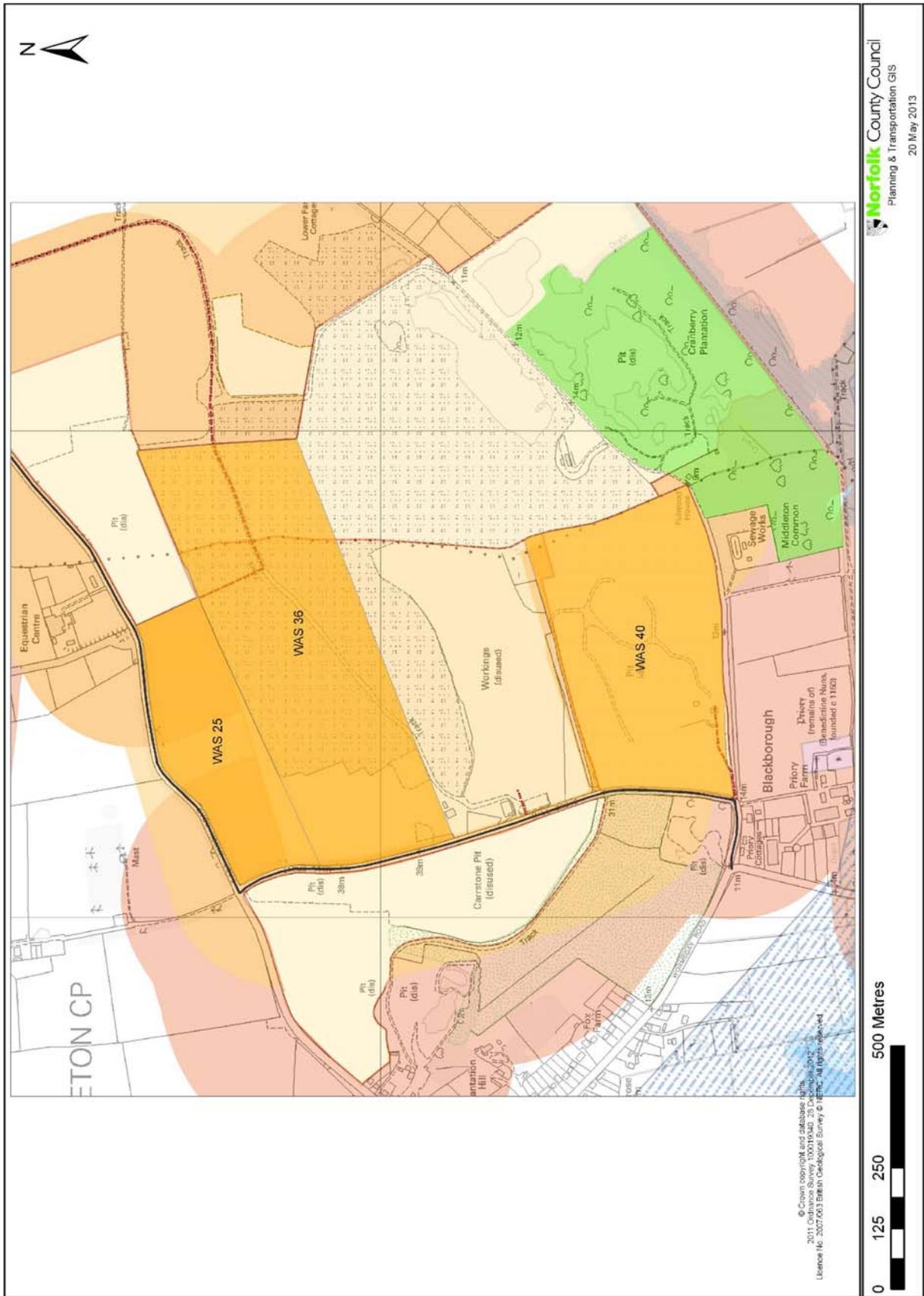
6.5.7 There are two Air Quality Management Areas within King's Lynn, which have been declared for exceeding limits of nitrogen dioxide from traffic sources. Therefore the proposed development must not impact negatively on the existing AQMA, nor lead to the declaration of a new AQMA.

Policy WAS 05

The site is allocated for processing of recyclables, mixed waste processing, thermal treatment and other forms of residual waste treatment. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Protection of amenity through mitigation and control of noise, dust, odour and lighting;
- Through the submission of an Air Quality Impact Assessment, demonstrate that proposals will not impact negatively on the existing Air Quality Management Areas in King's Lynn, nor lead to the declaration of a new AQMA;
- Appropriate site design and landscaping, including a landscape buffer with the adjoining open countryside, and consideration of the bulk and scale of development, with particular regard to the impact of large buildings and structures on both local and wider landscape settings;
- Appropriate site design, engineering and operations, including a Surface Water Management Strategy, impermeable site surfacing and a sealed drainage system, to ensure no adverse effects on the integrity of The Wash and North Norfolk Coast SAC, The Wash SPA, The Wash Ramsar and other protected habitats in the vicinity of the site, due to emissions to water;
- Appropriate abatement and control techniques to be implemented to ensure no adverse effect on the integrity of Roydon Common and Dersingham Bog SAC, Roydon Common Ramsar, The Wash & North Norfolk Coast SAC, The Wash SPA, The Wash Ramsar and other protected habitats in the vicinity of the site, due to emissions to air;
- Submission of a Transport Assessment to include evaluation of the highway access from the site to Edward Benefer Way and provide appropriate mitigation if necessary; and
- The submission of a site specific Flood Risk Assessment, demonstrating to the satisfaction of the County Planning Authority that, taking into account any necessary flood risk management measures, the development is safe and will not increase flood risk elsewhere.

Map of allocated sites in Middleton parish - WAS 25, WAS 36 & WAS 40



WAS 25 – Land off East Winch Road / Mill Drove, Middleton

6.25.1 Site Characteristics

- The 10.2 hectare site is located in the parish of Middleton
- The site has an estimated capacity for inert landfill of 45,000 tonnes per annum for the duration of mineral extraction
- The site is currently in agricultural use and is on Grades 4-5 land
- The site is in Flood Zone 1
- The site is on Lower Greensand, a highly vulnerable major aquifer
- Access is via an existing haul road which joins the C57A East Winch Road 800 metres to the north-east of the site
- The villages of Middleton and Blackborough End are approximately 500 metres to the west and south-west. The nearest residential property is approximately 120 metres from the site boundary, this property has equestrian facilities and is to the north-east of the site
- King's Lynn is approximately 7km to the north-west
- A water main runs along part of the site boundary
- The site is approximately 140 metres from Blackborough End Pit geological SSSI, 1.6km from the River Nar SSSI and 2.3km from East Winch Common SSSI
- The site is approximately 1km from CWS 433 'Middleton Common' and CWS 434 'Disused Pit'
- The site is more than 5km from any European designated environment site

6.25.2 The site is a field south of East Winch Road, adjoined on its southern and eastern boundaries by mineral working and landfill activities. The site is allocated for mineral extraction (carstone - Minerals Site Allocation MIN 6).

6.25.3 The site is located on plateau land above the River Nar, and is a fairly flat agricultural field with a tree belt along its northern edge and some hedgerow trees along its southern edge, and any operations would therefore be screened from public view. Inert landfill would have limited impact locally, and would assist in restoration of the allocated carstone extraction.

6.25.4 The site is on extensive Pleistocene glacial till and glacio-fluvial gravel deposits, including two till faces with high research potential. Therefore the site proposals should include the retention of geological section(s) for scientific study.

6.25.5 The site would make use of an internal haul route to the adjacent existing quarry entrance on the East Winch Road, which is a short distance from the A47, however, limited traffic may travel along the East Winch Road and Mill Drove as this is where the workshop and storage facilities are located.

Policy WAS 25

The site is allocated for inert landfill, subject to prior mineral extraction. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Inert material only to be deposited for a temporary period consistent with the phased working and restoration of the mineral working;
- A scheme of working which mitigates landscape impacts and with final restoration to add ecological interest to the site, such as acid grassland, heathland or a return to arable with wide field margins;
- If compatible with the landscape and ecology objectives, an open geological face to be included within any restoration scheme for scientific study;
- Protection of amenity by mitigation and control of noise and dust, with particular reference to the residential property north-east of the site, also taking into account cumulative impacts with other minerals and waste sites in the area;
- Safeguarding of the gas transmission pipeline and the water main to the satisfaction of the statutory undertaker;
- A Hydrogeological Risk Assessment to identify any existing groundwater pollution at the site, potential impacts of the proposed development and propose appropriate mitigation/remediation;
- The construction of an artificial geological barrier for the protection of groundwater and surface water resources;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A47 junction and provide appropriate mitigation if necessary;
- Highway access to be via an internal haul road to the adjacent existing quarry entrance on the East Winch Road, and traffic routing via East Winch Road to the A47; and
- Contributions by the developer of the site to any highway improvements deemed necessary by the Highway Authority in order to form a safe access to the site.

WAS 36 – Land at Blackborough End landfill site, Mill Drove, Middleton

6.36.1 Site Characteristics

- The 27 hectare site adjoins a large landfill, in the parishes of Middleton and East Winch. The site has permission for non-hazardous landfill until the end of 2026
- The site includes active mineral workings
- Prior to landfilling taking place the site has an estimated capacity of 40,000 tonnes per annum for composting, 50,000 tpa for inert waste recycling and 50,000 tpa for other recycling/transfer
- The site is in Flood Zone 1
- The site is above a major aquifer
- The site is accessed from the C822 Mill Drove
- The nearest residential property is on East Winch Road, approximately 185 metres to the north
- The village of Blackborough End is approximately 500 metres to the west; King's Lynn is approximately 7km to the north-west
- County Wildlife Site CWS 433 'Middleton Common' is 700m south of the site, CWS 434 'Disused Pit' is less than 500m south of the site
- The River Nar SSSI is 1.3km to the south, Blackborough End Pit geological SSSI is less than 150m from the site and East Winch Common SSSI is less than 2km to the east
- The site is 5km from East Walton and Adcock's Common SSSI which is part of the Norfolk Valley Fens SAC

6.36.2 This allocation excludes areas to the south already landfilled, since for engineering and landscape reasons they are not suitable for additional development. The area yet to be filled is suitable for temporary uses which would not prejudice the continuation of the permitted landfilling and restoration.

6.36.3 The Habitats Regulations Assessment concluded that due to the distance of the site from the Norfolk Valley Fens SAC, no likely significant effects were anticipated.

6.36.4 The site is located on Lower Greensand, a highly vulnerable major aquifer, close to groundwater that is providing significant base flow to the River Nar and its tributaries.

6.36.5 As the site is located less than 250 metres from dwellings or workplaces, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core Strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'.

Policy WAS 36

The site is allocated for temporary uses comprising composting, processing of recyclables (materials recovery facility), inert waste recycling and/or waste transfer. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Operations to be temporary and to take place ancillary to and without prejudicing the permitted phased mineral extraction and landfilling;
- Control of emissions of bioaerosols by enclosure of composting;
- Protection of amenity by mitigation and control of noise, dust, odour, bioaerosols and lighting, including impacts from traffic, with particular reference to the residential property north of the site, on East Winch Road;
- Appropriate building design, scale, site layout and landscaping to protect the local landscape and mitigate visual intrusion;
- Appropriate site design, engineering and operations, to prevent adverse effects on the River Nar SSSI and other protected habitats in the vicinity of the site, particularly from silt ingress and water run-off;
- A Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A47 junction and provide appropriate mitigation if necessary;
- Highway access as existing to Mill Drove, and traffic routing via East Winch Road to the A47; and
- Contributions by the developer of the site to any highway improvements deemed necessary by the Highway Authority in order to form a safe access to the site.

WAS 40 – Land off Mill Drove, Blackborough End

6.40.1 Site Characteristics

- The 19.1 hectare site is located in the parishes of Middleton and East Winch
- The site has an estimated capacity of 50,000 tonnes per annum for inert waste recycling, and 45,000 tonnes per annum for inert waste landfill, for a limited period pending restoration of the quarry in phases
- The site is an old but still active sand and gravel quarry, with some areas subject to ancillary waste recycling and infilling with inert waste
- The site is in Flood Zone 1
- The site is above a major aquifer
- Access is from Foster's End Lane, off the southern end of Mill Drove.
- The village of Blackborough End is approximately 500m to the north-west
- King's Lynn is approximately 7km to the north-west
- The nearest residential properties are within 25 metres of south-eastern boundary of the site and approximately 50 metres from the south-western boundary
- The remains of Blackborough Priory, a scheduled monument and Grade II listed structure, are less than 200m south of the site
- The River Nar SSSI is 800 metres to the south, Blackborough End Pit geological SSSI is adjacent to the site and East Winch Common SSSI is 2.2km to the east
- County Wildlife Site CWS 433 'Middleton Common' is adjacent to the southern boundary of the site, CWS 434 'Disused Pit' is adjacent to the south-east corner of the site and CWS 430 'Decoy Wood' is 700m to the south
- The site is more than 5km from any European designated environment site

6.40.2 The site is an existing mineral working and is suitable for temporary inert waste recycling and inert fill where this would facilitate the restoration of the quarry. Restoration to heathland habitat or acid grassland would greatly increase the biodiversity value.

6.40.3 The site is located on Lower Greensand highly vulnerable major aquifer close to groundwater that is providing significant base flow to the River Nar and its tributaries. Therefore a Hydrogeological Risk Assessment will be required in support of any future planning application.

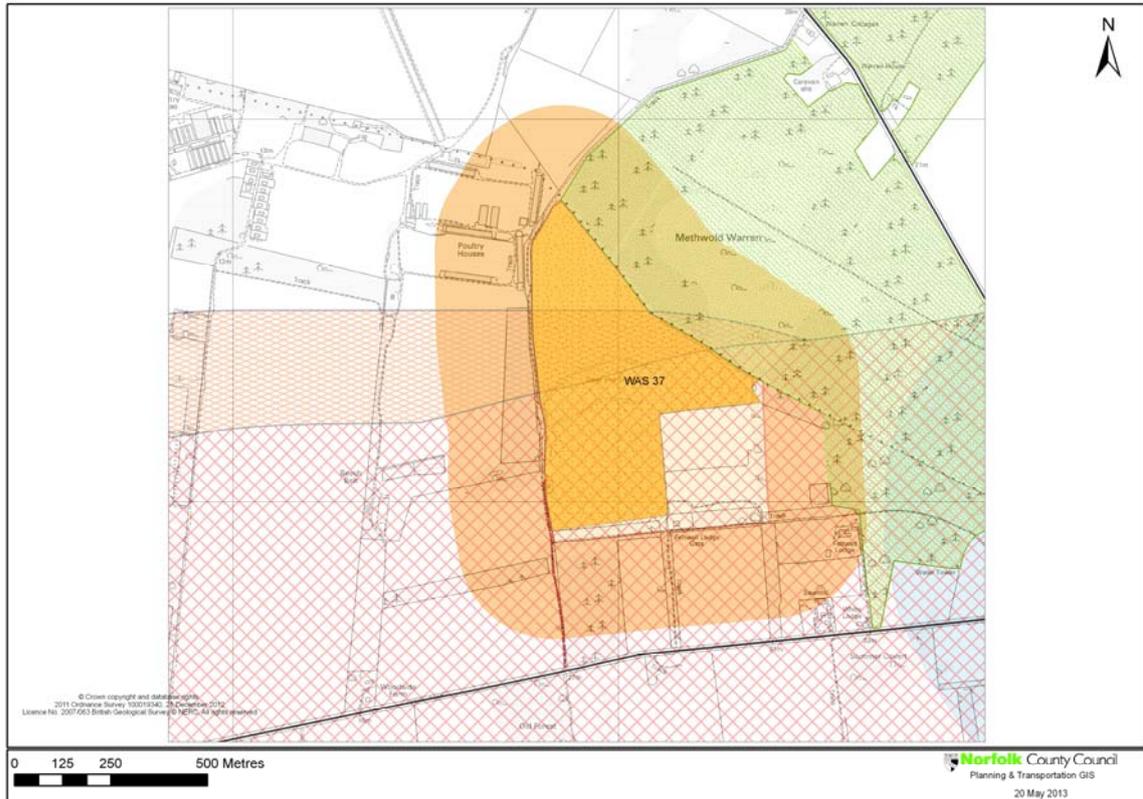
6.40.4 The site is adjacent to Blackborough End geological SSSI, designated for its exposures in the Sandringham Formation and Carstone; one or more geological sections should therefore be retained for study.

Policy WAS 40

The site is allocated for temporary inert landfill and inert waste recycling. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Operations should be temporary, to facilitate low level quarry restoration only;
- Inert waste fill to be undertaken only in defined phases in accordance with an approved phased restoration scheme;
- Location of recycling activities to minimise impacts on residential amenity and on the amenities of users of Foster's End Lane;
- Protection of amenity by mitigation and control of noise, lighting, dust, and emissions to air, also taking into account cumulative impacts with other minerals and waste sites in the area;
- A scheme of working which prevents silt ingress to the River Nar SSSI and protects the landscape, including the setting of Blackborough Priory;
- Final restoration to include enhancement of biodiversity, such as acid grassland or heathland habitat and enhancement of the landscape;
- A Hydrogeological Risk Assessment to identify any existing groundwater pollution at the site, potential impact to groundwater from the proposed development and appropriate mitigation. Protection of the aquifer through appropriate site design and engineering, including an artificial geological barrier for the landfill.
- If compatible with the landscape and ecology objectives, an open geological face to be included within any restoration scheme for scientific study;
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A47 junction and provide appropriate mitigation if necessary;
- Provision of acceptable highway access, and traffic routing via East Winch Road and the A47; and
- Contributions by the developer of the site to any highway improvements deemed necessary by the Highway Authority in order to form a safe access to the site.

WAS 37 – Land at Feltwell landfill site, The Oakery, Lodge Road, Feltwell



6.37.1 Site Characteristics

- The 26.5 hectare site is located in the parish of Feltwell
- The site has an estimated capacity of 40,000 tonnes per annum for composting, for the duration of mineral extraction
- The site is an active sand and gravel quarry, undergoing phased restoration by non-hazardous landfill in accordance with a long-standing planning permission
- The site is in Flood Zone 1
- The site is above a major aquifer and groundwater Source Protection Zone 2
- Access is from the U21389 Warren Road, a “soft road”, which joins the B1112 Lodge Road
- There are several residential properties to the south/south-east, the nearest residential property is within 25 metres of the site boundary. Apart from the village of Feltwell 2km to the west, the site is distant from population centres.
- Thetford and Downham Market are 16km to the south-east and north-west respectively
- The site is adjacent to Breckland Forest SSSI, part of the Breckland SPA. The site is less than 1.3km from Breckland Farmland SSSI, part of the Breckland SPA. The site is 2.5km from Weeting Heath SSSI, part of the Breckland SAC and SPA. The site is 3.5km from Cranwich Camp SSSI, part of the Breckland SAC and SPA.

6.37.2 The site is suitable for temporary composting in areas which have yet to be landfilled. Particular issues to be addressed in a planning application are protection of the nearby Breckland SPA, and impacts on local amenity. Due to proximity of potentially sensitive receptors, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core Strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'.

6.37.3 The Habitats Regulations Assessment concluded that mitigation measures regarding disturbance, dust, vermin and contamination of the SAC by seeds etc can all be suitably controlled by appropriate location of the composting operations and by operating in-vessel. If these measures are taken then no adverse effects are expected on the integrity of the Breckland SPA and Breckland SAC.

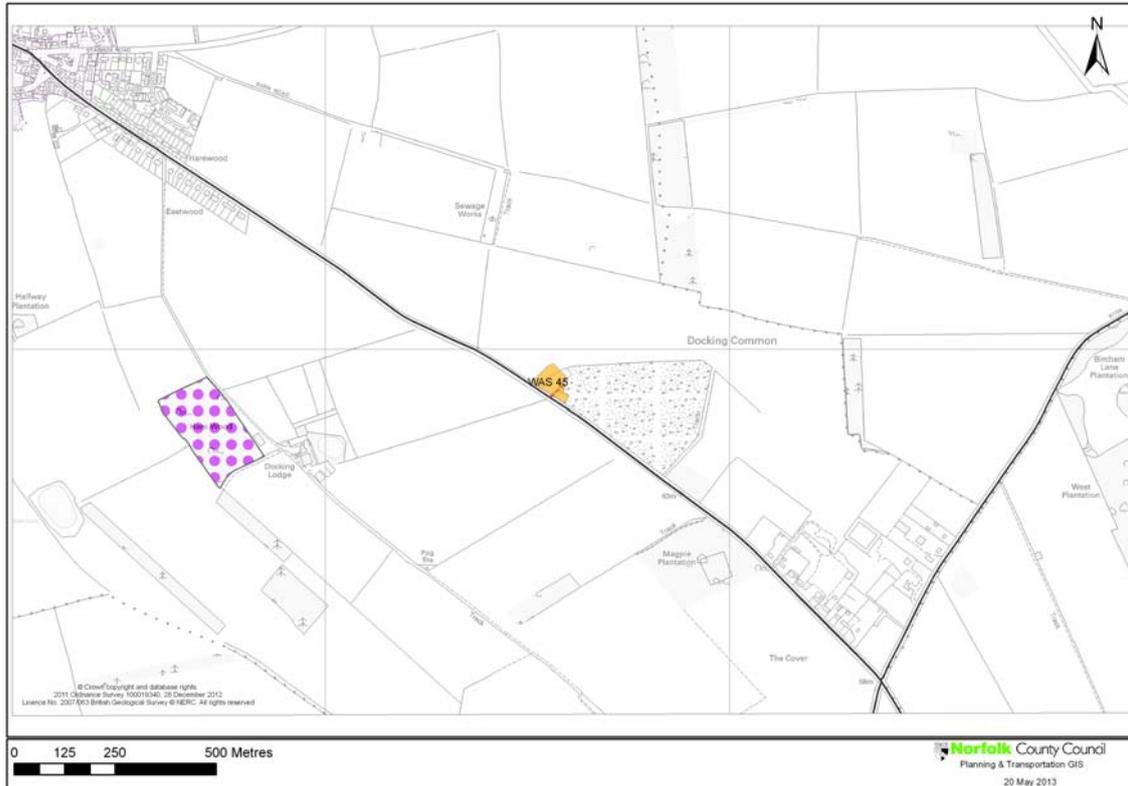
6.37.4 The site is accessed via Warren Road which is classed as a soft road in Norfolk's Route Hierarchy. It is approximately 650m south from the existing quarry access to the B1112 Lodge Road, a Main Distributor in the Route Hierarchy. Warren Road is not suitable for intensified use and significant improvements would be needed to bring the required section to an appropriate standard for adoption.

Policy WAS 37

The site is allocated for temporary composting. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Composting operations to be temporary, consistent with existing phased working and restoration of the mineral site;
- Control of emissions of bioaerosols by enclosure of composting operations;
- Siting on non-landfilled areas only, and design of composting infrastructure to minimise visual impact outside site boundaries;
- Composting operations to be located a minimum of 20 metres from the boundary of the Breckland SPA;
- Mitigation and control of pests, vermin, noise, dust and lighting to protect the amenity of residents, recreational and other users of Warren Road, and to ensure no adverse effect on the integrity of the Breckland SPA;
- Control of wind-blown material to prevent contamination of Breckland SAC by nutrients or wind-blown alien seed;
- Submission and implementation of an odour management plan;
- Appropriate site design, engineering and operations, including impermeable site surfacing and a sealed drainage system, to protect the source protection zone and aquifer; and
- Provision of acceptable highway access, including improvements to Warren Road, to the satisfaction of the Highway Authority.

WAS 45 – Land off the B1454, Docking Common, Docking



6.45.1 Site Characteristics

- The 0.47 hectare site is located in the parish of Docking
- The site has an estimated capacity for composting of 3,000 tonnes per annum
- The site includes a household waste recycling centre, adjacent to a restored landfill
- The site is in the countryside; the nearest residential property is 630 metres south-east of the HWRC
- The site is in Flood Zone 1
- Access would be as existing off the B1454 Fakenham Road
- The site is 1.5km from Docking, and 13km from Fakenham
- The site is more than 5km from any European designated environment site

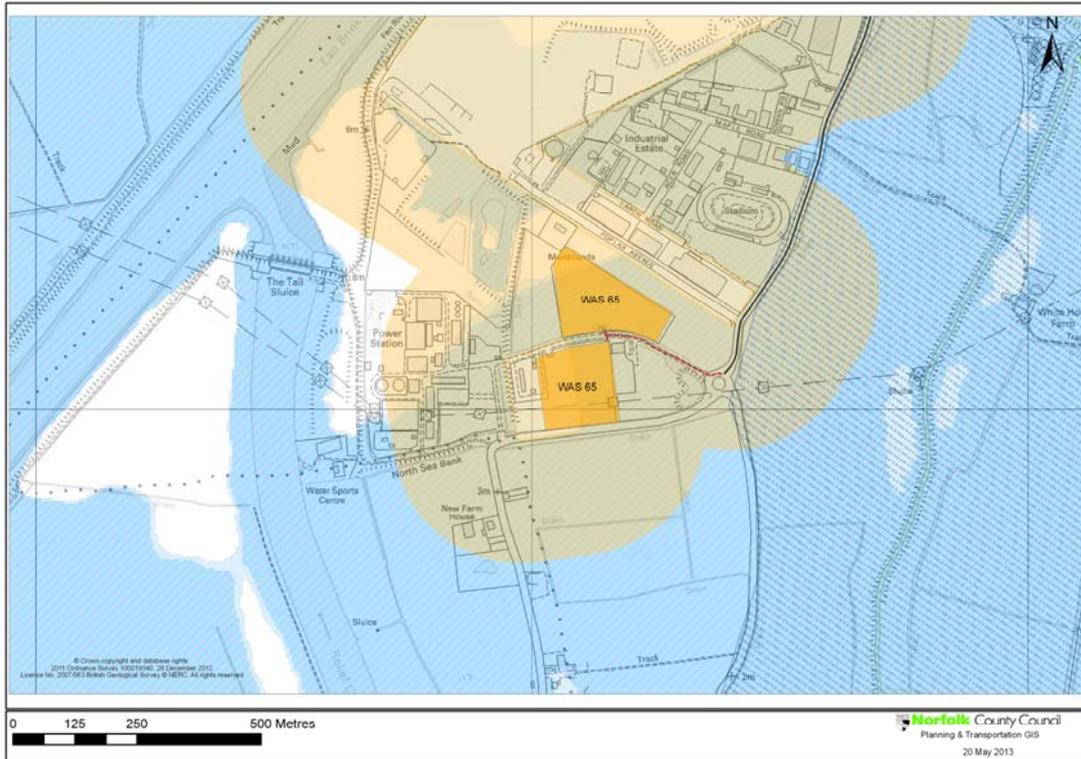
6.45.2 The site is in a rural location, and in the context of adopted Mineral and Waste Core Strategy and Development Management policies, composting would be appropriate, on a temporary basis only. The area currently used for a HWRC would also be suitable for composting, should that facility close.

Policy WAS 45

The site is allocated for temporary composting. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Composting operations to be temporary;
- No permanent buildings or structures to be erected;
- Protection of amenity by mitigation and control of noise, lighting, dust, odour and bioaerosol emissions;
- Protection of landscape by tree planting, and retention of existing trees and hedges subject to highway requirements;
- A Hydrogeological Risk Assessment to identify any potential impacts to groundwater and appropriate mitigation; and
- Provision of acceptable highway access, including improvements to visibility at the site access.

WAS 65 – Land at the Willows Business Park, King’s Lynn



6.65.1 Site Characteristics

- The 5.1 hectare site is located in King’s Lynn, adjoining the parish of Wiggshall St Germans
- The site has an estimated capacity for composting of 40,000 tonnes per annum, or 50,000 tpa for recycling/processing, or 250,000 tpa for anaerobic digestion, thermal treatment or other forms of residual waste treatment
- The site is unused land on the Willows Business Park
- The site is in Flood Zone 3, albeit protected by flood defences
- Access is via Willow Road, off the C8 High Road, one kilometre south of the junction with the A47(T)
- The site is on the southern edge of King’s Lynn, approximately 3km from the town centre, the nearest residential property is approximately 155 metres from the site boundary
- County Wildlife Site CWS 402 ‘Adjacent River Nar’ is less than 1km to the east and CWS 404 ‘Saddlebow Reedbeds’ is approximately 700m to the north
- The River Nar SSSI lies approximately 500 metres to the east.
- The Wash Ramsar, The Wash & North Norfolk Coast SAC, and The Wash SPA, NNR and SSSI are about 6.5km to the north
- Roydon Common Ramsar, NNR and SSSI and Roydon Common & Dersingham Bog SAC lie 8km to the north-east

6.65.2 The site is on the Willows Business Park, close to King’s Lynn and with accessibility to the A47 trunk road. In the context of adopted Minerals and Waste Core Strategy policies, it is an appropriate location in principle for waste management development. Key issues are the protection of designated habitats, visual impact on landscape and townscape, including the setting of King’s Lynn, and impact on amenity. The constraints relating to this site could

be addressed in a planning application and its accompanying Environmental Impact Assessment.

6.65.3 The site is proposed for a range of waste management uses, but the actual waste management operation(s) that will be developed and their scale are not known at the site allocation stage. Some of the proposed operations (such as thermal treatment) would produce ammonia and nitrogen emissions. These emissions could lead to acidification and nutrient enrichment of habitats, but the effects would depend on the concentration of the emissions, the existing condition of the habitats and their distance from the site.

6.65.4 The Wash Ramsar, The Wash & North Norfolk Coast SAC, and The Wash SPA are about 6.5km to the north. Roydon Common Ramsar, and Roydon Common & Dersingham Bog SAC lie 8km to the north-east. The Habitats Regulations Assessment concluded that, with appropriate mitigation and control measures, an outcome where no adverse effects on the integrity of the European or internationally designated sites would occur is achievable.

6.65.5 Site WAS65 is located within Flood Zone 3, as defined by Table 1 of the Technical Guidance to the National Planning Policy Framework. In the Borough Council of King's Lynn and West Norfolk's Strategic Flood Risk Assessment (SFRA) the site is shown to be protected by flood defences at present and outside of the designated hazard zone for flood defence breaches. Under the climate change scenario in the Borough Council of King's Lynn and West Norfolk's SFRA the site is shown to be within Tidal Flood Risk Category 3 (which indicates a high risk (>0.5%) of flooding). The site is allocated for non-hazardous waste management uses within the 'less vulnerable' flood risk classification defined in Table 2 of the Technical Guidance to the National Planning Policy Framework, and therefore an exception Test is not required.

6.65.6 A Sequential Test has been carried out by the County Planning Authority, for all sites proposed for allocation. There are four other allocated sites which are comparable to site WAS 65 in terms of the site size and allocated waste management uses (sites WAS 05, WAS 19, WAS 78 and WAS 31). Three of these sites are located in flood zone 1 and one site (WAS 05) is located in Flood Zone 3. In order to allocate sufficient sites to meet the capacity need for recovery (residual treatment) facilities, detailed in Core Strategy Policy CS4, all of the suitable sites in Flood Zone 1 need to be allocated, as well as the sites at flood risk in King's Lynn (WAS 05 and WAS65). Therefore, the Sequential Test demonstrates that there are no reasonably available alternative sites in areas with a lower probability of flooding which would be appropriate to allocate for development instead of site WAS 65, because all suitable sites for recovery (residual treatment) facilities need to be allocated. A Site Specific Flood Risk Assessment will therefore be required to be submitted at the planning application stage.

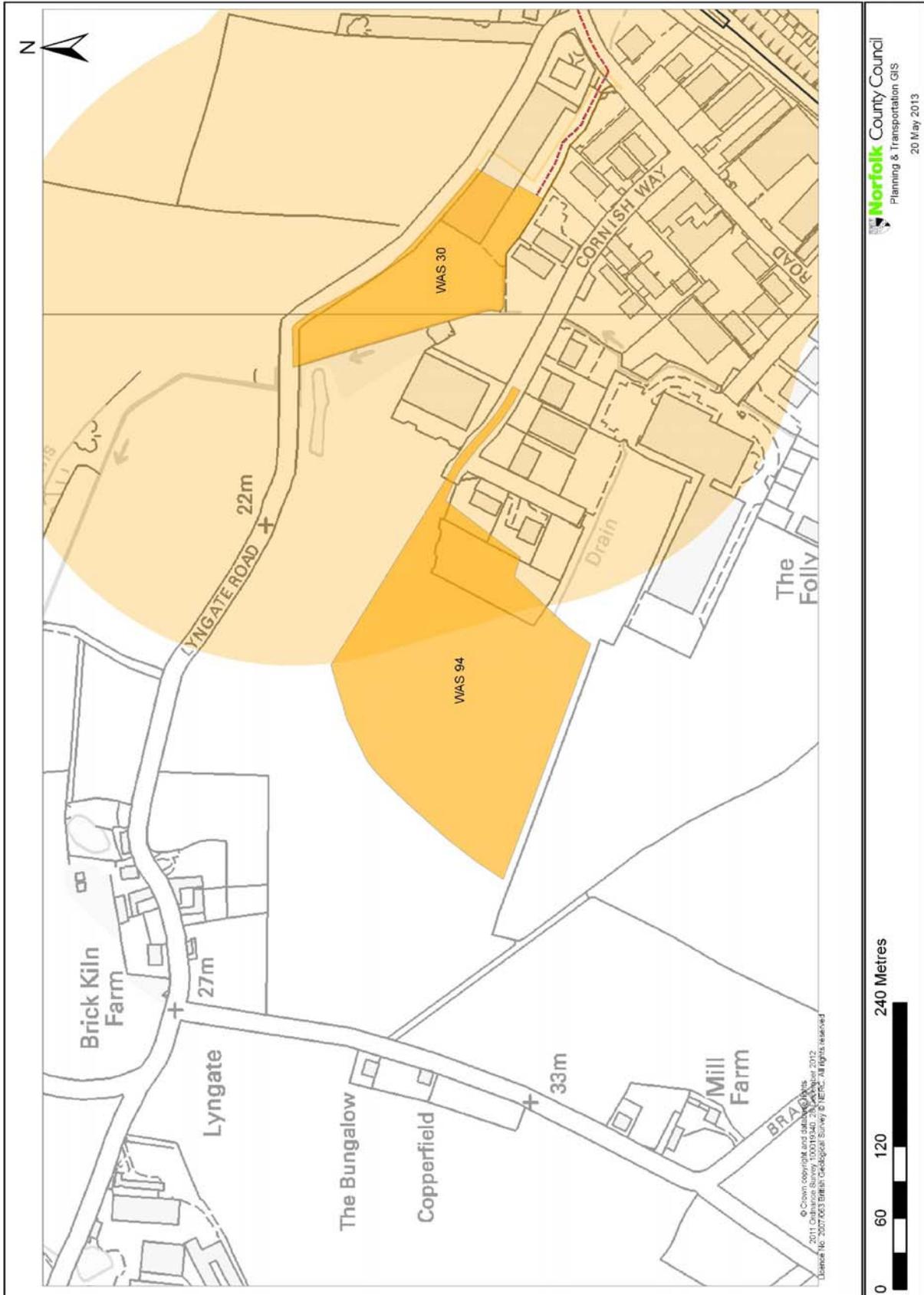
6.65.7 There are two Air Quality Management Areas within King's Lynn, which have been declared for exceeding limits of Nitrogen dioxide from traffic sources. Therefore the proposed development must not impact negatively on the existing AQMA, nor lead to the declaration of a new AQMA.

Policy WAS 65

The site is allocated for composting, recycling/processing, anaerobic digestion, thermal treatment and other forms of residual waste treatment. Development will be subject to consideration in the context of adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Protection of amenity through mitigation and control of noise, dust, odour and lighting;
- Through the submission of an Air Quality Impact Assessment, demonstrate that proposals will not impact negatively on the existing Air Quality Management Areas in King's Lynn, nor lead to the declaration of a new AQMA;
- Appropriate site design and landscaping, including a landscape buffer with adjoining open countryside and consideration of the impact of large buildings/structures on a wider landscape setting;
- Appropriate site design, engineering and operations, including a Surface Water Management Strategy, impermeable site surfacing and a sealed drainage system, to ensure no adverse effects on the integrity of The Wash and North Norfolk Coast SAC, The Wash SPA, The Wash Ramsar and other protected habitats in the vicinity of the site, due to emissions to water;
- Appropriate abatement and control techniques to be implemented to ensure no adverse effect on the integrity of Roydon Common and Dersingham Bog SAC, Roydon Common Ramsar, The Wash and North Norfolk Coast SAC, The Wash SPA, The Wash Ramsar and other protected habitats in the vicinity of the site, due to emissions to air;
- The submission of a site specific Flood Risk Assessment, demonstrating to the satisfaction of the County Planning Authority that, taking into account any necessary flood risk management measures, the development is safe and will not increase flood risk elsewhere; and
- Submission of a Transport Assessment to include evaluation of the impacts of the development on the A47 junction and provide appropriate mitigation if necessary.

North Norfolk Sites – WAS 30 and WAS 94



WAS 30 – Land at Folgate Road, Lyngate Industrial Estate, North Walsham

6.30.1 Site Characteristics

- The 1.9 hectare site is located in North Walsham
- The site has an estimated capacity of 25,000 tonnes per annum for composting, or 50,000 tpa for processing of recyclables, mixed waste processing or waste transfer
- The site, which includes a building, is in use for waste transfer and treatment
- The site is in Flood Zone 1
- Access is as existing, via the U14480 Folgate Road, off the B1145 North Walsham Bypass, 250 metres from the site
- The site is on the edge of North Walsham, approximately 1km from the town centre. It is within 150 metres of the closest residential properties, and adjacent to other business uses
- County Wildlife Site CWS 1175 'Paston Way and Knapton Cutting' is 500m from the site
- The site is 3.9km from Southrepps Common SSSI, part of Norfolk Valley Fens SAC.

6.30.2 The site is permitted for and established as a partly enclosed waste transfer operation, the open area of which extends northwards beyond the boundary of the employment area on the North Norfolk Core Strategy Policies Map. In the context of adopted Minerals and Waste LDF Core Strategy policy this is an appropriate location for waste management activities, but development on the site would be constrained in particular by the need to limit impacts on local amenity. As the site is located less than 250 metres from dwellings and workplaces, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core Strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'

6.30.3 The Habitats Regulations Assessment concluded that due to the distance of the site from the Norfolk Valley Fens SAC, no likely significant effects were anticipated.

Policy WAS 30

The site is allocated for composting, processing of recyclables, mixed waste processing and/or waste transfer. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Enclosure of all waste management operations within buildings, except for storage of inert materials;
- Effective landscaping and screening to include a landscaped buffer along the Lyngate Road boundary;
- Protection and maintenance of the adjacent woodland subject to a tree preservation order (TPO);
- Protection of landscape and visual amenity through appropriate site design and layout;
- Appropriate site design and engineering, including a sealed drainage system;
- Protection of local amenity through mitigation and control of noise, dust, bioaerosols, lighting and litter; and
- Provision of acceptable highway access.

WAS 94 – Land off Folgate Road and Cornish Way, North Walsham

6.94.1 Site Characteristics

- The 2.76 hectare site is located in the town of North Walsham
- Development would be an extension of the Industrial Estate onto agricultural land allocated for employment uses
- The site has an estimated capacity of 20,000 tonnes per annum for composting or anaerobic digestion
- The site is in Flood Zone 1
- Access is via Cornish Way and the U14480 Folgate Road, off the B1145 North Walsham Bypass, 400 metres from the site
- The site is on the edge of North Walsham, around 1km from the town centre.
- The site is approximately 175 metres from the nearest residential property, and within 80 metres of a public right of way, North Walsham FP5
- County Wildlife Site CWS 1175 'Paston Way and Knapton Cutting' is 700m from the site
- The site is 3.8km from Southrepps Common SSSI, part of the Norfolk Valley Fens SAC.

6.94.2 Site WAS 94 as allocated is limited to land which falls within the employment area defined on the North Norfolk Core Strategy Policies Map. In the context of adopted Minerals and Waste LDF Core Strategy policies, the site is an appropriate location in principle for waste management activities, subject in particular to consideration of impacts on local amenity. As the site is located less than 250 metres from dwellings and workplaces, a Site Specific Bioaerosol Risk Assessment (SSBRA) would need to be submitted at the planning application stage for a composting facility. This is in accordance with Core Strategy policy CS7. The Environment Agency would also require a SSBRA to be submitted at the environmental permitting stage, in accordance with their position statement: 'Composting and potential health effects from bioaerosols'.

6.94.3 The Habitats Regulations Assessment concluded that due to the distance of the site from the Norfolk Valley Fens SAC, no likely significant effects were anticipated.

6.94.4 The site is bounded by built development to the east and open countryside to the south. The North Norfolk Site Allocations DPD allocated further land for employment development to the west of the site boundary. The site is overlooked by elevated views from the surrounding Bradfield Road and Lyngate Road. Any development would therefore need to be sensitively designed to reduce its impact on the adjoining rural landscape to an acceptable level. This would require landscaping and/or screening and may preclude the erection of tall buildings and structures.

Policy WAS 94

The site is allocated for composting or anaerobic digestion. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Enclosure of all waste management activity within buildings;
- Landscaping, screening and appropriate design, in the interests of the protection of landscape and visual amenity, including when seen from Bradfield Road and Lyngate Road;
- Appropriate site design and engineering, including a sealed drainage system;
- Protection of local amenity through mitigation and control of noise, dust, bioaerosols, lighting, visual intrusion and litter; and
- Provision of acceptable highway access.

Norwich Site

WAS 90 – Land at 49 Hurricane Way, Norwich



6.90.1 Site Characteristics

- The 0.87 hectare site is located in Norwich
- The site has an estimated capacity of 25,000 tonnes per annum as a recycling centre (for doorstep-collected recyclable waste)
- The site is occupied by a large industrial building, within an employment allocation on an industrial estate close to Norwich Airport
- The site is in Flood Zone 1
- Access is via Hurricane Way, an industrial estate road
- The site is on the edge of Norwich, approximately 4km from the city centre, the nearest residential property is approximately 250 metres from the site boundary
- The site is 4.4km from Crostwick Marsh SSSI, which forms part of the Broadland SPA, The Broads SAC and Broadland Ramsar
- The site is 3.6km from the River Wensum SSSI and SAC.

6.90.2 The site is on industrial land, and waste management development in this location would be consistent with adopted Minerals and Waste LDF Core Strategy policies, subject in particular to consideration of design and amenity impacts.

6.90.3 The Habitats Regulations Assessment concluded that due to the distance of the allocation site from the European designated sites and its location within an existing industrial estate, no likely significant effects are expected on the Broadland Ramsar, Broadland SPA, The Broads SAC or River Wensum SAC.

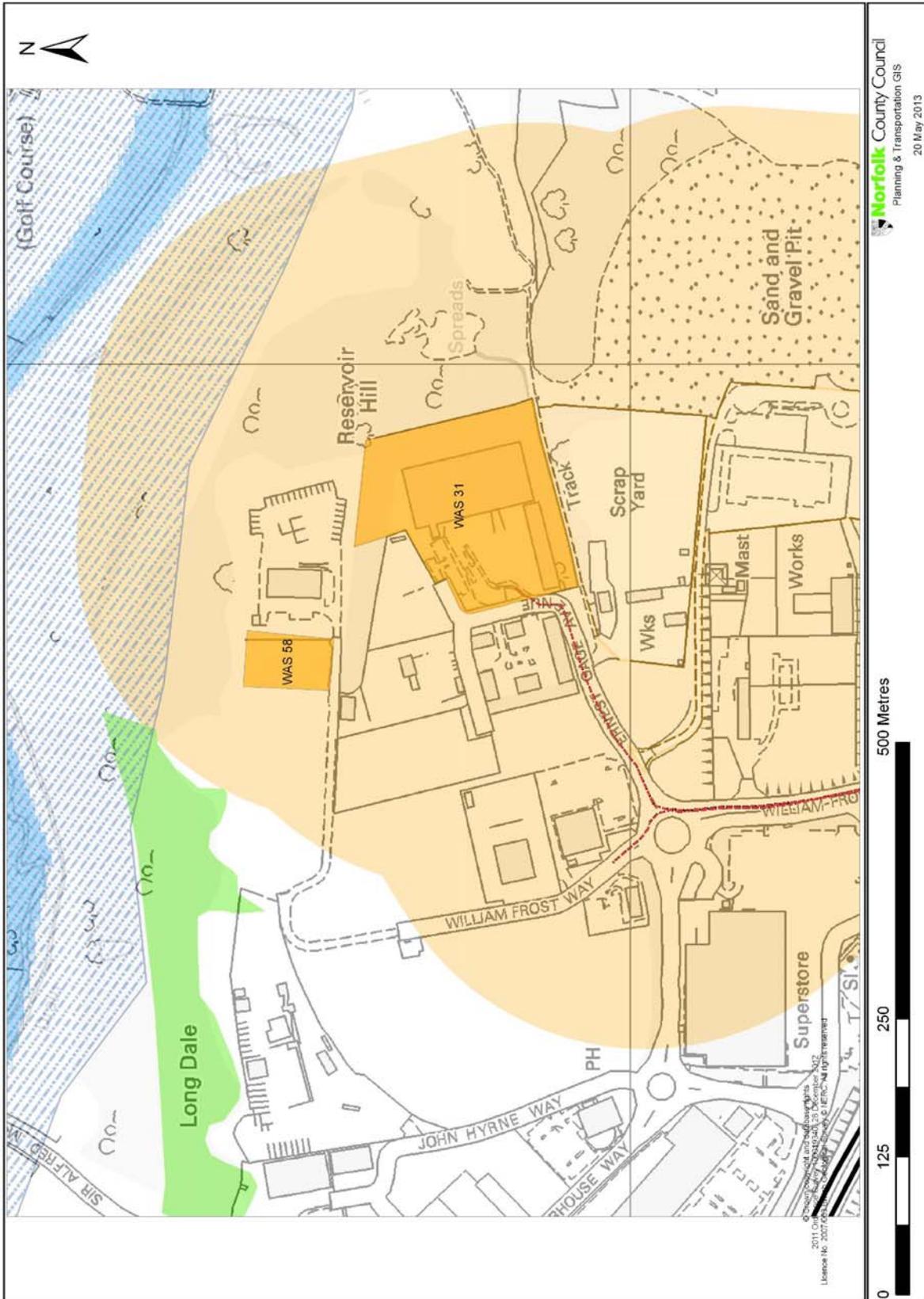
Policy WAS 90

The site is allocated for a recycling centre. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Enclosure of all waste management activity within buildings;
- Appropriate building design, site layout and landscaping in keeping with the industrial area;
- Appropriate site engineering, including a sealed drainage system;
- Protection of local amenity through the control and mitigation of dust, noise, odour and lighting; and
- Provision of vehicle parking and circulation areas.

South Norfolk Sites

Map of allocated sites in the parish of Costessey – WAS 31 and WAS 58



WAS 31 – Land at Costessey Transfer Station, Longwater Business Park, Costessey

6.31.1 Site Characteristics

- The 2.6 hectare site is located on employment land on the Longwater Industrial Estate, in the parish of Costessey
- The site has an estimated capacity of 150,000 tonnes per annum for residual waste treatment (excluding thermal treatment)
- The site is an existing waste transfer operation, enclosed in a building
- The site is in Flood Zone 1
- The site is above a major aquifer
- The site is accessed via Ernest Gage Avenue and William Frost Way, approximately 500 metres from the Longwater interchange on the A47(T).
- The site is approximately 7km west of the centre of Norwich, the nearest residential property is approximately 545 metres from the site boundary
- The site lies within 1km of the River Wensum SAC and SSSI
- County Wildlife Site CWS 247 'Long Dale' lies to the north, within 300 metres of the site. North of the River Tud CWS 248 'Snakes Hills' is approximately 600m from the site, CWS 252 'Brickfield Farm' is 800m from the site and CWS 257 'Lord's Hill and Easton Reeds and Blackhill Wood' is less than 1km from the site

6.31.2 The site is an existing waste transfer station on the Longwater Industrial Estate with access off the A47(T), and in the context of adopted Core Strategy policies this is an appropriate location in principle for waste management development. The specific waste management operations that may be developed at the site will be assessed through the Environmental Permitting process, carried out by the Environment Agency, as well as the planning application process. Due to the proximity of the site to dwellings and workplaces the Environment Agency has stated that this could limit the specific waste management activities that could be carried out at the site.

6.31.3 The Habitats Regulations Assessment concluded that drainage from the site must be via a sealed drainage system, site operations which could cause emissions to air (such as dust and bioaerosols) should be carried out within a building and waste management operations should exclude those which could lead to nitrogen emissions. If these measures are undertaken then operating the site should not have any adverse effects on the integrity of the River Wensum SAC.

Policy WAS 31

The site is allocated for residual waste treatment (excluding thermal treatment). Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Design and landscaping to address visual impact on the Tud valley and on views from the north;
- Protection of amenity by mitigation and control of noise, dust, odour and lighting;
- Appropriate site design, engineering and operations - including the containment of waste management operations which could cause emissions to air within a building, impermeable site surfacing and a sealed drainage system - to ensure no adverse effects on the integrity of the River Wensum SAC and other protected habitats in the vicinity of the site, particularly from water run-off and emissions to air; and
- Contributions by the developer of the site to improvements to the Longwater Interchange.

WAS 58 – Land at Longwater Industrial Estate, Costessey

6.58.1 Site Characteristics

- The 0.4 hectare site is located on the Longwater Industrial Estate, in the parish of Costessey
- The site has an estimated capacity of 10,000 tonnes per annum for processing of recyclables and/or inert waste recycling
- The site is part of a larger area of land comprising restored sand and gravel workings
- The site is in Flood Zone 1
- The site is above a major aquifer
- The site is accessed via William Frost Way, approximately 800 metres from the Longwater interchange on the A47(T)
- The site is approximately 7km west of the centre of Norwich, the nearest residential property is approximately 480 metres from the site boundary.
- The site lies within 1km of the River Wensum SAC and SSSI
- County Wildlife Site CWS 247 'Long Dale' to the north lies within 100m of the site. North of the River Tud CWS 248 'Snakes Hills' is around 500m from the site, CWS 252 'Brickfield Farm' is 700m from the site and CWS 257 'Lord's Hill and Easton Reeds and Blackhill Wood' is 800m from the site

6.58.2 The site is on the Longwater Industrial Estate with access off the A47(T), and in the context of adopted Minerals and Waste Core Strategy policies is an appropriate location in principle for waste management development.

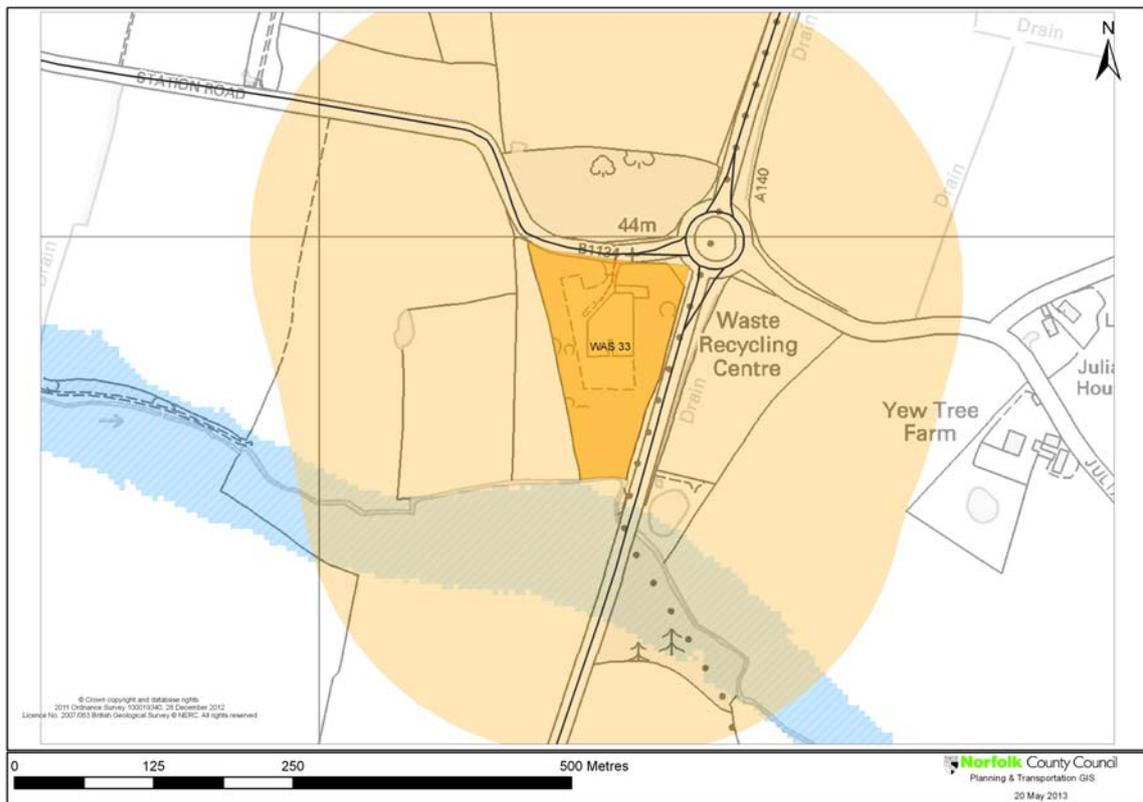
6.58.3 The Habitats Regulations Assessment concluded that, providing drainage water from the site is contained and dust and traffic are suitably controlled there should be no adverse effects on the integrity of the River Wensum SAC.

Policy WAS 58

The site is allocated for processing of recyclables and/or inert waste recycling. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- The operations being limited to sorting, shredding, baling, storage and transfer only;
- Design and landscaping to minimise visual impact on the Tud valley and on views from the north;
- Incorporation of a buffer zone to safeguard the existing woodland to the north from new development;
- Protection of amenity by mitigation and control of noise, dust, odour and lighting;
- Appropriate site design, engineering and operations, including impermeable site surfacing and a sealed drainage system, to ensure no adverse effects on the integrity of the River Wensum SAC and other protected habitats in the vicinity of the site, particularly from water run-off and emissions to air; and
- Contributions by the developer of the site to improvements to the Longwater Interchange.

WAS 33 – Land at Pulham Market transfer station, Station Road, Tivetshall St Margaret



6.33.1 Site Characteristics

- The 1.8 hectare site is located in the parish of Tivetshall St Margaret
- The site has an estimated capacity of 3,000 tonnes per annum as a Household Waste Recycling Centre
- The site is an existing waste transfer station, which also has limited facilities for the public to bring DIY and garden waste
- The site is in Flood Zone 1
- The site is above a major aquifer, and is located in Groundwater Source Protection Zone 3
- Access is off the B1134 Station Road within 80 metres of the roundabout junction with the A140
- The site is 11km from Diss, the nearest residential property is approximately 325 metres from the site boundary
- The site is more than 5km from any European designated environment site.

6.33.2 The site is an existing waste transfer facility located at the junction of the A140 and B1134. The site is in a rural location but is well screened, and is accessible by road from surrounding villages. In the context of adopted Minerals and Waste Core Strategy policies, given that it is an existing waste management site, this is an appropriate location in principle for a HWRC to serve surrounding villages.

Policy WAS 33

The site is allocated for a household waste recycling centre. Development will be subject to compliance with adopted Core Strategy and Development Management policies, and will require any planning application to address, in particular, the requirements below:

- Landscaping to maintain screening, with particular regard to any new structures, lighting, or vehicle access and circulation arrangements which may be required;
- Protection of local amenity by mitigation and control of noise, dust, odour and lighting; and
- Protection of the aquifer through appropriate site design and engineering.

7 Glossary

Air Quality Management Areas (AQMAs) An Air Quality Management Area is declared by a local authority where the air quality objective for one or more of nine specified pollutants is unlikely to be met by the specified date as determined by assessment. Part IV of the Environment Act 1995 places a statutory duty on local authorities to periodically review and assess the air quality within their area. This involves consideration of present and likely future air quality against air quality standards and objectives. The latest Air Quality Strategy for England, Scotland, Wales and Northern Ireland was published by the UK Government and devolved administrations in July 2007.

Amenity Amenity is any tangible or intangible benefits of or relating to a property, especially those which increase the attractiveness or value of the property or which contribute to its comfort or convenience. This could include tangible benefits such as a park, or intangible such as a 'nice view'.

Anaerobic Digestion Anaerobic digestion is the biological treatment of biodegradable organic waste in the absence of oxygen, utilising microbial activity to break down the waste in a controlled environment.

Anaerobic digestion results in the generation of:

- Biogas, which is rich in methane and can be used to generate heat and/or electricity;
- Fibre, (or digestate) which is nutrient rich and can potentially be used as a soil conditioner; and
- Liquor, which can potentially be used as a liquid fertiliser.

Annual Monitoring Report Records progress in implementing the Local Development Scheme and the performance of policies against targets in Development Plan Documents. Indicates what action an authority needs to take if it is not on track or policies need to be revised/ replaced.

Biodegradable waste Any waste that is capable of undergoing natural decomposition, such as food and garden waste, paper and cardboard.

Biodiversity The variety of all life on earth (mammals, birds, fish, invertebrates, plants etc).

Buffer Buffers are areas of land within the allocation which would remain undeveloped for waste management to mitigate potential impacts (for example, on amenity, landscape or ecology). Where a buffer is included in a site allocations policy or map it is 'indicative' and is intended only to illustrate where assessment at this stage has indicated that there may be impacts which, in principle, are likely to require buffers to mitigate them. The exact distances and coverage of any buffer, if required, would be determined following assessment of the detail of potential impacts as part of any future planning application.

Climate change A change of climate caused by the greenhouse gas effect whereby pollutants, predominantly carbon dioxide but also methane and others, trap the heat from the sun. Generally accepted now to be caused by human activity. Considered to be in addition to natural climate change variations.

Community Strategy or Sustainable Community Strategy Wide ranging strategy for a geographical area (eg Norfolk) introduced by the Local Government Act 2000. Aim is to improve social, economic and environmental well-being. Focuses on the needs and aspirations of the area's community and is developed, adopted and

delivered by a range of agencies and organisations (in the public, private and voluntary sectors) in a partnership approach with a view to achieving synergistic working towards common goals. The partnership is formally known as the Local Strategic Partnership. Modified in the 2006 Government White Paper to focus on 'sustainability'. Development Plans should aim to give spatial expression to the strategy. Local Area Agreements comprise the action plan for the strategy. Overseen by the Local Strategy Partnership, or, in the case of Norfolk Ambition, the County Strategic Partnership.

Composting A process where organic wastes (such as garden and kitchen waste) are broken down aerobically (in the presence of air) to create a product that can be applied to land to improve soil structure and enrich the nutrient content of the soil.

Conservation Area An area designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest.

County Wildlife Site A site of local importance for wildlife. Outside SSSIs, County Wildlife Sites are the best sites for wildlife in Norfolk. Sites are designated using stringent criteria, by a committee composed of the Norfolk Wildlife Trust, Norfolk County Council, Natural England, the Norfolk Biological Records Centre, and the Norfolk Biodiversity Partnership.

Cumulative Impact The combined impacts of a number of developments on the environment, amenity, health, traffic etc.

Development Management The process through which the Council determines whether a proposal for development should be granted planning permission, taking into account the development plan and any other material considerations. Formerly called Development Control.

Development Plan Statutory documents described under Section 38 of the Planning and Compulsory Purchase Act 2004 that set out the planning policies and proposals for the development and use of land. Decisions on planning applications must conform to the Development Plan, unless material considerations indicate otherwise. The Development Plan for an area will include Development Plan Documents in Local Development Frameworks.

Development Plan Documents A term brought in by the Planning and Compulsory Purchase Act 2004. These are the spatial planning documents contained in the Local Development Framework. These set out spatial planning policies and proposals for an area or topic. They include the core strategy, detailed development management policies, site specific allocations of land and area action plans (where needed). Development plans are also referred to as Local Plans.

Development Framework Collective term for the Development Plan Documents, the Local Development Scheme, the Statement of Community Involvement, Annual Monitoring Report, and any supplementary planning documents.

Disposal Waste disposal operations include: deposit into or onto land (e.g. landfill), incineration, permanent storage, treatment operations where the final compound or mixture will be disposed of.

Energy from Waste (EfW) Utilising the embodied energy of waste materials to generate electricity and heat through direct combustion or indirect combustion of biogas.

Examination The Local Plan will be subject to an independent examination by an independent planning inspector. The recommendations in the Inspector report will inform the final adopted version, but are no longer legally-binding.

Geodiversity The variety of rocks, minerals, fossils, soils and landforms, together with the natural processes which shape the landscape.

Gasification A process whereby carbon based wastes are heated in the presence of air or steam to produce fuel-rich gases.

Groundwater Water within soil, sediments or rocks below the ground surface. Water contained within underground strata is referred to as an aquifer.

Groundwater Source Protection Zone 1 The Environment Agency divides groundwater source catchments into four zones. These are based on the number of days taken by any pollutant to flow to the borehole. Source Protection Zone 1 is defined as a zone within which any contamination would reach the borehole within 50 days. This applies to groundwater at and below the water table. This zone also has a minimum 50 metre protection radius around the borehole. These zones are designed to provide control over activities taking place near boreholes which could result in contamination reaching the public water supply.

Hazardous waste As defined by The List of Wastes Regulations 2005, eg asbestos, acids, oils, petroleum products, paint, mercury, solvents, un-depolluted end of life vehicles.

Household waste recycling centres Provided by Waste Disposal Authorities as places where the public can deliver their household waste for recycling or disposal. These sites usually incorporate skips, collection areas for waste refrigeration and metal appliances, and recycling banks. Some sites have containers for materials such as waste batteries, paint, oil and wood. These facilities do not generally accept trade waste.

Incineration plant Any stationary or mobile technical unit and equipment dedicated to the thermal treatment of wastes with or without recovery of the combustion heat generated. This includes the incineration by oxidation of waste as well as other thermal treatment processes such as pyrolysis, gasification or plasma processes in so far as the substances resulting from the treatment are subsequently incinerated.

Inert waste Waste that does not undergo any significant physical, chemical or biological, transformations; does not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm to human health; and, in particular, does not endanger the quality of any surface water or groundwater.

Inert waste recycling Includes the recycling of secondary aggregates at centralised processing facilities or where the material arises. Material is delivered by skip or bulk vehicle for crushing, screening and grading for re-use. Unusable residues may be used in landfill engineering. Hardstanding is required for stockpiles of material, and for locating crushing, screening and grading machinery. Some elements of the operation and storage may be enclosed, but it is mostly undertaken in the open air.

Issues and options A stage of the Development Plan Document preparation process where community engagement is sought from individuals and organisations to inform the identification of key issues and the potential options for addressing them.

In-Vessel Composting The aerobic decomposition of shredded and mixed organic waste within an enclosed container, where the control systems for material degradation are fully automated. Moisture, temperature and odour can be regulated, and a stable compost can be produced much more quickly than outdoor windrow composting.

Landfill The term landfill relates to waste disposal mainly below ground level whereas landraise, also generically referred to as landfill, refers to waste disposal mainly above pre-existing ground levels. Modern landfill practice requires a significant degree of engineering in order to contain the waste, control emissions and minimise potential environmental effects. The primary by-products of landfilling, where biodegradable materials are disposed of, are:

- landfill gas;
- leachate (a liquor resulting from water passing through, the waste mass),

and much landfill engineering is geared towards dealing with these substances. As such, landfill sites require containment lining systems and abstraction systems for both landfill gas and leachate.

Landfill gas A by-product from the decomposition of biodegradable wastes. The gas is a mixture of up to 65% methane and 35% carbon dioxide plus trace gases and vapours.

Leachate A liquor resulting from water passing through the waste mass and therefore containing contaminants.

Local Development Scheme Describes the Local Development Documents which the authority intends to prepare and the timetable for their preparation.

Local Planning Authority An organisation with statutory planning powers, ie the relevant County, District, Borough or Unitary Council.

Mitigation Measures to reduce, avoid or remedy any adverse impacts caused by development.

Non-hazardous waste All non-hazardous waste as defined by The List of Wastes Regulations 2005. Included are for example municipal (household), commercial and industrial wastes.

Materials Recovery Facility A specialised building for separating, processing and storing recyclable materials from waste collected either separately or mixed.

Methane A colourless, odourless, flammable gas, formed during the decomposition of biodegradable waste.

Minerals and Waste Development Framework This is a portfolio of documents which together will provide the spatial planning strategy for minerals and waste development within Norfolk. It will replace the Norfolk Minerals Local Plan and the Norfolk Waste Local Plan.

Mixed waste processing Operations, primarily of a mechanical and/or biological nature, to process unsorted 'black bag' waste; residual household waste following doorstep separation of recyclables/green waste; or residual waste following centralised separation of recyclables / organics. The nature of mixed waste processing operations is dictated by the needs of downstream waste management practices. For example, in the case of a system which includes thermal treatment, refuse derived fuel (RDF) can be produced from mixed waste. Alternatively organic

fractions can be separated for biological treatment. Various physical separation and waste reduction techniques can be used, sometimes in combination. Such processes include: trommel screen (typically a tilted rotating drum used to screen waste according to size and density), shredders, RDF plant and pelletisers; hand picking stations.; biological stabilisation; ball mills; other mechanical reduction techniques (crushing, pulverising etc.) The term 'mechanical biological treatment' (MBT) describes a hybrid process combining mechanical and biological techniques to sort and separate mixed household waste. Mixed waste processing can also be undertaken within an integrated facility which may also include composting and thermal treatment.

Municipal Waste (often referred to as municipal solid waste) Waste from households as well as other waste which because of its nature or composition is similar to waste from households. It is effectively under the control of local authorities or agents acting on their behalf, and includes waste collected directly from households or via civic amenity sites, waste from street cleansing, and some trade waste.

Norfolk Ambition The Community Strategy for Norfolk (see community strategy above).

Planning Conditions Conditions attached to a planning permission for the purpose of regulating and controlling the development.

Preferred options A stage of the Development Plan Document preparation process where the authority's preferred options for addressing key issues are published for a six week consultation period. This stage was deleted in the revision to PPS12, published in 2008.

Processing of Recyclables Processing of recyclables will include all those operations that are designed to accept source-separated recyclate for processing and bulking-up prior to transport to downstream specialist re-processors. The recyclate is likely to originate from kerbside collection of materials that have been separated by individual householders and businesses, and also material from centralised recycling facilities (bottle banks, CA sites etc).

Pyrolysis During pyrolysis organic waste is heated in the absence of air to produce a mixture of gaseous and liquid fuels and a solid inert residue (mainly carbon). Pyrolysis generally requires a consistent waste stream to produce a usable fuel product.

Ramsar Site A Site of Special Scientific Interest of international importance as waterfowl habitat designated under the Ramsar International Convention on Wetlands (1971).

Recycling The process by which materials are collected and used as 'raw' materials for new products.

Residual waste The elements of the waste streams that remain following recovery, recycling or composting operations.

Restoration Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use following mineral working or waste disposal. Involves the reinstatement of land by contouring, the spreading of soils or soil making materials etc.

Route hierarchy Norfolk County Council's route hierarchy categorises roads by use, or desired use, influencing signage, improvement programmes, and maintenance priorities. At the top of the hierarchy are the:

- Principal Roads (generally A roads); followed by
- Distributor Roads (generally B roads); followed by
- Local Access
- HGV (heavy goods vehicle) access
- Tourist accesses (generally class C roads)
- Other roads (normally unclassified or C roads)

Safeguarding Protecting existing, permitted and allocated sites that have potential for relevant development (waste and minerals) from other incompatible development.

Screening Screening may take a number of forms, which may include bunds, or planting, or a combination of these and may in some circumstances incorporate a standoff to ensure that the screening is not itself intrusive.

Where screening is included in a site allocations policy or map it is 'indicative' and is intended only to illustrate where assessment at this stage has indicated that there may be impacts (for example on amenity or landscape) which, in principle, could require some form of screening to mitigate them.

The form of screening which would be appropriate, if required, along with the distances and coverage of any screening would be determined following assessment of the detail of potential impacts, as part of any future planning application.

Site Specific Allocations Sites which are generally well defined and where there is a presumption in favour of their being developed during the LDF (plan) period.

Sites of Special Scientific Interest (SSSIs) Sites notified and protected under the Wildlife and Countryside Act 1981 on account of their flora, fauna, geological or physiographical features.

Special Area of Conservation An SSSI of international importance designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.

Special Protection Area An SSSI of international importance designated under the EC Directive on the Conservation of Wild Birds.

Submission A stage of the Development Plan Document preparation process where the document is 'submitted' to the Secretary of State for independent examination by a planning inspector.

Sustainable Development Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Thermal treatment Can include incineration, gasification and pyrolysis. Small scale thermal treatment plants include moving grate systems of less than 100,000 tonnes of waste per annum and rotating/oscillating kilns, as well as other proprietary combustion processes. These will be suitable for small scale urban applications. Large scale thermal treatment plants include large, centralised urban facilities, typically receiving between 150,000–400,000 tonnes of waste per annum. Techniques used include various moving grate systems and fluidised bed processes.

Transport assessment This is a process which considers total travel demand; patterns of public transport in the area; how development impacts upon them; and if

required how infrastructure or services could be improved to address the impacts (of a development).

Transport statement Where transport issues are such that a full Transport Assessment is not required, a Transport Statement may be acceptable

Waste management The means of dealing with waste, including waste disposal, transfer, processing, recovery/recycling operations, incineration and other technologies.

Waste transfer Waste transfer is the process by which waste is taken from waste producers for treatment, recycling and/or disposal. Then, to minimise the cost of transport and to reduce environmental impacts, transfer stations are used to sort waste and to transfer it to larger vehicles for onward transport. The waste is usually sorted into wastes that can be recycled (such as metal, wood, soil and rubble) and the remaining waste that will be landfilled.

Windrow Composting The aerobic decomposition of shredded and mixed organic waste using open linear heaps known as 'windrows', which are approximately three metres high and four to six metres across. The process involves mechanical turning of the waste until the desired temperature and residence times are achieved to enable effective degradation. This results in a bulk-reduced, stabilised residue known as compost. Windrow composting can take place outdoors or within a large building and the process takes around three months.