

Waste Management DPD Proposed Modifications

Proposed minor modifications are changes that can be made to the Local Plan but do not relate to soundness. The changes relate to factual updating, clarification and corrections to grammar and presentation. The following minor modifications are changes that have arisen through the Representations Received and Inspectors initial questions.

The table includes a brief explanation of the reason for the additional modification.

In terms of presentation, the deletion of text is denoted with a 'strike through' (~~strike through~~), with inserted new text as bold underlined (**new text**).

Page and paragraph numbers relate to the Waste Management DPD as submitted: Submission Document reference WM-SD-001

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
MM1	2	1.7	The Council have previously consulted on the Issues and Options and Preferred Approach versions of the Waste Management DPD in autumn 2009, January – April 2011 and again in October – November 2011 respectively. The Issues and Options paper set out the key issues and options faced for waste management within Bradford District including those relating to amount, location, and handling of waste arisings at the current time within the District, and the objectives for the future. The Preferred Approach Report identified the policy direction and approach to waste management, setting out the alternative approaches that the Council could take in relation to different waste arisings.	These paragraphs refer to the previous formal public consultation stage prior to submission and should be deleted as they are no longer relevant.
MM2	2	1.8	This document sets out the waste policies including amendments made from the Preferred Approach version of the document based on the findings of public consultation and the sustainability appraisal of the Issues and Options, Preferred Approach, and Preferred Approach: Revised Chapter 5 and Publication Draft . The policies also incorporate updated information to reflect the latest evidence available at publication adoption . An analysis of the consultation responses received and the resulting modifications are set out in the accompanying Statement of Consultation documents .	Factual Update
MM3	2	1.9,1.10 and 1.11	How Do I Get Involved? 1.9 This document will be published for public consultation over a [insert	These paragraphs refer to the previous formal public consultation stage prior to

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<p>number] week period commencing [insert date] and ending [insert date].</p> <p>1.10 Hard copies will be made available for reference at the main planning offices and libraries as set out in the Engagement Plan.</p> <p>1.11 The Engagement Plan sets out the proposed methods to be used as part of the engagement in line with the adopted Statement of Community Involvement. This will seek to assist the public and other interest organisations and bodies to find out more about the document and help them engage with the process and submit comments.</p>	<p>submission and should be deleted as they are no longer relevant.</p>
MM4	3	1.12, 1.13, 1.14 and 1.15	<p>How to comment</p> <p>1.12 Comments are invited using the online Comment Form or the paper comment forms available upon request. While comments not using the form will be accepted those making comments are encouraged to use the form to assist both the Council in processing representations but also any Inspectors consideration of comments. Please note that representations cannot be treated as confidential and will be made available on the council's website.</p> <p>1.13 The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities, such as email, to make their responses in this way. Comments should be returned to the Council by using: Email: planning.policy@bradford.gov.uk.</p>	<p>These paragraphs refer to the previous formal public consultation stage prior to submission and should be deleted as they are no longer relevant.</p>

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<p>1.14 Where it is not possible to comment using electronic means, representations can be sent via mail to: Bradford District Local Plan City of Bradford MDC Development Plans Team 2nd Floor (South) Jacobs Well Manchester Road Bradford BD1 5RW Hand Delivered to the following planning office (Mon – Thurs 9am to 5pm, Fri 9am to 4.30pm): Jacobs Well Ground floor reception Manchester Road Bradford BD1 5RW</p> <p>1.15 If you have any queries regarding the Area Action Plan or the consultation process please contact the Development Plans team on 01274 433679 or email planning.policy@bradford.gov.uk.</p>	
MM5	3	1.16	<p>What happens next? 1.16 After the Publication Draft stage the Council will consider the comments received and consider whether any modifications need to be made to the plan before submitting the AAP to the Government. The AAP will then be considered by an independent inspector at a public examination. The Inspector's role is to consider whether the plan can be considered to be sound having regard to a number of factors including the plans compliance with national planning policy. The Examination process may result in a judgment that the plan would be sound if subject to a number of modifications. If modifications are necessary these would be published by the Council and subject to consultation before adopting the AAP through a meeting of the Full Council.</p>	These paragraphs refer to the previous formal public consultation stage prior to submission and should be deleted as they are no longer relevant.
MM6	5	Vision	Bradford needs to take responsibility for the waste it generates, undertaking a step-change in the way it manages its waste, through more sustainable	Amendment made to incorporate Outstanding

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			waste management, moving the management of waste up the waste hierarchy of: prevention; preparing for re-use; recycling; other recovery and only disposing of waste as a last resort. We aspire to achieve net self-sufficiency, managing the waste we generate at the nearest appropriate facilities, and will put in place the necessary structures and systems to enable this to happen including the promotion of a range of technologies, <u>model shift in the transportation of waste arisings</u> and crossboundary working where appropriate. <u>This will aid in climate mitigation and adaptation</u>	Mitigation put forward in the Sustainability Appraisal.
MM7	6	Objective 3	"To ensure that expansions to existing facilities where appropriate and new waste facility developments support the planned growth and waste needs of the Bradford community and are delivered in a manner which protects <u>and enhances</u> the District's environmental assets and safeguards human health"	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM8	6	Objective 5	Objective 5: To work in collaboration with appropriate local authorities and waste industry operators to ensure that sub-regional waste (and if necessary beyond the subregion) issues are effectively considered and planned for in accordance with the duty to co-operate. Cross boundary issues including the movement of waste, <u>transportation of waste arisings by sustainable transport modes</u> and locating of facilities near to source must be managed and planned for collectively where possible	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
MM9	10	2.19	The Waste Management DPD therefore does consider opportunities for joint crossboundary working on waste matters and also reflects the possibility of a continued Bradford and Calderdale joint initiative for Municipal Solid Waste management facilities. <u>need to work closely with neighbouring authorities.</u>	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM10	11	Policy W1	<u>Work collaboratively to</u> promote (where possible) modal shift in the movement of waste from road to more sustainable forms of transport.	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM11	12	3.2	Analysis is based on the most recently available information from the Environment Agency's Waste Data Interrogator (2012 2013) together with other data obtained from the Environment Agency, the Council's own records and forecast waste arisings as presented within the Environmental Agency's North West Commercial and Industrial Waste Survey 2009 (Published 2012) and Defra's National Commercial and Industrial Survey 2009 (2012) as one of the best data and evidence sources. A detailed explanation of the methodology and sources used to calculate waste arisings and forecasts is included in the Evidence Base Report. <u>Waste Needs Assessment, Capacity Gap Analysis and Site/Facility Requirements Study</u>	Factual Update
MM12	12	Table 1	Table 1: Summary Current Total Waste Arisings in Bradford (2012)	

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<p>Type of Waste Arising Arisings (Tonnes)</p> <p>Agricultural Waste 283,132 296,902 20.204 <u>24.1%</u></p> <p>Commercial Waste 254,314 18.20 <u>20.7%</u></p> <p>Industrial Waste 219,773 15.71 <u>17.8%</u></p> <p>Construction Demolition and Excavation Waste 350,000 214,306 25.02% <u>17.4%</u></p> <p>Hazardous Waste 19,155 19,084 1.37% 1.6%</p> <p>Local Authority 272,668 226,085 19.50 <u>18.4%</u></p> <p>Total*** 1,399,042 100 <u>1,230,464</u></p> <p>Waste Water** 1,024,568 Type of Waste Arising Arisings (Tonnes)</p> <p>Source: Environment Agency Waste Data Interrogator (WDI) 2012 2013*. Yorkshire Water 2014**. Total Being Planned for in the Waste Management DPD through either planning policy or site allocations or a combination of both***</p>	

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification																																				
MM13	13	Table 2	<p>Table 2: Forecast Waste Arisings in Bradford (201315–30) using Bradford Waste Forecasting Model Waste Stream</p> <table border="1"> <thead> <tr> <th>Waste Stream</th> <th>2013</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>Agricultural Waste*</td> <td>283,133</td> <td>283,133 <u>296,902</u></td> <td>283,133 <u>296,902</u></td> <td>283,133 <u>296,902</u></td> <td>283,133 <u>296,902</u></td> </tr> <tr> <td>Commercial and Industrial Waste*</td> <td>513,830</td> <td>538,326 <u>498,621</u></td> <td>558,882 <u>522,078</u></td> <td>580,329 <u>546,797</u></td> <td>602,721 <u>572,863</u></td> </tr> <tr> <td>CDEW*</td> <td>447,604</td> <td>455,709 <u>443,504</u></td> <td>472,360 <u>456,971</u></td> <td>483,800 <u>470,844</u></td> <td>495,515 <u>485,141</u></td> </tr> <tr> <td>Hazardous Waste*</td> <td>19,153</td> <td>19,764 <u>19,338</u></td> <td>20,267 <u>20,386</u></td> <td>20,782 <u>22,066</u></td> <td>21,311 <u>23,570</u></td> </tr> <tr> <td>Local Authority</td> <td>226,085</td> <td>227,880</td> <td>257,738</td> <td>268,780</td> <td>279,282</td> </tr> </tbody> </table>	Waste Stream	2013	2015	2020	2025	2030	Agricultural Waste*	283,133	283,133 <u>296,902</u>	283,133 <u>296,902</u>	283,133 <u>296,902</u>	283,133 <u>296,902</u>	Commercial and Industrial Waste*	513,830	538,326 <u>498,621</u>	558,882 <u>522,078</u>	580,329 <u>546,797</u>	602,721 <u>572,863</u>	CDEW*	447,604	455,709 <u>443,504</u>	472,360 <u>456,971</u>	483,800 <u>470,844</u>	495,515 <u>485,141</u>	Hazardous Waste*	19,153	19,764 <u>19,338</u>	20,267 <u>20,386</u>	20,782 <u>22,066</u>	21,311 <u>23,570</u>	Local Authority	226,085	227,880	257,738	268,780	279,282	Factual change following update to waste needs assessment (2016).
Waste Stream	2013	2015	2020	2025	2030																																			
Agricultural Waste*	283,133	283,133 <u>296,902</u>	283,133 <u>296,902</u>	283,133 <u>296,902</u>	283,133 <u>296,902</u>																																			
Commercial and Industrial Waste*	513,830	538,326 <u>498,621</u>	558,882 <u>522,078</u>	580,329 <u>546,797</u>	602,721 <u>572,863</u>																																			
CDEW*	447,604	455,709 <u>443,504</u>	472,360 <u>456,971</u>	483,800 <u>470,844</u>	495,515 <u>485,141</u>																																			
Hazardous Waste*	19,153	19,764 <u>19,338</u>	20,267 <u>20,386</u>	20,782 <u>22,066</u>	21,311 <u>23,570</u>																																			
Local Authority	226,085	227,880	257,738	268,780	279,282																																			

Modification Number	Page No.	Policy / Paragraph	Proposed Modification						Reason for Modification
			Collected Waste – Bradford**		346,067	391,419	408,189	424,133	
			Total Tonnes	1,489,805	1,524,812	1,592,380	1,636,824	1,681,962	
					<u>1,604,432</u>	<u>1,687,756</u>	<u>1,744,798</u>	<u>1,802,609</u>	
MM14	13	3.3	3.3 The projected forecast waste arisings for Bradford District draws on the most reliable and robust data available for each waste stream. The Council are taking forward have adopted a ‘Growth’ based scenario, which follows a growth rate of 33% estimated GVA for all the waste streams of Commercial, Industrial, Agricultural, CDEW and Hazardous. A separate growth rate has been applied to Local Authority Collected Waste.						
MM15	13	3.4	As illustrated in Table 2, the projected waste forecasts calculate an overall growth in waste arisings across the District between 2013 2015 and 2030.						Factual update
MM16	13	3.7	Future monitoring of the evidence base underpinning the DPD policies will inform and adjust the levels of waste arisings to be planned for. More information relating to the methodology used in the forecasting of waste arisings, can be found in accompanying Evidence Base Report. <u>Waste Needs Assessment, Capacity Gap Analysis and Site/Facility Requirements Study.</u>						Factual update.

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification																		
MM17	14	3.8	It must be made clear at this point that Bradford Council will only be allocating have only allocated sites for Waste Management Facilities for the treatment of Local Authority Collected Waste (LACW) and Commercial and Industrial Waste (C&I). This strategic approach is based on the following factors:	Factual Update																		
MM18	14	3.9	The management of all other waste streams (agricultural, CDEW and Hazardous) shall be are planned for on a policy based criteria approach.	Factual Update																		
MM19	15	Table 3	<table border="1"> <thead> <tr> <th>Waste Management</th> <th>Existing Capacity Gap (Tonnes)</th> </tr> </thead> <tbody> <tr> <td>Landfill (non-hazardous)</td> <td>59,439 61,655</td> </tr> <tr> <td>Landfill (hazardous)</td> <td>74 5,035</td> </tr> <tr> <td>Landfill (CD&E)</td> <td>201,200 74,945</td> </tr> <tr> <td>Energy recovery (LACW & C&I)</td> <td>203,169 102,346</td> </tr> <tr> <td>Incineration (Specialist High Temp)</td> <td>833 861</td> </tr> <tr> <td>Recycling (C&I and LACW)</td> <td>400,084 444,225</td> </tr> <tr> <td>Recycling (aggregates CD&E)</td> <td>112,975 334,834</td> </tr> <tr> <td>Recycling (specialist materials– including metal recycling, End of</td> <td>-1,059 -2,306</td> </tr> </tbody> </table>	Waste Management	Existing Capacity Gap (Tonnes)	Landfill (non-hazardous)	59,439 61,655	Landfill (hazardous)	74 5,035	Landfill (CD&E)	201,200 74,945	Energy recovery (LACW & C&I)	203,169 102,346	Incineration (Specialist High Temp)	833 861	Recycling (C&I and LACW)	400,084 444,225	Recycling (aggregates CD&E)	112,975 334,834	Recycling (specialist materials– including metal recycling, End of	-1,059 -2,306	Factual change following update to waste needs assessment (2016).
			Waste Management	Existing Capacity Gap (Tonnes)																		
			Landfill (non-hazardous)	59,439 61,655																		
			Landfill (hazardous)	74 5,035																		
			Landfill (CD&E)	201,200 74,945																		
			Energy recovery (LACW & C&I)	203,169 102,346																		
			Incineration (Specialist High Temp)	833 861																		
			Recycling (C&I and LACW)	400,084 444,225																		
			Recycling (aggregates CD&E)	112,975 334,834																		
Recycling (specialist materials– including metal recycling, End of	-1,059 -2,306																					

Modification Number	Page No.	Policy / Paragraph	Proposed Modification		Reason for Modification
			Life Vehicles and WEEE		
			Composting	34,340 <u>4,421</u>	
			Residual Mechanical Treatment	109,146 <u>195,277</u>	
			Treatment Plant (including Anaerobic Digestion, specialised treatment of biodegradable liquids and wastes, organic waste treatment by distillation)	52,376 <u>46,643</u>	
MM20	16	Policy W2	There is a requirement to accommodate for 1,681,962 <u>1,802,609</u> tonnes of waste arisings over the period to 2030. In providing for this level of waste, the Council will support the prevention of waste, its re-use, recycling and other recovery (including energy from waste) in accordance with the Core Strategy policy WM1. The Council aim is to achieve net self-sufficiency and acknowledges the most appropriate and sustainable solution to waste management may result in relying on treatment capacity in adjacent authority areas, in line with European and national policy guidance.		Factual change following update to waste needs assessment (2016).
MM21	16	Policy W2 Table 4	Waste Stream	Capacity Requirements by 2030 (Tonnes)	Factual change following update to waste needs assessment (2016).
			Agricultural Waste*	283,133	

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification												
			<table border="1"> <tr> <td data-bbox="786 352 1057 424"></td> <td data-bbox="1057 352 1621 424" style="text-align: right;">296,902</td> </tr> <tr> <td data-bbox="786 424 1057 560">Commercial and Industrial Waste*</td> <td data-bbox="1057 424 1621 560" style="text-align: right;">602,721 572,863</td> </tr> <tr> <td data-bbox="786 560 1057 695">CDEW*</td> <td data-bbox="1057 560 1621 695" style="text-align: right;">495,515 485,141</td> </tr> <tr> <td data-bbox="786 695 1057 831">Hazardous Waste*</td> <td data-bbox="1057 695 1621 831" style="text-align: right;">21,311 23,570</td> </tr> <tr> <td data-bbox="786 831 1057 983">Local Authority Collected Waste – Bradford**</td> <td data-bbox="1057 831 1621 983" style="text-align: right;">279,282 424,133</td> </tr> <tr> <td data-bbox="786 983 1057 1193">Total Tonnes</td> <td data-bbox="1057 983 1621 1193" style="text-align: right;">1,681,962 1,802,609</td> </tr> </table>		296,902	Commercial and Industrial Waste*	602,721 572,863	CDEW*	495,515 485,141	Hazardous Waste*	21,311 23,570	Local Authority Collected Waste – Bradford**	279,282 424,133	Total Tonnes	1,681,962 1,802,609	
	296,902															
Commercial and Industrial Waste*	602,721 572,863															
CDEW*	495,515 485,141															
Hazardous Waste*	21,311 23,570															
Local Authority Collected Waste – Bradford**	279,282 424,133															
Total Tonnes	1,681,962 1,802,609															
MM22	16	WM2	A range of appropriate waste management sites have been identified allocated for Local Authority Collected Waste (LACW) and Commercial & Industrial Waste (C&I), providing capacity to meet projected waste	Factual Update												

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification									
			forecasts. The forecast figures should be seen as a minimum, allowing flexibility in the event that the recycling target is not met. There is a need for additional capacity for LACW and C&I waste to that already permitted or where permission is currently sought, in order to provide a suitable level of flexibility, contingency and choice. This will ensure waste operators can effectively deliver the Local Authority Collected waste and C&I waste facilities required.										
MM23	17	4.1 and 4.2	<p>The established capacity gap is now needed to be translated into a land requirement for new waste management facilities to be allocated within the DPD. This can be extrapolated by working on a broad estimate of approximately 50,000 – 70,000 tonnes per hectare of most standard treatment technologies. This equates to a minimum need of approximately 17 hectares of developable land for allocated waste management sites of various sizes and distributed across the District. based on the following:</p> <table border="1" data-bbox="786 986 1695 1331"> <thead> <tr> <th data-bbox="786 986 1095 1054">Facility Type</th> <th data-bbox="1095 986 1395 1054">Tonnage</th> <th data-bbox="1395 986 1695 1054">Land Take</th> </tr> </thead> <tbody> <tr> <td data-bbox="786 1054 1095 1251">Materials Recycling/Reprocessing Facilities (LACW & C&I waste)</td> <td data-bbox="1095 1054 1395 1251">128,000 tonnes</td> <td data-bbox="1395 1054 1695 1251">1 ha</td> </tr> <tr> <td data-bbox="786 1251 1095 1331">Materials Recycling/Reprocessing</td> <td data-bbox="1095 1251 1395 1331">63,000 tonnes</td> <td data-bbox="1395 1251 1695 1331">1 ha</td> </tr> </tbody> </table>	Facility Type	Tonnage	Land Take	Materials Recycling/Reprocessing Facilities (LACW & C&I waste)	128,000 tonnes	1 ha	Materials Recycling/Reprocessing	63,000 tonnes	1 ha	<p>Text to clarify the justification for the number of proposed allocated sites and land take requirement.</p> <p>Factual change following update to waste needs assessment (2016).</p>
Facility Type	Tonnage	Land Take											
Materials Recycling/Reprocessing Facilities (LACW & C&I waste)	128,000 tonnes	1 ha											
Materials Recycling/Reprocessing	63,000 tonnes	1 ha											

Modification Number	Page No.	Policy / Paragraph	Proposed Modification			Reason for Modification
			Facilities (C&D waste)			
Non-hazardous non-inert landfill	100,000 to 500,000 tonnes (or the equivalent void space)	N/A	Non-hazardous inert landfill	100,000 tonnes	N/A	
Hazardous landfill	20,000 tonnes	N/A	Composting	25,000 to 35,000 tonnes.	1 – 2 ha	
Energy Recovery	100,000 – 200,000 tonnes	2 – 3 ha	Residual Mechanical Treatment	100,000 tonnes	1 ha	
<p><u>The total number of hectares of the sites set out in the Waste Management DPD (17.62ha) is greater than the maximum land take required under the capacity gap forecasts. A surplus land take requirement has been adopted for the following reasons:</u></p>						

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<ul style="list-style-type: none"> ● <u>Providing a choice and mix of potential waste management sites across the District is important to support waste hierarchy objectives;</u> ● <u>It ensures flexibility of the Plan respond to future circumstances and changing approaches to waste management including technological advancement;</u> ● <u>An appropriate mix of sites will help accommodate different waste streams allowing waste operators flexibility to develop the necessary waste management facilities the District needs.</u> <p>More information relating to the methodology of calculating ‘Need’ and the ‘capacity gap’, can be found in the accompanying Evidence Base Report. <u>Waste Needs Assessment, Capacity Gap Analysis and Site/Facility Requirements Study.</u></p> <p>4.2-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.</p>	
MM24	17	4.3	A comprehensive site assessment ¹ has been undertaken to identify the short list of potential site allocations for waste management set out in Policy W3. A long list of sites comprising of existing employment allocations	Factual update

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			(from the Replacement Unitary Development Plan) and sites submitted through the call for sites process have been evaluated through the first stage of the site assessment process. The list of sites not excluded by stage 1 were then further evaluated using a traffic light system to assess which were most appropriate for waste management facilities.	
MM25	17	4.5	A number of sites have been shortlisted allocated as having potential to accommodate more than one type of waste management facility, subject to Environmental Permits being obtained. Any development proposals on shortlisted allocated sites must accord with the relevant Waste Development Management policies as set out in Section 7 of this document. For further information on the site assessment process see the full Site Assessment Report which accompanies this document.	Factual update
MM26	18	W3	The following sites are identified as suitable allocations have been allocated for waste management facilities, with sufficient capacity, in the context of waste arisings currently and forecast and sub-regional supply for LACW and C&I, to meet need over the plan period: <ul style="list-style-type: none"> • Site WM1 (Formerly Site 1): Princeroyd Way, Ingleby Road, Listerhills • Site WM2 (Formerly Site 11): Ripley Road, Bowling • Site WM3 (Formerly Site 78): Aire Valley Road, Keighley • Site WM4 (Formerly Site 92): Bowling Back Lane Household Waste 	Factual Update

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<p>Collection and Recycling Site</p> <ul style="list-style-type: none"> • Site WM5 (Formerly Site 104): Merrydale Road, Euroway • Site WM6 (Formerly Site 121): Steel Stock and Scrapholders Site, Birkshall Lane Further information on these sites are in the following section. 	
MM27	21	Site WM1	<p>In addition, there is a need to deliver an 8m buffer to the watercourse running to the north of the site as part of any development on Site 1, to form a wildlife buffer zone, which should be free from all built development and any formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species of UK genetic provenance and be appropriately retained and managed throughout the lifetime of the development. <u>Before site development takes place the following effects will need to be investigated and mitigated: the potential on the site for habitat fragmentation, habitat enhancement (including helping to achieve BAP targets).</u></p>	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM28	23	Site WM2	<p><u>Before site development takes place the following effects will need to be investigated and mitigated: the potential on the site for habitat fragmentation and habitat enhancement (including helping to achieve BAP targets). Air quality and noise should be assessed (in accordance with Policy WDM2) and mitigation put in place as necessary.</u></p>	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM29	25	Site WM3	<p><u>Visual and landscape assessment would be required due to the sites</u></p>	Amendment made to

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<p><u>visibility and prominence within the area. Visual improvements to the site should be sought through its redevelopment; The potential effects of a waste management use could be avoided by the plan stating that an incinerator, gasification and/or pyrolysis plant is not operated on that site. Alternatively, potential effects of an incinerator, gasification and / or pyrolysis plant would need to be assessed through a project level Appropriate Assessment (AA).</u></p>	<p>incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.</p>
MM30	27	Site WM4	<p><u>Before site development takes place the following effects in particular will need to be investigated and mitigated: effects on the two Listed Buildings west of the site, the effect on the quality of the surrounding built environment and the potential on the site for habitat fragmentation, habitat enhancement (including helping to achieve BAP targets). Air quality, noise and visual effects should be assessed and mitigation put in place as necessary due to residential receptors located nearby.</u></p>	<p>Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.</p>
MM31	29	Site WM5	<p><u>Air quality and noise assessment and appropriate mitigation will be required in order to ensure there are no negative effects on sensitive receptors.</u></p>	<p>Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.</p>
MM32	31	WM6	<p><u>Before site development takes place the following effects in particular will need to be investigated and mitigated: effects on the two Listed Buildings west of the site, the effect on the quality of the surrounding built</u></p>	<p>Amendment made to incorporate Outstanding Mitigation put forward in</p>

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<u>environment and the potential on the site for habitat fragmentation, habitat enhancement (including helping to achieve BAP targets).</u>	the Sustainability Appraisal.
MM33	42	WDM2 (j)	j) The applicant must demonstrate any biodiversity enhancement has been fully investigated through an ecological assessment and <u>adverse effects on European Designated Sites are avoided</u> ; and	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM34	42	WDM2 (d)	d) Site specific impacts are adequately assessed and the applicant can demonstrate that adverse effects are minimised, <u>and where possible enhancements made, onto:</u>	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM35	42	WDM2 (2)	The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised, <u>and where possible enhancement made, in terms of to:</u>	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM36	47	WDM5	a) <u>d)</u> Residual landfill development proposals will be permitted where: a) Site specific impacts are adequately assessed and the applicant can demonstrate that adverse effects are minimised on:	Correction of a numbering error.

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<ul style="list-style-type: none"> • Designated protected areas of landscape, historic or nature conservation <u>including habitat loss or fragmentation;</u> • Visual and landscape amenity; • Floodplains, groundwater or water quality; • Transport accessibility, capacity and the need to travel <u>including investigating the potential of transporting waste by non-road transport modes;</u> 	Amendment made to incorporate Outstanding Mitigation put forward in the Sustainability Appraisal.
MM37	47	WDM5	<p>↳ e) The impacts are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution <p>↳ f) The design, siting and external appearance of buildings and structures associated with the development of the landfill are of a scale, mass, form and character appropriate to its location and landscape setting;</p> <p>↳ g) The facility's design and operation maximises opportunities to recover</p>	Correction of a numbering error.

Modification Number	Page No.	Policy / Paragraph	Proposed Modification	Reason for Modification
			<p>energy and to make efficient use of heat and water resources;</p> <p>e) h) The applicant can demonstrate the mitigation of waste treatment and HGV associated emissions including the consideration on cleaner fuels and technologies capable of reducing emissions.</p>	