Suffolk Minerals & Waste Local Plan Submission Draft

JUNE 2018
Contact

Graham Gunby
Development Manager
Growth, Highways & Infrastructure Directorate
Suffolk County Council
8 Russell Road
Ipswich
Suffolk IP1 2BX

Tel: 01473 264807
Email: smwlp@suffolk.gov.uk
Website: www.suffolk.gov.uk

For more information about our minerals and waste planning policy go to:

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Map Pocket. Proposals Map
1. Executive summary

1.1 The Suffolk Minerals & Waste Local Plan (SMWLP) contains planning policies for determining planning applications for minerals and waste development, as well as safeguarding the same from other forms of completing development. Policies include those that specify sites for future minerals and waste development.

1.2 The SWMLP takes a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development.

1.3 Minerals are vital for continued economic growth including house building. Besides indigenous land-won sand and gravel, the supply of aggregates to Suffolk is made up from sand & gravel imported from surrounding counties, imported crushed rock, marine dredged sand & gravel, and indigenous and imported recycled construction, demolition & excavation waste.

1.4 The SMWLP has allocated ten sites for the extraction of sand and gravel sufficient to supply 9.300 Mt over the Plan period to the end of 2036. Policy also states that the County Council will seek to maintain a landbank of permitted reserves of at least 7 years based upon the average of the last ten years’ sales.

1.5 The proposed sites for sand and gravel extraction are located at:
   a) Barham
   b) Barnham
   c) Belstead
   d) Cavenham
   e) Layham
   f) Tattingstone
   g) Wangford
   h) Wetherden
   i) Wherstead
   j) Worlington
1.6 Although there are significant quantities of Local Authority Collected Waste, Commercial & Industrial Waste, Construction, Demolition & Excavation Waste, and Hazardous Waste managed within Suffolk, the Suffolk Waste Study concluded that there is no immediate shortfall in waste management capacity for these waste streams. Applications for new facilities would however be considered in the normal way.

1.7 Only one site for waste development has been allocated at Sizewell “A” Nuclear Power Station for the treatment and temporary storage of radioactive material removed as part of decommissioning. Future waste development proposals not allocated in the plan would be considered against criteria-based policies.

1.8 Policies for the consideration of planning applications for minerals and waste development have been refreshed, as have safeguarding policies to protect minerals and waste development and minerals resources from other forms of completing development.
2. Introduction

2.1 Suffolk County Council is the minerals and waste planning authority for the whole of Suffolk. It is therefore responsible for the determination of planning applications for minerals and waste development, enforcing planning control, and for producing minerals and waste planning policy documents.

2.2 The SMWLP contains planning policies for determining planning applications for minerals and waste development, as well as safeguarding the same from other forms of competing development. Policies include those that specify sites for future minerals and waste development.

2.3 The format of the SMWLP is intended to be concise and links to supporting documents in the evidence base are provided where appropriate rather than duplicating much of the supporting evidence in the SMWLP itself. The SMWLP develops the theme of sustainable development through general policies, minerals policies, waste policies and site proposals. Appendix 3 includes maps of all the safeguarded minerals and waste sites.

2.4 Important supporting evidence for the Plan is contained in the following documents:

a) the SMWLP Submission Draft Sustainability Appraisal provides detailed consideration of the impacts of the plan’s vision, aims, objectives, policies and proposals upon the baseline economic, social and environmental conditions;

b) the Suffolk Local Aggregates Assessment (2017 data) discusses in detail the provision of aggregates in Suffolk;

c) the Suffolk Waste Study provides an analysis of the existing waste management provision in Suffolk and makes projections of future waste arisings over the SMWLP plan period, and;

d) the Site Selection Reports which bring together the information that was considered when selecting sites considered suitable for inclusion in the SMWLP;

e) the SMWLP Habitats Regulations Assessment assess the impact of the Plan in terms of the Regulations, and;

f) the SMWLP Strategic Flood Risk Assessment assesses the flood risk at each of the sites proposed in the Plan.

2.6 The Plan has been in primarily been drafted within the context of the following Government policy and guidance (see links):

a) National Planning Policy Framework, which contains the Government’s policy on planning;


b) National Planning Policy for Waste, which contains the Government’s policy on waste planning, and;


c) Planning Practice Guidance, which is a website containing the Government’s planning practice guidance.

https://www.gov.uk/government/collections/planning-practice-guidance
3. Vision, aims and objectives

3.1 The draft Vision below is intended to be a high level strategic overview of the intentions of the Plan, without the detail that would be developed later in the Plan through the aims, objectives, policies and proposed sites.

3.2 It is written within the context of Government requirements for the planned provision of aggregates, management of waste and environmental protection.

3.3 The County Council is required to plan for the provision of aggregates. This includes developing policies for the provision of land-won sand & gravel, aggregates rail depots and wharves, and aggregates recycling depots.

3.4 The County Council is also required to plan for net self-sufficiency in waste management whereby it should plan for the equivalent amount of waste to that arising within the County. A limitation on this being the economies of scale particularly where specialist waste streams are concerned.

3.5 The plan covers the period to 2036 which would align it with the surrounding counties minerals and waste plan reviews and allow for a time horizon of 15 years and take account of longer term requirements in accordance with the National Planning Policy Framework.

Suffolk minerals and waste local plan vision 2036

“Suffolk will continue to meet its statutory obligation as required by national policy for the supply of aggregates and the management of waste in a sustainable manner.

Minerals and waste management sites will only be permitted in appropriate locations and will be required to be operated to high standards, so that they do not cause a significantly adverse impact upon the environment, historic environment or local amenity or endanger human health.

Temporary minerals and waste management sites will be restored to a quality and state conducive to an appropriate after-use such as flood alleviation, reservoirs, agriculture, forestry, ecology, geomorphological interest or recreation.”

3.6 The Vision has been developed further into the following practical Aims & Objectives below. The Aims and Objectives have also taken into account the requirements of the National Planning Policy Framework (NPPF), the National Planning Policy for Waste (NPPW) and the Planning Practice Guidance (PPG) website. The objectives have been translated into policies and proposals for specific sites later in the SMWLP.
Aims and objectives

Aim 1: To make adequate provision for minerals and waste development within Suffolk by:

Objective 1: providing Policies that set out the provision to be made for minerals and waste development within Suffolk, taking into account the waste hierarchy and the contribution that can be made from recycled aggregates.

Objective 2: providing a Key Diagram that indicates proposed minerals and waste development, centres of population (as an indication of sources of waste arisings and aggregates demand), transport links and areas of constraint.

Objective 3: identifying environmentally acceptable sites for sand & gravel extraction and sites for waste management on the Proposals Map.

Objective 4: providing general Policies for the consideration for planning applications for minerals and waste management development.

Aim 2: To minimise and mitigate the impact of minerals and waste development on the environment by:

Objective 5: including environmental protection policies for the consideration of minerals proposals that make reference to the impact upon nature conservation, the historic environment or human health from noise, dust, air quality, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, flood risk, water resources, contamination and cumulative impacts.

Objective 6: including a policy for the consideration of proposals for borrow pits, agricultural reservoirs, flood alleviation and/or public water supply.

Objective 7: including environmental protection policies for the consideration of waste proposals that make reference to the impact upon water quality, flood risk, land instability, landscape character, visual impact, nature conservation, historic environment, traffic and access, dust, air quality, odour, vermin and birds, noise, light vibration, litter, land-use conflict and cumulative impacts.

Aim 3: To safeguard minerals and waste development from other development other forms of development by:

Objective 8: identifying all existing and potential minerals and waste development including rail depots, and port facilities, and added value plant sites e.g. concrete batching, coated stone and aggregate recycling that require safeguarding from other forms of development, directly or by proximity, and providing an accompanying appropriate safeguarding policy.

Objective 9: providing minerals safeguarding plan showing those sand and gravel resources which require safeguarding from other forms of development, directly or by proximity, and an accompanying appropriate safeguarding policy.
4. General policies

Presumption in favour of sustainable development

4.1 At the heart of the NPPF is the “presumption in favour of sustainable development” which should be seen as a golden thread running through both the plan-making and decision-taking. Sustainable development is also at the heart of the NPPW.

4.2 Sustainable development is defined in the NPPF and is seen as having three equal components: economic; social, and; environmental.

4.3 In the economic role, sustainable development means contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure.

4.4 The social role means supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, accessible local services that reflect the community’s needs and support its health, social and cultural well-being.

4.5 The environmental role means contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.6 An example of how the Plan relates to the historic environment would be by securing archaeological evaluation and recording at a site prior to minerals extraction takes place.

4.7 Reflecting this national guidance, Policy GP1 below sets out the County Council’s interpretation of decision making in the context of sustainable development.
Policy GP1: Presumption in favour of sustainable development

The County Council will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development.

It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure minerals and waste development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the site allocations and policies in this Plan will be approved without delay, unless material considerations indicate otherwise.

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

a) 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 and National Planning Policy for Waste taken; or

b) Specific policies in the National Planning Policy Framework or National Planning Policy for Waste indicate that development should be restricted.
Climate change mitigation and adaptation

4.8 Proposed minerals and/or waste development should take into account climate change issues. The Minerals Product Association for example has calculated the average figure for the amount of carbon dioxide (CO2) produced per tonne of sand and gravel of 3.5kg of CO2/t of sand and gravel. A significant factor for minimising CO2 is the use of the latest modular plant which complies with lower emission limits.

4.9 Waste development can for example contribute to reducing methane (CH4) by capturing and utilizing landfill gas to generate electricity. Policy GP2 below sets out the criteria for the consideration of proposals for climate change mitigation and adaptation.

Policy GP2: Climate change mitigation and adaptation

New minerals and waste management facilities should through their construction and operation minimise their potential contribution to climate change through reducing carbon and methane emissions, incorporate energy and water efficient design strategies and be adaptable to future climatic conditions.

Proposals for new minerals and waste facilities should where appropriate:

a) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, including maximising cooling and avoiding solar gain in the summer;

b) be planned so as to minimise carbon dioxide and methane emissions, and support opportunities for decentralised and renewable or low-carbon energy supply;

c) give priority to the use of sustainable drainage systems, paying attention to the potential contribution to be gained to water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling;

d) take account of potential changes in climate including pluvial and fluvial flooding, rising sea levels and coastal erosion, and;

e) incorporate proposals for sustainable travel including travel plans where appropriate.
Spatial strategy and key diagram

4.10 The Key Diagram and Policy GP3 below set out a spatial strategy for minerals and waste development within Suffolk. These following factors have been considered in drafting the key diagram and spatial strategy:

a) minerals can only be worked where they occur;

b) crushed rock is imported, primarily by rail from outside of the County via rail heads located along the lines than run between Newmarket and Ipswich;

c) marine borne crushed rock is landed at wharves at Ipswich and Lowestoft docks;

d) marine dredged sand and gravel aggregates are landed at Ipswich docks;

e) aggregates are landed at Ipswich docks are exported by rail;

f) aggregates recycling facilities should be located with suitable access to the road network and in proximity to centres of population and therefore sources of waste;

g) in the past landfill dependant on temporary waste management uses followed minerals extraction, whereas waste is increasingly being managed at permanent facilities that are located with suitable highways access in proximity to centres of population and therefore sources of waste;

h) the Suffolk Lorry Route Network provides a recognised hierarchy of routes and aims to promote safety, protect amenity and avoid poorly located sites;

i) significant areas of the county are within the statutory landscape designations of the Norfolk & Suffolk Broads, the Suffolk Coast & Heaths and Dedham Vale Areas of Outstanding Natural Beauty;

j) significant areas of the east and west of the County within statutory ecological designations of Ramsar, Special Protection Areas, Special Areas of Conservation and Sites of Special Scientific Interest;

k) the assumption is that future patterns of development including house building will be concentrating on existing centres of population;

l) the Key Diagram is a broad-brush approach and will not show local designations or small-scale constraints.
Policy GP3: Spatial strategy

Preference will be given to proposals for minerals and waste development in accordance with the Key Diagram where individual sites are well related to the Suffolk Lorry Route Network (or rail network or navigation) major centres of population and do not have potentially significant adverse impacts upon features of environmental importance (natural or man-made) or endanger human health.

Environmental criteria

4.11 Policy GP4 below provides an environmental checklist for all planning proposals. The County Council will where appropriate consult widely on proposed developments and in doing will seek and take into account the views of statutory bodies including Historic England, Natural England, Environment Agency, the Highways Agency, the Marine Management Organisation and non-statutory bodies including the Royal Society for the Protection of Birds, as well as the local community.

4.12 The County Council recommends that applicants engage in pre-application discussions with the County Council and the relevant statutory and non-statutory organisations as a way of establishing the scope and the level of detail of the supporting information to be provided.

4.13 It is not the intention of the County Council to restate other policy documents or legislation within this policy, but to provide a general list of issues that would were appropriate be taken into account when reaching a decision upon a particular planning application. This list has been derived from the issues that the NPPF, NPPW and PPG indicate should be taken into account.

4.14 Policy GP4 uses the phrase “potentially significant adverse impacts” which could be for example the loss or damage to designated sites of ecological value or to the setting of Scheduled Monument. The views of statutory and non-statutory consultees are of course vital in reaching a decision as to level of impact.
**Policy GP4: General environmental criteria**

Minerals and waste development will be acceptable so long as the proposals, adequately access and address the potentially significant adverse impacts upon:

a) pluvial, fluvial, tidal and groundwater flood risk;
b) vehicle movements, access and the wider highways network;
c) landscape character, visual impact, and protected landscapes;
d) biodiversity;
e) geodiversity;
f) historic environment, heritage assets and their setting;
g) public rights of way;
h) neighbouring land-use;
i) soil resources including the best and most versatile agricultural land;
j) noise and vibration;
k) air quality including dust and odour;
l) light pollution;
m) the local water environment;
n) land instability;
o) airfield safeguarding;
p) the differential settlement of quarry backfilling;
q) mud and aggregates on the road;
r) litter, vermin and birds.
s) (or the use of) alternative forms of transport including the use of rail freight shipping;

Proposals should where applicable meet or exceed the appropriate national or local guidelines for each criterion, including reference to any hierarchy of importance, and also comply with other policies of the development plan.
5. Minerals policies

Provision of aggregates

5.1 The NPPF requires that Minerals Planning Authorities, including Suffolk County Council, should plan for a steady and adequate supply of aggregates.

5.2 Besides indigenous land-won sand and gravel, the supply of aggregates to Suffolk is made up from sand & gravel imported from surrounding counties, imported crushed rock, marine dredged sand & gravel, and indigenous and imported recycled construction, demolition & excavation waste (C, D & E waste).

5.3 Aggregates are vital for continued economic growth including house building. Aggregates are sold loose in an as-raised form or processed into different grades of fine and coarse aggregate, or they may be used to make concrete, mortar and asphalt or other products.

5.4 The issues to be taken into account in the provision of aggregates are set out in the NPPF and the PPG. This includes the preparation of a Local Aggregates Assessment based upon a rolling average of ten years’ sales and a careful analysis of other factors.


5.6 The LAA indicates the following.

a) Recycling is making an important contribution although potential further growth in use is limited by available C, D & E waste and limitations imposed by the quality of the recycled aggregates.

b) Imported crushed rock is also making an important contribution although further growth in use is uncertain due to constrains on the productive capacity of existing resources in the East Midlands, the capacity of transport infrastructure in the South West, the unfavourable currency exchange rate of resources in Europe, and the considerable demand for aggregates from projects such as HS2 and Hinkley Point C Nuclear Power Station.

c) Although there are large permitted reserves of marine dredged sand and gravel off the coast of East Anglia market forces dictate that the vast majority of this is landed in London or landed elsewhere and transported by rail to London.
d) The long-term trend is that less land-won sand and gravel is being extracted due to diminishing resources of higher quality material, planning constraints, less intensive use of aggregates in construction.

e) House building is often used as a proxy for forecasting the future demand for aggregates. However, housing completion rates continue to be significantly lower than Adopted Local Plan projections let alone ambitious future house building projections. Based on local authority figures, housing delivery across Suffolk is averaging at 2,228 each year. The total number of homes required to be delivered each year is around 3,000. Therefore, in order to achieve the planned number of homes, the current rate of delivery needs to increase by 35%. Further information is included in a report about Local Plans that went Suffolk County Council Cabinet on the 10 October 2017 which can be viewed by following the link.


f) There are also number of significant infrastructure projects planned in Suffolk. However, how much aggregate will be required from local sources is unclear. Major road schemes have in the past relied upon imported crushed rock rather than sand and gravel from local quarries or borrow pits. Sizewell C may well do likewise if in fact it is ever built. Further information on Nationally Significant Infrastructure Projects (NSIP) can be found by following the link provided.


g) The three-year sand and gravel sales average at 1.117 Mt per year is similar to the ten-year sales average of 1.112 Mt per year.

h) Considering the above therefore, the approach taken has been to build in some flexibility into future provision to be made in the Plan.

Recycled Aggregates

5.7 Over the last twenty years since the introduction of the Landfill Tax there has been a marked increase in the levels of recycled aggregates being produced, mainly from Construction, Demolition & Excavation waste (CD&E).

5.9 In 2015 for example the SWS indicates that there were 0.529 Mt of C, D&E waste managed within Suffolk of which over 91.4% would be recycled, giving a total figure of 0.484 Mt of recycled aggregates per annum.

5.10 In addition, the energy from waste facility at Gt Blakenham recycles 0.060 Mt of bottom ash from Local Authority Collected Waste (LACW) into aggregates per annum.

5.11 The types of facilities where recycled aggregates are produced vary from purpose built fixed installations to temporary operations on construction sites. The latter does not require planning permission separately from the County Council. Although the SWS does not indicate a specific capacity gap for aggregates recycling facilities in Suffolk, a proposal for such a facility is included at in the Plan at Cavenham Quarry.

5.12 If, in the future proposals for aggregates recycling facilities requiring planning permission are made, then there are criteria-based policies included within the Plan.

5.13 All permitted recycled aggregates facilities are safeguarded within the Plan from other forms of competing development.

**Importation of crushed rock**

5.14 Suffolk has no indigenous resources of crushed rock and therefore relies on supplies imported by road, rail or sea. Crushed rock is used primarily in the production of asphalt for road maintenance and construction due to its strength and roughness.

5.15 There are a number of railheads located along the A14 and wharves at Ipswich and Lowestoft used for the importation of crushed rock. There is also a wharf at Lowestoft that is used for the importation of armour stone for use in sea defence works.

5.16 Although it is not possible to reveal the precise tonnages of crushed rock imported due to commercial confidentiality, it is significant.

5.17 Generally speaking planning permission is not required for wharves or railheads handling crushed rock except where significant infrastructure is required.
5.18 All railheads and wharves handling crushed rock are safeguarded within the Plan from other forms of competing development.

**Landing of marine dredged sand & gravel**

5.19 There are licences for the dredging of up to 9 Mt of sand & gravel off the coast of the East Anglia on an annual basis. Although a significant proportion of this total is dredged, the vast majority of this is landed in London, or sent to London by rail having been landed elsewhere. This is due to the lack of indigenous supplies of aggregates in London.

5.20 Although it is not possible to reveal the precise tonnages of marine dredged sand and gravel sold in Suffolk due to commercial confidentiality, it is not very significant compared to the overall level of licenced resources.

5.21 Generally speaking planning permission is not required for wharves or railheads handling sand and gravel except where significant infrastructure is required.

5.22 All aggregates railheads and wharves handling marine dredged sand & gravel are safeguarded within the Plan from other forms of competing development.

**Provision of land won sand & gravel**

5.23 In the 1990s the first Suffolk Minerals Local Plan was based on an annual sub-regional apportionment figure for sand & gravel of 2.43 Mt per annum. In the 2000s the Suffolk Minerals Core Strategy was based initially upon a sub-regional apportionment of 1.73 Mt per annum, which was later revised to 1.62 Mt per annum based on the revised national guidelines.

5.24 Suffolk has always sought to meet the sub-regional apportionment, and national guidelines in past Plans and will seek to meet the projected level of sales based on an average of the last ten years’ sales within this Plan.

5.25 Suffolk has also always sought to maintain a landbank of permitted sand and gravel reserves of at least 7 years which is still a requirement of the NPPF. Historically the annual figure was based on the sub-regional apportionment or the revised national guidelines. The intention now is that this to will be based upon the average of the last ten years’ sales in accordance with the NPPF and will be calculated in the annual LAA each year.

5.26 The average sales of sand and gravel in Suffolk for the ten years to the 31 December 2017 was 1.112 Mt.

5.27 The landbank of permitted sand and gravel reserves on the 31 December 2017 was 11.822 Mt.
5.28 If the landbank of permitted reserves is divided by the average of the last ten years’ sales, this would be equivalent to 10.63 years’ sales, so that in theory if the average of sales was projected forwards then all of the presently permitted reserves of sand and gravel would run out in July 2028.

5.29 The Plan period ends on the 31 December 2036. Therefore, the shortfall in permitted reserves is equivalent to 8.37 years or 9.300 Mt based on the 10-year average of 1.112 Mt.

5.30 The following policy sets the level of provision for land won for sand and gravel in the Plan period.

**MP1: Provision of land won sand and gravel**

The County Council will allocate sites for the extraction of sand and gravel sufficient to supply 9.300 Mt over the Plan period to the end of 2036. It will also seek to maintain a landbank of permitted reserves of at least 7 years based upon the average of the last ten years’ sales and calculated in the annual Local Aggregates Assessment.

**Proposed sites for sand and gravel extraction**

5.31 The SMLWP allocates the following sites listed in Policy MP2 for sand and gravel extraction. Policy MP1 above states that the County Council will allocate sites containing 9.300 Mt of sand and gravel. Analysis of the submitted information in the relevant Site Assessment Reports indicates that these sites in total contain 14.770 Mt.

5.32 However, taking into account the proposed start dates and levels of production at new sites, it is estimated that at least 2.59 Mt of the 14.770 Mt will still remain to be worked which reduces the resources likely to be worked within the plan period to 12.180 Mt.

5.33 This would leave a safety margin of 31% which is not considered excessive when considering the uncertainties of future demand for sand and gravel and potential future problems that might arise that prevent one or more of the proposed sites from being developed.

5.34 A further reduction to the potential resources is likely due to planning constraints introduced by the Plan. This mainly relates to the requirement to safeguarding existing field boundaries within sites because of the landscape and ecological importance.
Policy MP2: Proposed sites for sand and gravel extraction

The County Council will grant planning permission for sand and gravel extraction from within the following specific sites, as shown on the proposals map, subject to the other relevant policies of the Development Plan.

a) Site M1 Barham  
b) Site M2 Barnham  
c) Site M3 Belstead  
d) Site M4 Cavenham  
e) Site M5 Layham  
f) Site M6 Tattingstone  
g) Site M7 Wangford  
h) Site M8 Wetherden  
i) Site M9 Wherstead  
j) Site M10 Worlington

Borrow Pits

5.35 Borrow pits are in the Suffolk context sand and gravel workings used exclusively for a particular construction project, typically new road construction. The term “borrow pit” comes from the fact that sometimes the extracted sand and gravel is replaced in the resulting void space by surplus low-quality materials such as silt which are not strong enough to carry the weight of the new road or other structure. The main advantage of borrow pits is that they are normally very close to the construction project and are often connected to that project by routes which do not use the public highway.
Policy MP3: Borrow pits

Borrow pits to provide sand and gravel to serve major civil engineering projects will be acceptable as long as:

a) they are within 10 km of the project site;

b) the borrow pit is worked and reclaimed as part of the project;

c) they comply with the general environmental criteria Policy GP4.

Agricultural and public supply reservoirs

5.36 From time to time proposals are made for the creation of reservoirs or flood alleviation schemes that involves the extraction of sand gravel and its removal from site. These reservoirs besides providing water storage capacity can also be a significant source of sand and gravel to supply the general market.

Policy MP4: Agricultural and public supply reservoirs

Proposals for the extraction of minerals (which would involve the removal of mineral off site) to enable the construction of a reservoir for agriculture, flood alleviation and/or public water supply will be permitted where there is a demonstrated need for the storage of water at the capacity proposed at the given location and subject to the proposals complying with the general environmental criteria Policy GP4.

Cumulative environmental impacts and phasing of workings

5.37 Minerals can only be worked where they occur, which is not everywhere. Where viable minerals deposits are present, sometimes more than one minerals company may wish to exploit them at sites which are located closely. This can multiply the impacts of operations to an extent that they become unacceptable. This policy aims to provide clarity as to how the County Council will consider such circumstances.
Policy MP5: Cumulative environmental impacts and phasing of workings

Where a proposed minerals site is considered acceptable (in its own right) but the cumulative impact of a proposal in conjunction with other existing, permitted or allocated minerals sites or other development in the proximity is considered unacceptable, the proposal may be considered acceptable if phased so that one site follows the completion of the other or it can be demonstrated that the adverse cumulative impacts can be adequately mitigated.

Progressive working and restoration

5.38 Progressive working and restoration refers to the working of a quarry in phases. For example, some phases of the quarry might be as yet undisturbed. One phase of the quarry would be having the soils and overburden stripped off to reveal the underlying sand and gravel. Another phase would be subject to sand and gravel extraction operations. One phase would be having the soils and overburden replaced following sand and gravel extraction. Another phase would be under a five-year aftercare period following the replacement of the soils. In this way, the area of land actively being worked for sand and gravel is only a part of the overall site at any one time.

5.39 In terms of the proposed after-use, applicants should note that ecological interest can be incorporated into most schemes that are primarily for another after-use, such as agriculture for example.

Policy MP6: Progressive working and restoration

Proposals for new mineral workings should be accompanied by a scheme for the progressive working and restoration of the site throughout its life.

Preference will be given to restoration proposals that incorporate a net gain for biodiversity with the creation and management of priority habitats and that support protected priority and Red Data Book Species and/or that conserve geological and geomorphological resources. Such habitats, species and resources should be appropriately and sustainably incorporated into restoration proposals focussed on flood alleviation, reservoirs, agriculture, forestry, amenity, or ecology. Providing links to surrounding habitats is also encouraged.
Aftercare

5.40 The outline strategy sets the general parameters of the proposed action required to bring the restored land up to the required standard for the intended after-use. For agricultural after-use for example this can entail a particular pattern of cultivation etc. During the five-year period annual reports are submitted for the approval of the County Council following a site meeting to establish any further action that is required such as the installation of land drainage etc.

Policy MP7: Aftercare

Where the proposed restoration is to an agriculture, forestry, amenity or ecology after-use following minerals extraction, an outline aftercare strategy of five years or more is required prior to the determination of the planning application. The outline strategy should set out the land management proposed to bring the restored land up to the required standard for the proposed after-use. The outline strategy should also allow for additional measures that may be required following the annual aftercare inspection and the subsequent submission of a finalised version of the annual aftercare report detailing the actions required.

Concrete batching plants and asphalt plants

5.41 Minerals can only be worked where they occur, which normally within the open countryside. Ancillary development such as concrete batching plants and asphalt plants would not normally be allowed in the open countryside in the absence of adjacent minerals workings and therefore should be removed once minerals extraction has ceased.

Policy MP8: Concrete batching plants and asphalt plants

Proposals for concrete batching plants or asphalt plants at sand and gravel quarries must stipulate the proportion of indigenous sand and gravel that will be used in the production of ready mixed concrete or asphalt.

At sand and gravel quarries, planning permission will be limited to the end date of the quarry planning permission or the when the indigenous material is no longer being used, whichever is the sooner.

Any proposals for concrete batching plants or asphalt plants that are County matters must also comply with the environmental criteria set out in Policy GP4.
Safeguarding of port and rail facilities, and facilities for the manufacture of concrete and asphalt

5.42 As important as proposing new minerals development is safeguarding existing, planned or potential facilities from other forms of competing development.

5.43 The Government’s East Inshore and East Offshore Marine Plans published in 2014 includes Policy PS3 which also refers to the safeguarding of port facilities and can be viewed by following the link provided:


### Policy MP9: Safeguarding of port and rail facilities, and facilities for the manufacture of concrete, asphalt and recycled materials

When proposals are made which would result in the loss of or might potentially compromise the use of:

a) an existing, planned or potential rail head, wharf or associated storage, handling or processing facilities for the bulk transport by rail or sea of minerals, including recycled, secondary and marine-dredged materials, and/or;

b) an existing, planned or potential site for concrete batching, the manufacture of coated materials, other concrete products or the handling, processing and distribution of substitute, recycled and secondary aggregate material;

applicants will be required to demonstrate to the County Council that those sites no longer meet the needs of the aggregates industry. Where this is not the case, satisfactory alternative handling facilities should be made available by the developer. Development proposals in close proximity to the above minerals related facilities should demonstrate that they would not prejudice or be prejudiced by those facilities.

Any mitigation required falls on the development that receives planning permission last.

District and Borough Councils should consult the County Council when a potentially conflicting proposal falls within the 250 metre safeguarding zones as defined in the Appendix 3 Safeguarding Maps. The County Council will then refer to Policies MP9 before providing a consultation response.
Minerals consultation and safeguarding areas

5.44 Paragraph 143 of the NPPF states that in preparing local plans, local authorities should:

“define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas.”

5.45 The County Council has defined the Minerals Safeguarding Areas (MSAs) based upon sand and gravel resource information provided by the British Geological Survey. The Minerals Consultation Areas (MCAs) are slightly larger because a buffer of 250 metres has been added around the edges. This additional buffer is designed to avoid potential sterilisation issues arising because of conflicts with potentially sensitive land-uses such as proposed residential development. It is expected that Local Plans will include policies that safeguard minerals if the County Council highlights particular sites during their consultation stages.
Policy MP10: Minerals consultation and safeguarding areas

The County Council will safeguard:

a) those Minerals Safeguarding Areas located within the Minerals Consultation Areas identified on the Proposals Map from proposed development in excess of five hectares which is not in accordance with the Development Plan. The County Council will, when consulted by the Local Planning Authority, object to such development unless it can be shown that the sand and gravel present is not of economic value, or not practically or environmentally feasible to extract, or that the mineral will be worked before the development takes place;

b) areas falling within 250m of an existing, planned or potential site allocated in the Plan for sand and gravel extraction. The MPA will advise the Local Planning Authority whether any proposed development might prejudice the future extraction of minerals and should be refused, or whether such development itself might be prejudiced by proposed mineral working.

District and Borough Councils should consult the County Council when a potentially conflicting proposal falls within the Minerals Safeguarding Area as defined on the Proposals Map. The County Council will then refer to Policy MP10 before providing a consultation response.
6. Waste policies

Provision of waste management facilities

6.1 The NPPW requires that Waste Planning Authorities, including Suffolk County Council, should identify sufficient opportunities to meet the identified needs for their area for the management of waste streams.

6.2 Since the introduction of the Landfill Tax in 1996 there has been a radical change in the way in which waste is managed. Before Landfill Tax was introduced in 1996 most waste was landfilled. Now waste management options further up the waste hierarchy predominate. In order of preference the waste hierarchy is:

a) prevention;

b) preparing for re-use;

c) recycling;

d) other recovery, and;

e) disposal.

6.3 In terms of planning this means a change from continually planning for new and extended temporary landfills in former quarries and instead the emphasis is now upon permanent fixed facilities in employment areas or on other suitable sites. This Plan is mainly concerned with recycling, other recovery and disposal.

6.4 An important goal in the Plan is to aim for net self-sufficiency. Whereby the County Council aims to manage an amount of waste equal to that arising in Suffolk, whilst acknowledging that waste is transported between different areas of the Country. The Plan also has to take into account of the potential to receive London Waste.

6.5 The recently published Suffolk Waste Study (SWS) sets out the existing and projected levels of waste arising together with the existing waste management capacity for the following waste streams:

a) Local Authority Collected Waste (LACW);

b) Commercial and Industrial Waste (C&I);

c) Construction, Demolition and Excavation Waste (CD&E);

d) Hazardous Waste;

e) Radioactive Waste, and:
f) London Waste


6.7 The SWS indicates that:

a) there is no identified shortfall in waste management facilities at the present time;

b) there is sufficient landfill capacity within Suffolk to last until the end of the Plan period in 2036;

c) LACW arisings will potentially rise to 0.470 Mt per annum in 2036 from 0.397Mt in 2015;

d) projections for C&I waste diverge to the extent that by 2036 the high scenario would be 1.039 Mt per annum and the low scenario would be 0.531 Mt per annum from a figure of 0.785 Mt in 2015;

e) the projections for CD&E indicates that levels of arisings per annum will decrease from 0.517 Mt in 2015 to 0.350 Mt in 2036;

f) hazardous waste (HAZ) is projected to decrease from 0.044 Mt in 2015 to 0.031 in 2036.

g) no London Waste has been landfilled within Suffolk for a number of years and therefore it is not considered necessary to plan to receive any;

h) the amount of radioactive waste to be managed is very small and because it can either be accepted at normal landfills or at very specialised national facilities elsewhere it is not considered necessary to plan any provision.

Management of waste

6.8 The following policy indicates the levels of waste management development that is expected over the Plan period to 2036. The figures are derived from the SWS and further detail is available within that document. The figures are not limits but are indicative. Although there is not an immediate identified shortfall in waste management facilities when the need arises the following policies are in place.
Policy WP1: Management of waste (Mt)

The County Council anticipates the following annual levels of waste arisings for which appropriate waste management facilities will be granted planning permission, provided they are in accordance with the Waste Hierarchy and the policies of the Development Plan and there are no other material considerations which indicate otherwise.

<table>
<thead>
<tr>
<th></th>
<th>2015/16</th>
<th>2020/21</th>
<th>2025/26</th>
<th>2030/31</th>
<th>2035/36</th>
</tr>
</thead>
<tbody>
<tr>
<td>LACW</td>
<td>0.397</td>
<td>0.415</td>
<td>0.433</td>
<td>0.452</td>
<td>0.470</td>
</tr>
<tr>
<td>C&amp;I</td>
<td>0.795 to 0.769</td>
<td>0.857 to 0.697</td>
<td>0.960 to 0.632</td>
<td>1.039 to 0.574</td>
<td>1.039 to 0.531</td>
</tr>
<tr>
<td>CD&amp;E</td>
<td>0.517</td>
<td>0.469</td>
<td>0.434</td>
<td>0.386</td>
<td>0.350</td>
</tr>
<tr>
<td>HAZ</td>
<td>0.044</td>
<td>0.039</td>
<td>0.034</td>
<td>0.031</td>
<td>0.031</td>
</tr>
</tbody>
</table>

Proposed sites for radioactive waste management

6.9 This policy applies to all sites proposed for waste management. Only one site is named in the policy. Unnamed sites would be determined in accordance with Policy GP1.

6.10 Sizewell A Nuclear Power Station is currently undergoing decommissioning. This involves the treatment and temporary storage of radioactive waste. The reactor has been de-fuelled already with the fuel being transported off site to Sellafield. Other less radioactive materials remain on site. Policy WP16 below specifically refers to applications for the treatment and storage of waste at Sizewell Nuclear Power Station. Only if the proposal includes the importation of radioactive waste from elsewhere would it be determined by the County Council.

Policy WP2: Proposed site for radioactive waste management

The County Council will grant planning permission for radioactive waste management on the following specific site, as shown on the proposals map, subject to the other relevant policies of the Development Plan.

a) Site W1 Sizewell A Nuclear Power Station
Existing or designated land-uses potentially suitable for waste development

6.11 Only one site has been proposed for waste development in the SMWLP. Planning applications for waste development on other sites will need to comply with policy WP3.

Policy WP3: Existing or designated land-uses potentially suitable for waste development

General waste management facilities (other than landfill sites and waste water treatment facilities) may be acceptable within the following areas:

a) land in existing waste management use;

b) land in existing general industrial use (B2 use class) or in existing storage or distribution use (B8 use class) (excluding open air composting);

c) land allocated for B2 and B8 purposes in a local plan or development plan document (excluding open air composting);

d) within or adjacent to agricultural and forestry buildings;

e) agricultural and forestry land (open air composting only);

f) brownfield land (excluding open air composting);

g) former airfields (open air composting only);

h) waste water treatment facilities (composting and anaerobic digestion only);

i) current and former mineral workings (open air composting and construction, demolition and excavation waste recycling only).

Proposals must also comply with the environmental criteria set out in Policy GP4.

Household waste recycling centres

6.12 Household waste recycling centres provide a valuable service to local communities by providing a facility whereby households can bring bulky goods for recycling or disposal. Limited trade waste is also accepted.
Policy WP4: Household waste recycling centres

Household waste recycling centres may be acceptable within purpose designed or suitably adapted facilities on land within the land uses identified within Policy WP3.

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landflling and restoration activity is taking place on site. Any temporary planning permissions will be linked to the time limits relating to the landfill activities on site.

Where it can be demonstrated that no suitable sites consistent with Policy WP3 are available within the area to be served by the household waste recycling centre, household waste recycling centres may be acceptable on other sites provided these are consistent with Policy GP4 and are accessible to the public.

Open air composting

6.13 Open air composting is a cost-effective way of recycling green waste so long as it is carefully sited and managed. It involves the piling of green waste in windrows in the open air to promote aerobic degradation. The windrows must be turned regularly, turned to prevent over-heating and anaerobic conditions forming which can give rise to odours.

Policy WP5: Open air composting

Open air composting facilities may be acceptable on land within the uses identified within Policy WP3.

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landflling and restoration is taking place on site.

Proposals for open air composting will not be approved unless they are accompanied by a site-specific risk assessment which shows that the bio-aerosol levels can be maintained, throughout the life of the operations, at appropriate levels at dwellings or workspaces within 250m of a facility. Appropriate schemes for the management of odours and dust will also be required.

Proposals must also comply with the environmental criteria set out in Policy GP4.
In-vessel composting facilities

6.14 In-vessel composting facilities promote aerobic degradation of organic waste including green waste and/or food waste within tunnels that have forced air pumped into and extracted out of them and then discharged to the atmosphere via bio-filters that remove odours. The main advantage of this system over open-air composting is that it can take food waste including meat because the requisite temperature can be reached and maintained so that harmful bacteria can be neutralised.

Policy WP6: In-vessel composting facilities

Enclosed composting facilities may be acceptable on land within the uses identified within Policy WP3.

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landfilling and restoration is taking place on site.

Proposals for enclosed composting will not be approved unless they are accompanied by a site-specific risk assessment which shows that the bio aerosol levels can be maintained at appropriate levels at dwelling or workspaces within 250m of a facility. Appropriate schemes for the management of odours and dust will also be required.

Proposals must also comply with the environmental criteria set out in Policy GP4.

Anaerobic digestion

6.15 Anaerobic digestion facilities promote anaerobic degradation of organic wastes such as animal wastes, energy crops, and vegetable tailings. The process involves introducing the feedstock into a tank of bacteria rich slurry. This process produces methane gas that is normally used to drive a diesel generator and export the electricity to the grid. The main advantage of this over composting is that electrical power is produced.
Policy WP7: Anaerobic digestion

Anaerobic digestion facilities may be acceptable on land:

a) within the uses identified within Policy WP3; or
b) integrated with waste water treatment plants.

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landfilling and restoration is taking place on site.

Proposals must also comply with the environmental criteria set out in Policy GP4.

Proposals for recycling or transfer of inert and construction, demolition and excavation waste

6.16 The recycling of construction, demolition of excavation waste makes a significant contribution to meeting aggregates demand and lessen pressure on land won and marine dredged sources. Although a sustainable source of aggregates the local environmental impacts of the recycling sites are akin to traditional quarries.

Policy WP8: Proposals for recycling or transfer of inert and construction, demolition and excavation waste

Proposals for recycling or transfer of inert and construction, demolition and excavation waste will be acceptable on land within the uses identified within Policy WP3.

At mineral sites, planning permission will be limited to the life of the mineral operation.

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landfilling and restoration is taking place on site.

On land suitable for General Industrial or Storage & Distribution uses, activities shall take place within purpose-designed facilities.

Proposals must also comply with the environmental criteria set out in Policy GP4.
**Waste transfer stations, materials recycling facilities, end of life vehicle facilities and waste electrical and electronic equipment recovery facilities**

6.17 The main function of a waste transfer facilities is to facilitate the efficient transportation of waste by sorting loads from small collection vehicles such as skip lorries and reloading onto much larger lorries including articulated lorries for onward transportation.

6.18 Materials recycling facilities are where recyclable wastes are separated into their different types for onward transportation to recyclers. The remaining waste called residual waste is either sent to landfill or a treatment facility such as an energy from waste facility.

6.19 End of life vehicle facilities remove potential pollutants from vehicles, remove the usable parts and sent the scrap items off to recyclers.

6.20 Electronic equipment recovery facilities sell on the products for re-use, recycle or disposal.

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**Policy WP9: Waste transfer stations, materials recycling facilities, end of life vehicle facilities and waste electrical and electronic equipment recovery facilities**

Waste transfer stations, material recycling facilities, end of life vehicle facilities and waste electrical and electronic equipment recovery facilities may be acceptable within purpose designed or suitably adapted facilities on land within the uses identified within Policy WP3.

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landfilling and restoration is taking place on site.

Proposals must also comply with the environmental criteria set out in Policy GP4.

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**Residual waste treatment facilities**

6.21 Policy WP10 sets out the criteria for the consideration of proposals for residual waste treatment facilities. This policy covers both very large and small facilities. There are various residual waste treatment technologies.
6.22 Energy from Waste (EfW) is one such technology, which involves the controlled combustion of waste and the use of the waste heat for electricity generation and sometimes a district heating system.

6.23 Many much EfW smaller systems use waste to supply heat to help dry out other wastes such as plasterboard.

6.24 Another technology is Mechanical and Biological Treatment (MBT) whereby waste is macerated and placed in a large hall and turned by a bucket wheel. This composting has the effect of reducing the volume by 50% or more and reducing the biodegradation potential of the residue. The residue is either than landfilled at a reduced taxation rate of processed further to make a fuel.

<table>
<thead>
<tr>
<th>Policy WP10: Residual waste treatment facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residual waste treatment facilities may be acceptable where the proposed facility is:</td>
</tr>
<tr>
<td>a) on land within the land-uses set out in Policy WP3, and;</td>
</tr>
<tr>
<td>b) the proposals meet the environmental criteria set out in Policy GP4.</td>
</tr>
</tbody>
</table>

Proposals for such facilities at landfill sites may be considered acceptable on a temporary basis whilst landfilling and restoration is taking place on site.

The treatment of waste that could practically be recycled or composted will not be acceptable. Conditions will be placed on planning permissions to ensure that only residual source-separated or pre-sorted waste is treated. Facilities that burn waste must provide for the recovery of energy and the use of combined heat and power will be encouraged.

Approval of sites for disposal of inert waste by landfilling or landraise

6.25 Proposals for the disposal of inert waste are important for the restoration of former minerals workings. It can allow a much more satisfactory landform to be achieved and provide a more suitable growing medium on sites where soils are very thin or of poor quality.
Policy WP11: Approval of sites for disposal of inert waste by landfilling or landraise

Additional void space or areas of landraise for the deposit of inert waste may be acceptable where:

a) the importation of inert waste is required for restoration of a former mineral extraction void or;

b) the importation of inert waste is required for agricultural improvement;

c) and there is no acceptable alternative form of waste management further up the Waste Hierarchy that can be made available to meet the need, and;

The proposals comply with the environmental criteria set out in Policy GP4.

The landfilling of inert waste that could practicably be recycled will not be acceptable. Conditions will be placed on planning permissions to ensure that only pre-sorted wastes are landfilled.

Approval of sites for disposal of non-hazardous or hazardous waste by landfilling or landraising

6.26 Even though such proposals are much rarer than in the past due to raised levels of recovery, proposals for the disposal of non-hazardous waste by landfilling or landraising may be made in connection with existing non-hazardous sites.

Policy WP12: Disposal of non-hazardous or hazardous waste by landfilling or landraising.

Additional void space or areas of landraising for the deposit of non-hazardous or hazardous waste may be acceptable where:

a) no alternative form of waste management can be made available to meet the need, and;

b) The proposals comply with the environmental criteria set out in Policy GP4.

The landfilling of waste that could practicably be recycled, composted or recovered will not be acceptable.

For non-hazardous waste conditions will be placed on planning permissions to ensure that only residual source-separated or pre-sorted waste is landfilled. Proposals for landfill gas energy recovery will be required.
Mining or excavation of landfill waste

6.27 The mining of waste involves the recovery of materials from an existing landfill site by extracting and processing the deposited waste. The excavation of waste also involves the extraction of waste but does not encompass the recovery of materials.

6.28 The mining or excavation of putrescible and/or inert waste has the potential to give rise to significant environmental issues. In the case of putrescible waste, this potentially could result in the rapid release of leachate, landfill gas, and odours. The mining or excavation of waste may also disturb previously restored sites or delay the final restoration of sites. Considering the above it is therefore concluded that there are only certain circumstances where waste mining or excavation are justified.

Policy WP13: Mining or excavation of landfill waste

The mining or excavation of landfill waste will be considered favourably where it is demonstrated clearly that:

a) without mining or excavation of waste, the site is posing a significant risk to human health or safety, and/or;

b) without mining or excavation of waste, the site is posing a significant risk to the environment or;

c) removal is required to facilitate a major infrastructure project or;

d) the proposals would result in the management of the excavated waste higher up the waste hierarchy and there would be significant local and global environmental benefits in doing so;

e) and the proposals include detailed information upon how the types of waste deposited within the landfill are to be managed;

f) and the proposals comply with the environmental criteria set out in Policy GP4.

It must be demonstrated that any waste can be handled and if necessary removed from the site without posing additional significant risk to human health or safety, or to the environment.
Waste water treatment

6.29 With increasing populations and water quality standards there is continuing investment being made into waste water treatment. Although changes made to permitted development rights have sought to remove the need for planning applications for very small developments there are still applications that need to be determined.

### Policy WP14: Waste water treatment facilities

New or extended waste water treatment facilities may be acceptable where such proposals aim to improve the quality of discharged water or reduce the environmental impact of operation. The developer will be required to demonstrate that the proposal can be located without giving rise to unacceptable environmental impacts.

Proposals must also comply with the environmental criteria set out in Policy GP4.

Transfer, storage, processing & treatment of hazardous waste

6.30 Hazardous waste travels considerable distances to specialised facilities so that the Country is truly interdependent. Volumes are small compared to the main waste streams.

### Policy WP15: Transfer, storage, processing & treatment of hazardous waste

Facilities for the transfer, storage, processing and treatment (including incineration) of hazardous waste will be acceptable on land:

a) in existing general industrial use (B2), in storage and distribution use (B8) or identified for these uses in a development plan document or;

b) integrated within an establishment producing much of the waste that will be dealt with.

Facilities for the transfer and short-term storage of hazardous waste will also be acceptable on existing waste management sites identified as having potential for non-hazardous waste transfer where hazardous waste will only represent up to 5% of waste managed on site.

Proposals must also comply with the environmental criteria set out in Policy GP4.
Treatment and storage of radioactive waste at Sizewell nuclear power stations

6.31 Sizewell A Nuclear Power Station had two Magnox reactors and generated electricity between 1966 and 2006. Sizewell A is currently undergoing decommissioning. The most recent waste related planning application determined was for a Fuel Element Debris (FED) facility.

6.32 Sizewell B Nuclear Power Station has a single Pressurised Water Reactor (PWR) and started generating electricity in 1995 and is planned to continue generating until 2035. The most recent waste related planning application determined was for a dry fuel store.

Policy WP16: Treatment and storage of radioactive waste at Sizewell nuclear power stations

Planning permission for the treatment and/or interim storage of radioactive waste at Sizewell nuclear power stations may be granted within the licensed area subject to the applicant demonstrating that the proposed development:

a) is consistent with national strategies for radioactive waste management;

b) there are exceptional circumstances why the development is justified within the Suffolk Coasts & Heaths Area of Outstanding Natural Beauty;

c) includes adequate measures to mitigate adverse impacts on the environment and local community or, as a last resort, proportionately compensate for or offset such impacts;

d) is supported by robust economic and environmental assessments;

e) utilises the existing rail link for the transportation of the radioactive waste unless it is demonstrated to be economically unviable, and;

f) the proposals comply with the environmental criteria set out in Policy GP4.
Design of waste management facilities

6.33 Policy WP17 sets out the criteria for the consideration of the design of waste management facilities. This policy is important particularly when large facilities such as the Energy from Waste Facility at Gt Blakenham are planned, because such a large building is a significant feature in the landscape and so an attractive design is desirable.

Policy WP 17: Design of waste management facilities

Waste management facilities will be considered favourably where they incorporate:

a) designs of an appropriate scale, density, massing, height and materials;

b) safe and convenient access for all potential users;

c) schemes for the retention of existing and provision of new landscape features;

d) measures which will protect, preserve and where practicable enhance the natural, historic environment including the setting and built environment, and:

e) comply with Policy GP2.

Safeguarding of waste management sites

6.34 The safeguarding of waste sites is necessary to protect them from other forms of development which might either directly in indirectly impact upon waste development. Likewise, applications for new development in the proximity to existing or proposed waste development should take into account any potential conflicts.
Policy WP18: Safeguarding of waste management sites

The County Council will seek to safeguard existing sites and sites proposed for waste management use as shown on the Proposals & Safeguarding Maps and will object to development proposals that would prevent or prejudice the use such sites for those purposes unless suitable alternative provision is made.

Development proposals in close proximity to existing sites, should demonstrate that they would not prejudice or be prejudiced by a waste management facility. The safeguarding policy will also apply to any site where planning permission has already been granted.

Any mitigation required falls on the development that receives planning permission last.

District and Borough Councils should consult the County Council when a potentially conflicting proposal falls within the 250 or 400 metre safeguarding zones as defined in the Appendix 3 Safeguarding Maps. The County Council will then refer to Policies WP18 before providing a consultation response.