

Local Development Framework for Bradford

Waste Management DPD

Preferred Approach

Revised Chapter 5

October 2011



City of Bradford MDC

www.bradford.gov.uk

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SUMMARY FORM

SCOPE OF THE CONSULTATION

Background:	Following the analysis of comments received during public consultation on the Waste Management DPD: Preferred Approach and revisions to Site Assessment Report, the Council has revised Chapter 5 of the DPD. Due to substantial changes, the Council has decided to consult again on this part of the document.
Topic of this consultation:	The preferred approach to the assessment and shortlisting of waste management facility sites for treatment Municipal Waste and Commercial and Industrial Waste.
Scope of this consultation:	The purpose of this consultation is to seek views from the general public and relevant stakeholders on whether they agree with the revised Preferred Approach to the assessment and shortlisting of sites for waste management facilities. Comments on the full Waste Management DPD: Preferred Approach, Revised Site Assessment Report and Baseline Evidence Report are also welcome.
Geographical scope:	The consultation applies to Bradford District, but stakeholders views are welcomed from national and international quarters.

BASIC INFORMATION

To:	This consultation is principally addressed to members of the public, community groups, the waste industry and those professionally and personally associated or involved in waste management in the Bradford District.
Body responsible for the consultation:	City of Bradford Metropolitan District Council LDF Group, Planning Service, Department of Regeneration and Culture The Waste Management DPD: Preferred Approach was approved for public consultation by the Council's Executive Committee on 16 th September 2011
Duration:	10 th October to 19 th December 2011

Enquiries:	<p>Website: www.bradford.gov.uk/ldf</p> <p>Email: ldf.consultation@bradford.gov.uk</p> <p>Telephone: 01274 434296</p> <p>LDF Group 8th Floor Jacobs Well Manchester Road Bradford BD1 5RW</p>
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BACKGROUND

How to respond:	To the addresses above (preferably by email if possible)
Additional ways to become involved:	The Council will be running 'drop-in' sessions within the neighbourhoods of the potential waste management sites for local residents.
After the consultation:	The Council shall take into account the response to this consultation before any final decisions are taken on clarifying the submission draft of the next stage of the Waste Management DPD. The Council would expect to publish a submission draft approximately 6 – 9 months post consultation of the Preferred Approach revised Chapter 5.
Compliance with the code of practice on consultation:	The consultation complies with Regulation 25 and 26 of the Town and Country Planning (Local Development) (England) Regulations 2004.

SUPPORT

Seeking independent advice and support:	Planning Aid England (PAE) provides a free, independent and professional planning advice service to individuals and groups who cannot afford professional fees. The organisation may be able to assist groups and individuals who would like support and advice in order to get involved in this consultation process. Contact the PAE Community Outreach Coordinator for further information
Contact:	<p>Email: mike.dando@planningaid.rtpi.org.uk</p> <p>Telephone: 0781 268 2797</p>

5. Identifying New Sites for Waste Management Facilities

Introduction

- 5.1 Providing a choice and mix of potential waste management sites across the District is important to support waste hierarchy objectives. An appropriate mix of sites will help accommodate different waste streams (particularly MSW and C&I waste) allowing waste operators flexibility to develop the necessary waste management facilities the District needs.

Establishing the Broad Locations for Waste Facilities

- 5.2 The Waste Management DPD Issues and Options paper presented two options for how best to locate waste management sites across the District over the plan period:
- Option 1: Concentrate waste management facilities in a small number of strategic sites in the District; or
 - Option 2: Identify a large number of small sites dispersed across the District for waste management purposes.

Consultation Findings

A number of consultation responses were received in relation to Question 12 from the Waste Management Issues and Options report. Those responding identified the need for a hybrid approach between the two options, effectively mixing the need to concentrate waste management facilities in a smaller number of strategic sites with the need to identify other, smaller sites across the District. The Highways Agency noted the opportunity given under Option 2 to reduce the need for waste to travel and therefore the potential impacts on the Strategic Road Network as result of reduced HGV movement. Option 1 was favoured by a number of consultees as it was seen to be more environmentally friendly and be more supportable by local communities. The Environment Agency suggested that the most appropriate option would be the one that extracts the most value from waste and is flexible enough to accommodate

advances in technology and changes in waste composition.

Question 13 asked consultees whether different approaches should be applied to different waste streams. Where comment was made, the majority of respondents concurred that different approaches to the identification of sites for different waste streams would be appropriate in order to account for various location requirements and the potential impact of facilities and to allow for different site size requirements associated with each type of facility. Bradford Waste Disposal Authority noted that MSW will require larger capacity facilities strategically sited, and Burley Parish Council noted that there may be opportunities for economies of scale.

Question 14 asked whether other options should be considered. Responses were limited to this question and consultees principally re-iterated support for a combination of Options 1 and 2. The Environment Agency stated that the chosen solution must be the one that extracts the most value from waste and is also flexible enough to accommodate advances in technology and changes in waste composition.

Findings of Sustainability Appraisal

The SA did not favour either of the two options put forward, in regards to the location of waste management sites. The options had a mixed performance against the identified SA Objectives and neither was found to meet a majority of those considered.

Option 1 (Para 5.2) would limit the effects of waste management sites including, for example, noise, dust, landscape, traffic impacts and construction impacts such as loss of soil, adverse effects on biodiversity, open space and leisure and recreation.

However, the option may result in more waste related trips around the District and would not improve the accessibility of waste management sites or achieve waste management / treatment near to or at source. This option could result in greater mileage per tonne of waste and greater emissions of greenhouse gases and other pollutants from transport.

Whilst some technologies only require small sites these could potentially be co-located or combined under Option 1.

The appraisal of Option 1 has assumed that the option makes use of existing waste

management sites and would not require the development of greenfield land. It is unclear whether Option 1 would limit the capacity of waste management within the District, and whether any waste would need to be managed outside of the District. The SA of Option 1 has been undertaken in this context.

Option 2 (Para 5.2) should reduce trips and mileage per tonne of waste by locating a larger number of sites across the District. This approach would provide a range of waste sites which are easily accessible to the public but it could also create waste related traffic in areas which are currently unaffected by waste and traffic and HGV's.

A greater number of waste sites across the District could spread the adverse effects of waste sites including their potential to general noise, pollution, and landscape issues across the District which could as a result affect more people and their quality of life. Potential impact on biodiversity, historic assets, open space and cultural assets, leisure and recreation opportunities, however this would depend on the nature, location and distribution of facilities proposed.

The Sustainability Appraisal found it unclear which of the two options would result in a greater job generation across the District.

Council Response

The preferred policy approach to the location of potential waste sites for MSW and C&I combine both Options 1 and 2 to make provision for both small and large sites, including potential to accommodate a combination of waste technologies and offer sufficient choice to the waste operators on the market.

The preferred policy will need to recognise that a range of site sizes will be needed to ensure an adequate reflection of the nature, location and type of waste arisings in the District. The policy will state the need to treat different waste streams in individual ways using the drivers of their particular requirements and location preferences relevant to the individual types of waste facility.

Potential site selection criteria will be established to include locating waste management facilities close to each other and the established settlement hierarchy (City, towns and villages) and the broad areas of search defined in the Waste Core Strategy as key drivers for locating sites. This approach takes account of the

consultation and SA findings for this issue. It sets out an appropriate hybrid of the two options in order to accommodate the range of types and locations of sites identified through a site assessment and criteria based approach.

Preferred Policy W5: Location of Waste Management Facilities and Sites

New and expanded facilities for waste management will be accommodated across a range and mix of different sizes of sites at identified strategic and local locations across the District.

Preferred waste management sites will be of various sizes in order to accommodate a range of different waste management technologies.

Sites will be identified for Municipal Solid Waste (MSW) and Commercial and Industrial (C&I) waste through a site assessment and selection process.

Sites for other waste streams will be subject to a criteria based policy approach. This will take account of Bradford's future waste needs, site suitability, sustainability and delivery criteria as well as the District's spatial vision and strategic planning objectives established in the Core Strategy.

Assessing Sites for Waste Management Facilities

5.3 There are a number of important issues in identifying and assessing new sites for waste management facilities in the Bradford District:

- In order to provide a suitable policy basis for new or expanded waste management facilities for MSW and C&I waste streams, the Waste Management DPD must identify site specific options for the location of such facilities, focused on those that meet the Area of Search criteria as identified within the Core Strategy, and have developable land available in the plan period.

- Different types of waste management facilities have different site size requirements due to the nature and scale of their processes and operations and the common types of technology used to handle waste. A systematic and comprehensive site assessment process is required to analyse each possible site and draw conclusions on its suitability, deliverability and sustainability.
- A pre-eligibility list of MSW and C&I waste sites within the Area of Search is required as an initial site assessment sieve. The pre-eligibility list must include those sites that conform to the requirements of Core Strategy Policy WM2; this includes sites within the Green Belt.
- Sites without development potential (in terms of land available in the plan period, including sites that are under construction or that are fully developed out for alternative use) must be removed from the initial pre-eligibility list of sites.

5.4 A separate Site Assessment Report is available that provides a detailed explanation and evidence of the site assessment process and the criteria applied to this analysis.

5.5 The site identification and assessment process undertaken has followed a three stage approach as summarised below.

- **Site Identification:** An initial site search exercise undertaken to identify a Long List of potential candidate sites;
- **Initial Site Assessment:** A series of steps to 'sift' the Initial Long List of potential candidate sites down to an Intermediate List of sites to be considered against more detailed site assessment criteria; and
- **Short-list Identification:** A further more detailed site assessment exercise utilising agreed site assessment criteria resulting in the identification of a final Short List of sites to be consulted on as part of the Waste Management DPD.

Site Identification List

5.6 The Waste Management DPD Issues and Options identified the initial search for sites to generate a long list for site assessment. These include:

- Designated employment land;
- Council depots including current waste management facilities;

- Civic Amenity sites;
- Exhausted Waste Mineral Working sites; and
- Unallocated 'white' land.

5.7 A number of possible sites were put forward as candidate waste locations through a public Call for Sites process. All sites put forward as part of this exercise were added to a long list of sites where they were not duplicates of sites previously identified. The source of each site included on the long list has been recorded for transparency.

5.8 The options presented specifically considered the reasonable alternatives of excluding sites from the Site Identification List on the basis that they are located in the Green Belt, or including sites even if in the Green Belt to ensure consistent assessment. The options were:

- Option 1: Test all sites on the Site Identification List within the area of search, excluding those in the Green Belt other than existing facilities.
- Option 2: Test all sites on the Site Identification List, including new potential sites in the Green Belt.

Consultation Findings

Question 15 of the Issues and Options examined the options for testing sites within the broad defined area of search, either excluding or including Green Belt locations from the outset. Consultee responses were divided, with the majority of responses identifying the need to prioritise waste sites outside of Green Belt first and foremost, but to consider the use of Green Belt land where previously developed brownfield sites cannot adequately meet future waste management needs. A number of consultees raised concerns with respect to Option 2 relating particularly to the potential impact of HGV traffic and the lesser opportunity to reduce the travel time/distances of waste if Green Belt sites were used. The Bradford Wildlife Group stated that development should not take place within the Green Belt. The Highways Agency stated that sites within the Green Belt should not be considered. However, if a site outside the Green Belt would result in a significant number of HGV movements on the Strategic Road Network, then alternative sites within the Green Belt should be considered.

Findings of Sustainability Appraisal

There is a significant degree of uncertainty within the SA assessment of options presented in response to this issue. For example, it cannot be assumed that sites within the Green Belt could have a greater potential for adverse impacts on soil resources as there could be brownfield land available within the Green Belt.

However, it is assumed that there is a greater likelihood of habitats and wildlife corridors being adversely affected by development in the Green Belt and therefore *Option 1 (Para 5.9)* performs better in this context. Option 1 is also considered to have lower potential adverse effects on landscape quality, and to guide development away from versatile agricultural land.

Option 1 (Para 5.9) may not help to minimise the mileage per tonne of waste through the potential limiting of waste management sites and therefore require longer journey lengths through the District. This option could also limit the range and accessibility of waste management sites and facilities, and may not deliver sites and facilities within the greatest proximity of its source.

Option 2 may create a greater flexibility to locate waste management facilities across the District in a manner which reduces the amount of distance travelled, however this option may also introduce waste traffic into areas which are not currently affected (albeit this would depend on the location of suitable sites outside of and within the Green Belt). There are noted to be a number of watercourses running through the Green Belt increasing the risk of flooding within this area of the District, although it is further recognised that all sites will be tested individually against their flood risk potential.

Council Response

The Council's preferred policy approach will adopt Option 2 both on the basis of the findings of consultation and SA but also on the basis of ensuring effective, proactive and robust evidence underpins the identification and selection of Waste Management sites. All sites on the Site Identification List will be taken into account. All will be considered with the Green Belt designation applied as an additional site assessment filter following the assessment of all sites. This is to ensure an objective

and robust site assessment process is capable of being undertaken to select the most appropriate waste management sites for MSW and C&I waste.

- 5.9 The Waste Management DPD Issues and Options paper consulted on a single option associated with the proposed site assessment criteria:
- [Option 1: Test the Long List of potential waste sites against the MSW and C&I waste facility criteria as identified.](#)
- 5.10 The Waste Management DPD Issues and Options proposed a series of site assessment criteria to refine the Site identification List of potential waste sites to form an initial Long List. The criteria were established to test the characteristics of each potential waste facility site against the site location requirements, from which it will be possible to identify sites that might support particular types of facility. It was proposed that possible waste sites should be assessed against their suitability for each type of waste facility. As such six criteria were developed and a pass/fail mechanism used to reflect the level of constraints represented by the criteria in question.

Consultation Finding

Question 16 of the Issues and Options Report asked consultees to say whether they agreed with the approach to testing the long list of potential waste sites against the MSW and C&I waste facility criteria identified.

Some significant concerns were raised by consultees regarding the criteria proposed in the Issues and Options Report. These were particularly related to the level of impact detail presented and the need to provide more clarity of how the site identification process aligns with the planning application process.

Consultees identified a series of areas where improvements and changes could be made to the extent and range of site selection criteria. Consultees identified the need to simplify the criteria to test sites overall, stepping back from an overly prescriptive process to look more fundamentally at the underlying criteria of proximity to urban areas and to strategic road and rail/water transport access alongside significant environmental and physical constraints to waste site development. Further specific criteria were suggested by the Environment Agency on flood risk, and

by English Heritage the need to consider sites with Scheduled Monuments as contrary to national policy if promoted for waste management facilities. The Environment Agency further stated that any waste management facility would be subject to a permit under the environmental permitting regulations, with the objective of the permit to prevent harm to the environment or human health. The EA state that a permit would not be issued in a particular location if air quality standards would be breached as a result of the installation. A further issue raised by consultees was the need to identify initial 'gateway' pass/fail tests for potential sites to ensure that those sites that would be wholly contrary to national or regional policy would be discounted at the outset from the selection process.

Findings of Sustainability Appraisal

The SA suggests the following in reference to the site search and assessment methodology and criteria:

- Sites within the Green Belt, and other sites that have been discounted on the basis of the broad location criteria, should be reintroduced to the site assessment process if, at the end of the process, there are insufficient sites to meet identified need. Such constraints could then be considered in order to identify whether a detrimental impact would be caused by development for this use.
- It should be noted where sites are located near to a railway line which could be used as a transport mode.
- Policy alignment: this assessment exercise should include whether a site is brownfield or greenfield land, and contains or is proximate to scheduled monuments and/or listed buildings.
- Policy alignment: this assessment should also consider Sites of Ecological and Geological Importance. Information relating to environmental designations should be noted. The figures quoted within the potential encroachment on environmental constraints are not considered appropriate.
- Physical constraints and delivery: information on Flood Risk Zones (1, 2, & 3) should be noted. Sensitivity of nearby watercourses should be noted.
- Site surveys: proforma should include consideration of: Are there any nearby Public Rights of Way with views into the site? Are there any surface water features

on the site or visible within the surrounding environment? Are any of the following are present and whether they would need to be removed for development of the site for this end use: mature trees; belts of trees or woodland areas; hedges; grassland? Does the site contain any derelict buildings? Is there any nearby rail freight access? Do surrounding land uses include any historical buildings such as churches?

Council Response

The Council will take forward Option 1 as the preferred approach but with a simplified and revised approach to site assessment criteria and the use of a site identification process to discount those sites where development for MSW or C&I waste management facilities would contravene national planning policy.

All potential sites, whether within, or outside, the Green Belt will be assessed. Only at the final stage of the site assessment process will the application of the Green Belt designation (as an absolute constraint) be applied to the Intermediate Long List of potential waste management sites. The need to exclude Green Belt sites ultimately depends upon the availability, suitability and deliverability of other non-Green Belt sites for waste management facilities.

Preferred Policy - W6: Assessing MSW and C&I Waste Sites

All potential MSW & C&I waste management sites will be tested against a set of site assessment criteria. Potential sites will include those within Bradford's Green Belt to ensure an objective site assessment process is undertaken. Preference will be given to the selection of sites outside of the Green Belt for waste management facilities unless it is demonstrated that there are in-sufficient suitable, deliverable and sustainable sites to accommodate Bradford's future waste arisings.

Sites will be initially assessed against the following pass/fail criteria:

- **Site size:** Sites assessed against the extent to which they have sufficient capacity to accommodate at least one waste management facility. A 1Ha minimum site size is set with reference to analysis of site sizes typically required for different types of waste management facilities;
- **Shape:** Sites should have a regular shape to allow development to take place;

- **Environmental designation and heritage:** The site should not be or contain any of the following: Special Area of Conservation; Site of Special Scientific Interest; Local Wildlife Sites (Bradford Wildlife Areas); Local Geological Sites; Regionally Important Geological Sites; Special Protection Areas; Sites of Ecological and Geological Importance; Ancient Woodlands; Scheduled Ancient Monuments; Historic Parks and Gardens; Listed Buildings; Archaeological Sites (Class ii and iii); Conservation Areas; World Heritage Sites and Buffer Zones; Registered Battlefields; or Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a).
- **Replacement Unitary Development Plan Designation:** The site should be aligned with the land use policy set out within the Replacement Unitary Development Plan.
- **Proximity to road network:** Sites should be within 1km (maximum) of the Strategic Road Network (Primary and A-Roads). Sites partially within 1km are considered in terms of where access to the site is likely to be (indicative), and whether there is sufficient scale within the 1km distance buffer area to deliver a facility.

LONG LIST SITE ASSESSMENT

Following the testing of the pre-eligibility list of sites against the initial criteria the remaining possible sites that have not been discounted will be tested against the following long-list site criteria. The long-list criteria are structured around four key themes: Strategic Planning Alignment; Suitability; Sustainability; and Deliverability.

The long list of sites will be assessed against the criteria using a combination of desktop analysis and site visits.

The range of criteria has been developed in response to public and technical stakeholder consultation undertaken to date. The criteria also factors in findings from the Sustainability Appraisal.

The criteria are un-weighted as each of the identified criteria is considered to be of equal importance to the site identification and selection process.

For each criterion, sites will be assessed using a 'traffic light' red-amber-green approach where green indicates no constraint or the lowest level of constraint, while

red reflects a significant material constraint.

The proposed criteria, structured by theme, are set out below, and in full within the separate Site Assessment Criteria Methodology and Assessment paper.

Long List Site Assessment Criteria

1. Site Status in Replacement UDP: Sites considered against existing allocation or status
2. Alignment to Strategic Objectives: Sites considered against potential alignment or conflict with other corporate and planning strategic objectives
3. Land Status: Sites tested against existing status as either brownfield Previously Developed Land (PDL) or greenfield land

Suitability Criteria

4. Location: Sites should be assessed against their location in relation to current / future waste arisings both within and outside the District. Preference is given to those locations that are in close proximity to waste arisings in Bradford MDC and those in surrounding areas
5. Site Proximity to Sensitive Uses: Reflects the immediate adjacency of potential waste management sites to sensitive uses where buffering may be insufficient to mitigate potential negative impacts of waste management development. Sensitive uses are identified to include: environmental and heritage designations, existing schools, higher density housing development, health facilities and community facilities.
6. Site Accessibility to Transport Networks: Reflects the need for sites to be adequately accessed from the Strategic Road Network or can be made to do so without excessive new/improved road development. Rail and/or waterway access can also be beneficial. Sites in immediate or close proximity will be preferential to those that are currently and/or in the future likely to remain inaccessible to these movement networks.
7. Visual / Landscape Impact: Sites to be tested against potential visual or amenity impact including consideration of whether management or mitigation could eradicate potential negative impact.

Deliverability Criteria:

8. Physical Development Constraints: Sites to be tested against the extent to which on-site physical development constraints make delivery potentially unviable within the plan period. Reflects the need to consider the deliverability of sites in terms of physical development constraints on-site including structures, utilities or transport infrastructure, land subsidence, etc. that would be required to be removed prior to development
9. Site Topography: Sites to be tested against the extent to which topography presents a significant challenge to development. Preference is given to those sites which have no topographical issues or gently sloping gradient
10. Extant Planning Consents: Sites with extant planning permission, or previous positive planning history, relating specifically to waste management uses to be reflected within assessment.
11. Current Use: Sites to be considered in relation to current occupation levels including the challenge likely to be posed in securing vacant possession pre-development. Sites that are currently occupied for waste management facilities and those that are developed but vacant and unused will be preferential to those in wider B Use Classes and over those that have current conflicting activities or are under construction at the current time
12. Site Ownership: Sites will be assessed against their ownership as indication of ease of delivery. Sites in the Council's or other public ownership are preferred to those in private or multiple ownership. This reflects the difficulties and relative complexity of site ownership and land assembly, and ultimately willingness to develop sites for waste management facilities
13. Historical/Cultural assessment: Reflects the location of the site in relation to the District's historical and/or cultural assets. Sites not immediately adjacent or not in close proximity to cultural or historical assets will be preferential.
14. Development Cost Value for Money: Sites to be tested against the likely or anticipated costs of mitigation of multiple physical or access constraints in order to deliver the site for waste management uses.

SHORT LIST SITE ASSESSMENT

The Long List of sites will be ranked according to their performance against the criteria above. The traffic light approach to assessing the sites allows this ranking to be undertaken in a transparent way. In each case the assessment made against each site when giving a 'red', 'amber' or 'green' classification will be justified to ensure a clear audit trail to the assessment.

At this stage a further criteria will be imposed on the list of potential MSW and C&I sites relating to whether the site falls within the Green Belt or not (Major Developed Sites within the Green Belt will be preferential to non-MDS sites within the Green Belt).

Those sites with the greatest prevalence of 'green' indicators and outside of the Green Belt (including MDS sites within the Green Belt) will form the Short List Sites representing the most preferable potential MSW & C&I waste management sites.

AVAILABILITY OF SITE BY TYPE

Short List Sites will then be considered further in terms of their appropriateness for different types of facility based on an appreciation of their size and ability to accommodate a range of waste management facilities. It is recognised that flexibility must be built into this assessment to allow for technological advancements within waste technologies.

A schedule will then be compiled which pulls together the ranking of the sites, a qualitative understanding of the sites performance against the criteria by theme, and what waste technologies are considered to be suitable for each. This will allow an understanding of the capacity of the potential supply of waste sites to accommodate requirements compared to identified need over the plan period, including the need to ensure a flexible choice of suitable sites.

OTHER DETAILED SITE CONSIDERATIONS

The site selection and assessment criteria are designed to allow judgements to be made within policy on the most suitable MSW and C&I waste sites. The consideration of detailed site layouts, landscaping and building design, operational performance and potential impact (e.g. noise, air, water, etc), and the need for any mitigation and/or Section 106 contributions relating to each individual site sit outside of the

purpose and scope of this assessment process. Such matters would be considered as appropriate within the planning application process.

Shortlisted Potential Waste Sites

- 5.11 Each of the potential waste sites has been subject to a site survey and assessment of potential for development as a waste management facility. A number of sites when surveyed were found to have been subject to recent development, or were in the process of being developed and were discounted on this basis.
- 5.12 The sites were assessed against the following criteria in order to generate a Long List of the most appropriate potential waste management sites :
- Site Size;
 - Site Shape;
 - Environmental Designation and Heritage;
 - RUDP Designations;
 - Proximity to Road Network.
 - Developed Sites
- 5.13 Those sites which did not pass all of the initial assessment criteria were considered to be unsuitable for MSW or C&I waste management facilities and discounted from further assessment. The remaining 39 sites were assessed and rated as Green, Amber or Red depending on their suitability against the following criteria :
- Site Status in RUDP;
 - Alignment to Strategic Objectives;
 - Land Status;
 - Location;
 - Site Proximity to Sensitive Uses;
 - Site Accessibility to Transport Networks;
 - Visual / Landscape Impact;
 - Physical Development Constraints;
 - Site Topography;

- Extant Planning Consents;
- Current Use;
- Site Ownership;
- Cultural/ Heritage Constraints; and
- Development Cost Value for Money

5.14 Sites with the largest number of green scores were concluded to have the greatest potential to accommodate MSW or C&I waste management facilities although site size will still determine the use of certain sites for waste management using particular technologies or operations. A comprehensive matrix of site scores and suitability for each waste facility is set out in Site Assessment Criteria Methodology and Assessment Paper.

5.15 A shortlist of potential waste management sites has been established based on the criteria assessment, with sites having the largest proportion of positive (green) scores preferred. A number of sites have been shortlisted as having potential to accommodate more than one type of waste management facility.

5.16 The proposed shortlisted sites are:

Site 1 – Princeroyd Way, Ingleby Road

Site 11- Ripley Road, Bowling

Site 31 – Hollingwood Lane, Paradise Green

Site 35 – Staithgate Lane (North), Odsal

Site 48 – Staithgate Lane (South), Odsal

Site 78 – Aire Valley Road, Worth Village, Keighley

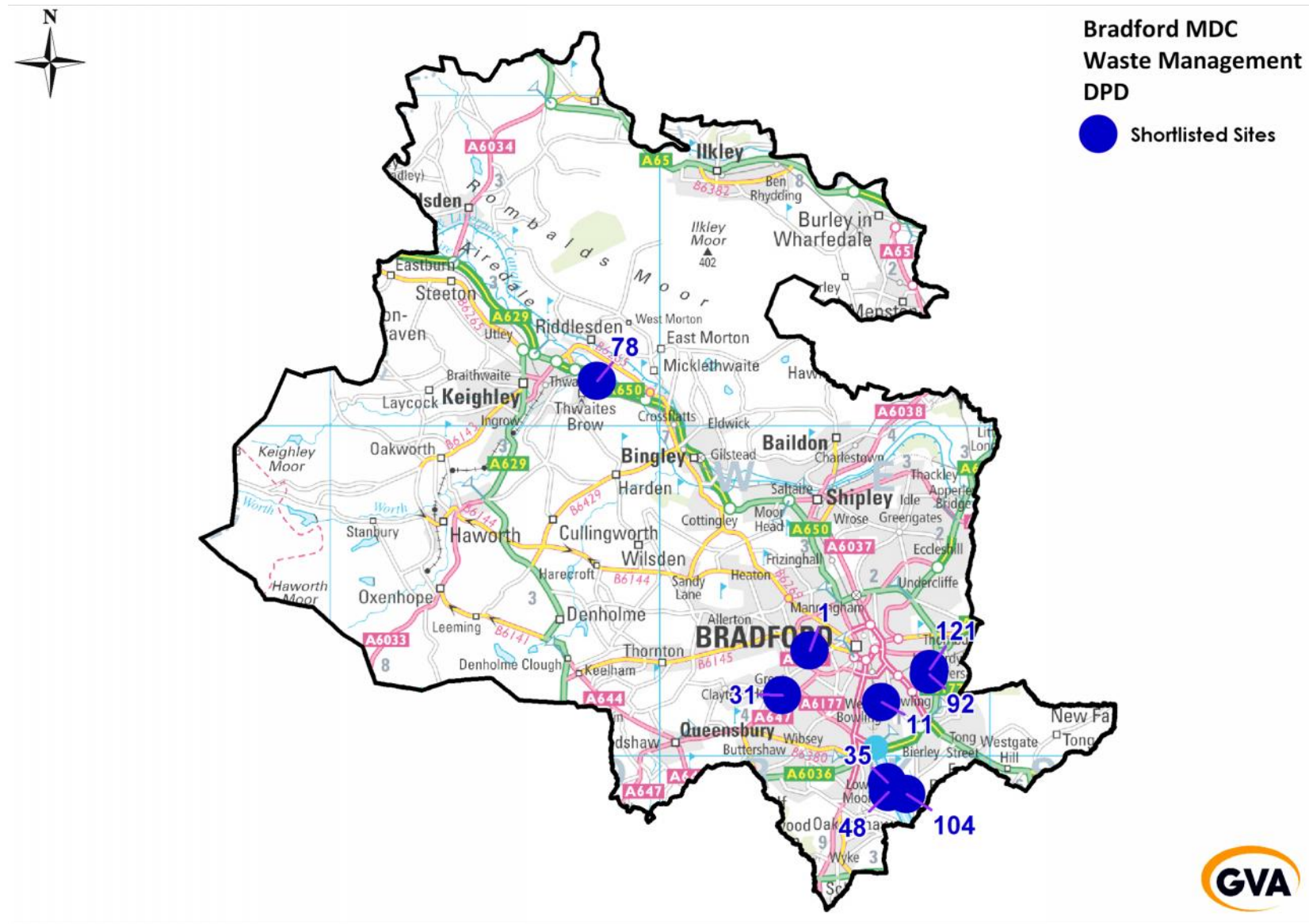
Site 92 – Bowling Back Lane HWS

Site 104 – Merrydale Road, Euroway

Site 121 – Steel Stock and Scrapholders, Birkshall Lane

Figure 6: Location of Proposed Shortlisted MSW and C&I Waste Management Sites

Source: GVA 2011



Site 1 – Princeroyd Way, Ingleby Road (2.1 Ha) - The site is an allocated employment site with no site specific use outlined within Strategic Objectives. The site is currently a vacant and cleared employment site. The site is within the Bradford urban area and is adjacent to food production premises and medium density residential uses which would require some mitigation. Site access is in place and the site is adjacent to the Strategic Road Network. The site is at the bottom of a valley and not close to any cultural or heritage designations that would require mitigation. The site is flat and there are no abnormally high development costs identified. There are no current extant planning consents on this site which has a single private owner. The site achieved “green” in 13 of the 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.



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Site 11- Ripley Road, Bowling (2.35 Ha) – The site is partially allocated as an employment site with no site specific use outlined within Strategic Objectives. The site is currently a vacant and cleared employment site being used as a skip hire depot. The site is within the Bradford urban area and is not adjacent to sensitive uses or heritage or cultural constraints that would require mitigation. Site access is in place and the site is adjacent to the Strategic Road Network. The site is flat and there are no abnormally high development costs identified. The site currently has an extant planning consent to build a gasification energy recovery facility. The site is currently in single private ownership. The site achieved “green” in all 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.



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Site 31- Hollingwood Lane, Paradise Green (2.3 Ha) – The site is an allocated employment site within an employment zone with no site specific use outlined within Strategic Objectives. The site is currently used for private recreation purposes but is not allocated as formal open space. The site is within the Bradford urban area and is adjacent to industrial uses and medium density housing. The site is not adjacent to any sensitive uses or heritage or cultural constraints that would require mitigation. No site access is in place and would need to be built through a private industrial site although the site is adjacent to the Strategic Road Network. The site is flat and cleared, with no abnormally high development costs apparent. There are currently no extant planning consents for the site which is in single private ownership. The site achieved “green” in 12 of the 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility and Pyrolysis and Gasification.



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Site 35- Staithgate Lane, Odsal (6.6 Ha) – The site is an allocated employment site with no site specific use within Strategic Objectives. The site is currently vacant and is located within the Bradford urban area. The site is adjacent to agricultural, warehousing uses as well as the M606 motorway. The site is close to a railway line but would require access investment to join the rail network. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is gently sloping but would not restrict development nor are there any other abnormally high development costs. There is no relevant planning history and there are currently two to three private owners of the site. The site achieved “green” in 13 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



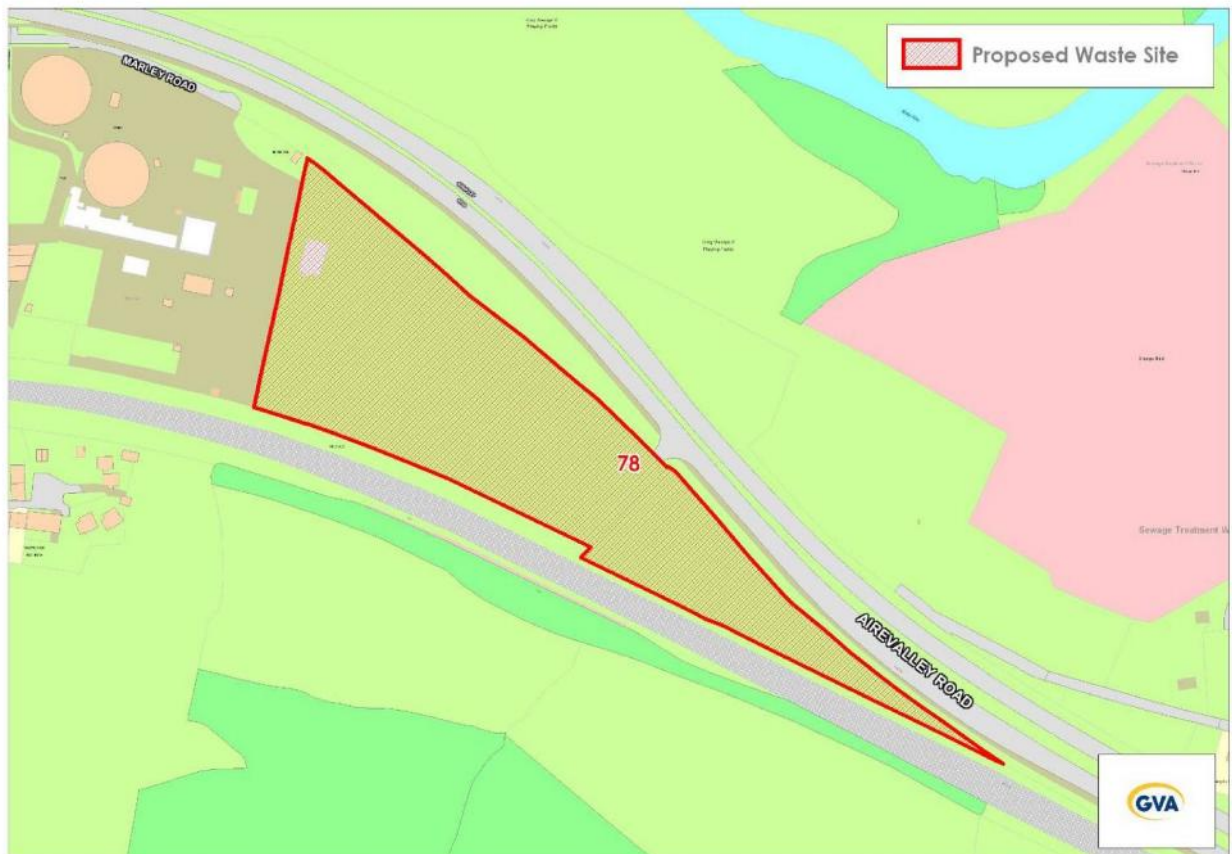
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Site 48- Staithegate Lane South, Low Moor (2.87 Ha) - The site is an allocated employment site within an employment zone with no site specific use outlined within Strategic Objectives. The site is currently vacant and is within the Bradford urban area. The site is adjacent to agricultural, warehousing uses as well as the M606 motorway. The site is close to a railway line but would require access investment to join the rail network. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is gently sloping but would not restrict development nor are there any other abnormally high development costs. There are currently no extant planning consents relating to this site although the site is being marketed for employment uses. The site is currently in single private ownership. The site achieved “green” in all 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Site 78- Aire Valley Road, Worth Village Keighley (2.8 Ha) – The site is an allocated employment site within an employment zone with no site specific use outlined within Strategic Objectives. The site is currently a vacant greened over employment site at the edge of the Keighley urban area. The site is adjacent to a large gasholder site. The site has good access to the Strategic Road Network and is also close to a railway line. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat but contamination from former uses may result in abnormally high development costs which could affect viability. The site is currently subject to an extant planning consent for a mixed used development including employment uses. The site is currently in single private ownership. The site achieved “green” in 12 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



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Site 92- Waste PFI Site, Bowling Back Lane (4.27 Ha) - The site is located within an employment zone. The Municipal Waste Strategy includes a strategic objective for the maintenance of existing waste infrastructure. The site is currently in waste management use and is located within the Bradford urban area. The site is adjacent to industrial and office uses as well as a Gypsy/traveller site which may require mitigation. The site has good access to the Strategic Road Network which is accessed through an industrial area. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat but existing structures would need clearance although this is unlikely to result in abnormally high development costs. There are currently pre-application and scoping requests regarding enhanced and expanded waste management facilities of the site as part of the PFI programme. The site is currently in council ownership. The site achieved "green" in 12 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



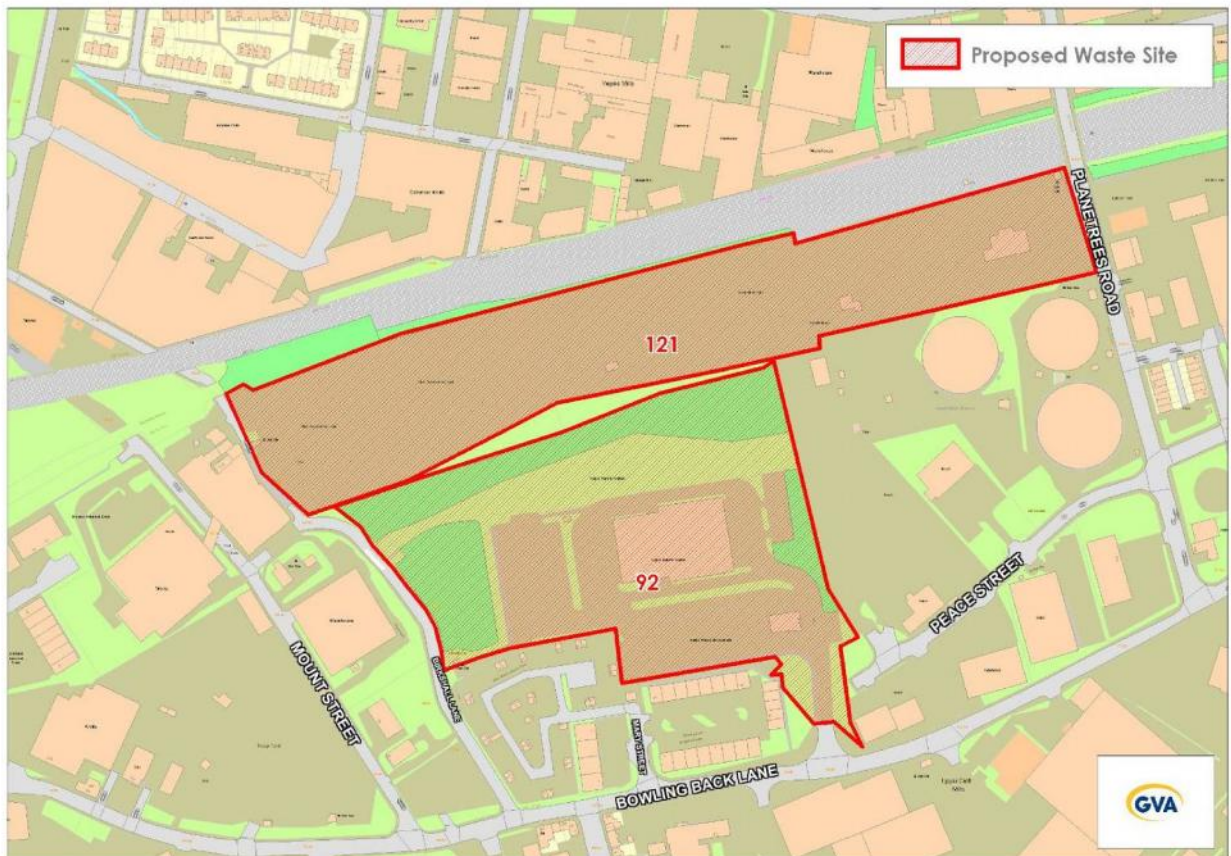
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Site 104 - Merrydale Road, Euroway (2.0 Ha) – The site is an allocated employment site within an employment zone and also a designated industrial corridor within Strategic Objectives. The site is currently vacant and is located within the Bradford urban area. The site is adjacent to a mix of commercial uses which are unlikely to require mitigation. The site has good access to the Strategic Road Network which is accessed through a commercial area. As the site is within an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat and although there is some tree coverage which would require clearance it would not result in abnormally high development costs. The site is currently subject to an extant planning consent to build a warehouse/employment unit. The site is currently part owned by the Council and another private owner. The site achieved “green” in 12 of the 14 criteria. Site Suitable for - Mechanical Biological Treatment, Clean Material Reclamation Facility, Dirty Material Reclamation Facility, and Pyrolysis and Gasification.



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Site 121- Steel Stock and Scrapholders Site, Birkshall Lane (4.1 Ha) – The site is within an employment zone. The Municipal Waste Strategy includes a strategic objective for the maintenance of existing waste infrastructure. The site is currently in private waste management use and is located within the Bradford urban area. The site has good access to the Strategic Road Network and is also close to a railway line. As the site is in an existing industrial area and not close to any cultural or heritage designations it would not require significant mitigation. The site is largely flat and existing structures on site would require clearance. Contamination from the current use is may lead to abnormally high development costs which may affect the site's viability. There are currently no extant planning consents and the site has two private owners. The site achieved “green” in 12 of the 14 criteria. Site Suitable for – All Waste Management Facility Types.



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**Produced by the
City of Bradford Metropolitan
District Council**

**Local Development
Framework Group**

October 2011

