

**Text of policies WM2 and WM3 of Joint Lancashire Minerals and Waste Local Plan (2001 – 2021)**

**Policy WM2 - Large Scale Built Waste Management Facilities**

Development involving individual large scale built waste management facilities around a capacity of 200,000 tonnes per year for recycling, transfer, materials recovery and processing (including mechanical and biological treatment and thermal treatment), as defined in Appendix B, will be supported at the sites listed below subject to the total capacity of all new waste management facilities developed during the plan period at the sites within the catchment area not exceeding the need within that catchment as set out in the table below.

<b>Catchment Area and Annual Capacity</b>	<b>Equivalent Area (ha)</b>	<b>Strategic Site</b>	<b>Map Ref no.</b>
Lancaster/Morecambe 160,000 tonnes	5.0	Land at Lancaster West Business Park	BAF17
Fylde Coastal Towns 400,000 tonnes	9.0	Land at Hillhouse Industrial Estate - Subject to the provision of access improvements identified in Policy SA2	BAF5
Central Lancashire 500,000 tonnes	11.0	Land at Redscar Industrial Estate Land at Riversway	BAF1 BAF2
West Lancashire 130,000 tonnes	4.0	Land at Simonswood Industrial Estate	BAF3
Blackburn with Darwen/Ribble Valley 330,000 tonnes	7.0	Land at Whitebirk Industrial Estate Former Wolstenholme Bronze/Goosehouse Lane Site	BAF6 BAF7
East Lancashire 330,000 tonnes	11.0	Altham Industrial Estate  Lomeshaye Industrial Estate	BAF25  BAF13

In measuring the total capacity of the developments within a catchment, all waste permissions granted during the plan period on sites identified within Policy WM2 and WM3 will be aggregated, together with any other sites granted permission under the exceptional provisions of this policy. Applications for the redevelopment of existing facilities on the identified sites will not count towards the annual capacity identified.

Exceptionally, development will be supported on other vacant, previously developed or greenfield sites, excluding sites identified in Policy WM3, subject to the other policies of the development plan where the applicant can demonstrate:

- that land is not available on the allocated sites for development at a time to meet the needs identified in the Core Strategy, taking into account the practicality of land assembly and implementation by the Waste Industry.
- that they have followed a sequential approach to site selection.
- an equally good or improved access to the road network.

Where in exceptional circumstances the development is proposed on a greenfield site, the applicant must include provision for additional land surrounding the development to create an effective new landscape. This area of additional land, must be sufficient to create this setting, and shall be no less than four times the total operational footprint area of the development. The landscape created must result in a net increase in the environmental asset of the locality.

### Policy WM3 - Local Built Waste Management Facilities

Development involving individual local waste management facilities, of a capacity of around 50,000 tonnes per year, for the recycling, transfer, and materials recovery (excluding thermal treatment) as defined in Appendix C, will be supported at the strategic locations identified in Policy WM2 and at the following sites:

Catchment Area and Annual Site Capacity	Equivalent Area (ha)	Local Sites	Map Ref no.
Lancaster/Morcambe 100,000 tonnes	2.5	Land at White Lund Trading Estate Land at Heysham Industrial Estate	BWF6 BWF8
Fylde Coastal Towns 100,000 tonnes	2.5	Land at Whitehills Park	BWF20
Central Lancashire 100,000 tonnes	3.0	Lancashire Business Park Land at Walton Summit	BWF9 BWF5
West Lancashire 100,000 tonnes	2.0	Land at Pimbo Industrial Estate Land at Hillhouse Waste Water Treatment Works (WWTW) Land at Burscough Industrial Estate	BWF11 BWF12 BWF10
Blackburn with Darwen/Ribble Valley 100,000 tonnes	2.5	Land at Roman Road Land at Salthill Industrial Estate	BWF19 BWF23
East Lancashire 100,000 tonnes	6.0	Land at Whitewalls Industrial Estate, Pendle Land at Heasandford Industrial Estate, Burnley	BWF14 BWF21

Subject to the total capacity of the developments at any single site identified above within the catchment area not exceeding 100,000 tonnes. In measuring the total capacity of the developments within a catchment, all waste permissions granted on sites identified within Policy WM2 and WM3 will be aggregated.

## **Justification**

**3.2.1** The Core Strategy Policy CS8 requires a network of major sites at strategic locations, together with other locations suitable for managing waste close to its source, for smaller facilities and for community facilities.

**3.2.2** Policies WM2 and WM3 identify a range of areas and sites that are suitable for built waste management facilities but not waste disposal facilities (landfill and landraise) which are covered in the next section and have their own policies. For the avoidance of doubt all operations and stockpiles will be located within buildings unless it can be demonstrated that no harm to amenity will take place.

**3.2.3** The sequential approach to site selection referred to in Policy WM2 shall be firstly the Strategic Sites, secondly other vacant previously developed land and only then will greenfield sites be considered.

**3.2.4** A range of new facilities will be required if the drive to divert waste away from landfill is to succeed. Opportunities for co-location either with existing facilities or by bringing together several facilities onto a new site have been provided. Provision has also allowed for both established and new technologies as they are developed, providing the opportunity to bring together innovative and effective methods of managing waste. Development at existing sites will be judged against the policies of the development plan.

**3.2.5** Whilst plans and strategies have been put in place to treat the majority of municipal waste other than in Blackburn with Darwen, no such strategy has been developed to deal with commercial and industrial waste the majority of that not currently being recycled or recovered goes direct to landfill.

## **Implementation**

**3.2.6** These policies should be read within the context of Core Strategy Policy CS7 and CS8, and the other policies of the development plan, in particular Policy WM1 and DM2. It will be implemented through pre-application discussions and the development management process, ultimately through the approval of planning applications subject to appropriate conditions, or refusal of applications if proposals are unsatisfactory; these outcomes will be monitored and reported in the Joint Authorities Monitoring Report - the capacity of new waste management facilities by type is a Core Indicator. Allocations that are not taken up will be reviewed and updated at least every 5 years.