Minerals and Waste

- Introduction
- Strategy, objectives and targets
- Policies and proposals
- MW1 - Protection of mineral resources
- MW2 - Environmental considerations for mineral workings
- MW3 - Waste disposal facilities
- MW4 - Environmental considerations for waste disposal sites

INTRODUCTION

Mineral extraction and waste disposal, although usually two quite separate and distinct activities, can often share a certain degree of common ground. In particular, both activities can have serious environmental consequences and often both activities involve large scale operations, over long periods, with similar locational problems. In some instances the two activities can come together, whereby as minerals are extracted the void created is tipped systematically and reclaimed on a phased basis.

In Bury it is recognised that the Borough contains some important mineral reserves, particularly sand and sandstone/gritstone and as a major urban area it is also recognised that substantial volumes of waste will be generated in the area.

It is obvious that minerals are natural resources which can only be worked where they occur. In the case of Bury, it is the moorland fringe areas which are important for sandstone and gritstone and the river valleys and lowland areas which are important for sand. The minerals extracted in the Borough make a significant and valuable contribution to the overall supply for the Greater Manchester conurbation, but inevitably in an urban area like Bury problems and conflicts do arise.

Similarly with waste disposal, despite the fact that much of the waste generated in the Borough is transported elsewhere for disposal, sites for disposal within the Borough are considered important but often give rise to problems and conflicts. In some instances, though, tipping sites can eventually bring positive benefits, especially when associated with the reclamation of derelict land or the filling of redundant structures or excavations, but only where appropriate in the light of other issues, such as ecological considerations.

Notwithstanding the benefits and advantages offered by mineral extraction and waste disposal, it must be stated that both these activities by the very nature of their operation, are disruptive and can have a range of environmental impacts relating to visual intrusion, access, road safety, noise, dust, smell and land contamination. Consequently, the selection of suitable tipping sites and the acceptance of mineral extraction operations becomes increasingly difficult, especially in such densely developed urban areas as are found in and around the Borough, and particularly at a time when the general public is becoming increasingly environmentally conscious and protective of the natural environment.

Because of the need to promote sustainability, the recycling or re-use of waste materials is also of increasing importance in giving rise to significant savings in the use of energy and of the earth's natural resources.

In view of the importance and necessity for the extraction of minerals and the provision of waste disposal facilities and the scale and nature of the potential problems they can create, it is vital that the UDP provides detailed policies which seek to strike the correct balance between the need for mineral extraction and waste disposal and the need to protect and improve the Borough's environment.

STRATEGY, OBJECTIVES AND TARGETS

Strategy

In line with national planning policy and Strategic Guidance for Greater Manchester, the UDP recognises the need for mineral extraction and waste disposal and the need to protect and safeguard the Borough's environment. The overriding aim of the UDP in this respect, therefore, is to provide a policy framework which will ensure that any activities associated with mineral extraction or waste disposal are carried out with the minimum detriment to the local environment and residential amenity.

Objectives and Targets

To achieve the broad aims for the minerals and waste policies set out in the Strategy, a number of more detailed objectives and targets have been identified below. Each of these objectives is listed, followed by the relevant targets. It should be noted that some of the targets may relate to more than one objective, and where this occurs the target has been listed with what is felt to be the most appropriate objective.

Objective 1: To maintain the Borough's contribution towards Greater Manchester's supply of mineral aggregates, so far as is tenable.

- Monitoring the production of aggregates within the Borough in the context of the demand/supply situation in Greater Manchester.
- Maintaining a sufficient supply of mineral reserves with planning permission.

Objective 2: To avoid sterilisation of known mineral resources.

- Securing the extraction of minerals prior to the development of land.
- Preventing development on sites of known mineral resources.

Objective 3: To minimise the adverse effects of mineral workings on the local environment and to seek proper restoration and aftercare of mineral extraction sites.

- Establishing a set of criteria to ensure that the permitted mineral workings will not have an unacceptable adverse effect on the local environment.
- Controlling mineral workings by conditioning planning permissions and requiring the satisfactory restoration and, where appropriate, aftercare of sites.

Objective 4: To minimise the adverse effects of waste disposal operations on the local environment and to seek proper restoration and aftercare of landfill sites.

- Establishing a set of criteria to ensure that the permitted waste disposal facilities will not have an unacceptable adverse effect on the local environment.
- Controlling landfill operations by conditioning planning permissions and requiring the satisfactory restoration and, where appropriate, aftercare of sites.

Objective 5: To control the emission and minimise the effect of landfill gas and other forms of ground contamination.

- Ensuring that permitted landfill operations include measures which will help to control gas emissions and ground contamination, and also protect nearby built up areas.

Objective 6: To encourage waste minimisation, recycling and alternative methods of waste disposal.

- Supporting and encouraging waste minimisation, recycling and alternative methods of waste disposal other than by landfill.

POLICIES AND PROPOSALS

The detailed development control policies and proposals concerning minerals and waste are presented below. Following each of the policies there is a reasoned justification. The appropriate general land use policies, or Part I policies, which can be found collectively in Part I of the Plan, are included in this section preceding the relevant Part II policies. The reasoned justifications of these policies are also included here.

MW1 - PROTECTION OF MINERAL RESOURCES

The Council will protect known mineral deposits in the Borough and will seek to avoid the sterilisation of mineral resources by other development.

Justification

The extraction of minerals is a very important activity in that it provides essential raw materials for the power, construction and manufacturing industries, as well as creating jobs in its own right. Minerals can only be worked where they occur and, therefore, it is important that known mineral deposits are protected for possible extraction and that development is not allowed to sterilise deposits without consideration being given to prior extraction.

MW1/1 - Areas of Search

The Council has identified areas of search for the extraction of minerals on the Proposals Map and priority will be given for their extraction within these areas.

Justification

The areas of search for minerals as indicated on the Proposals Map have been brought forward from the Greater Manchester Minerals Local Plan and indicate the likely presence of minerals within the Borough. They have been arrived at by assessing the geology of the Borough and taking into account constraints such as Sites of Biological Importance, areas of special landscape value, river valleys, agricultural land quality, residential areas, and conservation areas, but modified to take into account factors such as the areas where minerals actually occur and the levels of production required to meet the regional share of production.

In the case of sandstone, gritstone and sand, therefore, special landscape value cannot be used as a constraint, because the natural occurrence of the mineral is in the moorland fringes which themselves comprise areas of special landscape value.

Since the areas of search are indicative of the mineral deposits, it is necessary that priority for the extraction of minerals is given in these areas.

MW1/2 - Mineral Working Within Areas of Search
Notwithstanding the presence of mineral deposits, planning permission for the extraction of minerals within the areas of search will be granted only if the Local Planning Authority is satisfied that:

- **detailed investigations have been carried out by the developer to determine the location, extent and quality of deposits ;**
- **the proposal is acceptable in terms of the policies of this Plan.**

Justification
Planning permission for mineral working within areas of search will not necessarily be granted. Each application will be considered on its merits in accordance with Policy MW2 and other policies of this Plan. Outside the areas of search, whilst mineral extraction will not usually be allowed, it is however possible that an applicant can demonstrate the existence of special circumstances, such as the fact that the deposit was previously unmapped and unidentified. If such circumstances are shown to exist, the Council will apply the constraints applied originally to arrive at the areas of search, and the policies of this Plan in deciding any such application.

MW1/3 - Sterilisation of Mineral Deposits
In considering proposals for other forms of development within minerals areas of search, the Council will seek to protect mineral resources from sterilisation. Where other development is approved, the Council will consider the extraction of minerals prior to the other development commencing, subject to compliance with other policies of this Plan.

Justification
Mineral resources are lost when building, engineering, waste disposal or other operations take place over the land. Land containing scarce mineral resources should be protected from development for as long as alternative sites are available for such development. In addition, careful planning can ensure the mineral is not lost by facilitating its extraction prior to development commencing. In some cases it may be necessary to carry out site investigations to determine the mineral presence.

MW1/4 - The Need for Aggregates
When considering proposals for new workings for aggregate minerals or extensions to existing workings, the Council will have regard, amongst other considerations, to:

- **the contribution the proposal may make towards maintaining the Greater Manchester share of the regional production of aggregates;**
- **the need to maintain a landbank of aggregate reserves with planning permission within the Greater Manchester County area in accordance with current guidance as interpreted by the North West Aggregates Working Party.**

Justification
In February 1992 the North West Aggregates Working Party (NWAWP) published the AM89 Regional Commentary, a technical assessment of the future demand for aggregates in the region. The Commentary reviews the 1989 Aggregates Survey and the Government's latest forecasts of future aggregates production for the region and covers the period from 1992 to 2011. The Commentary and the forecasts will be monitored by the NWAWP in future surveys and reconsidered as appropriate. The Department of the Environment will also use the Regional Commentary in preparing revised mineral planning guidance.

Minerals Planning Guidance Note 6 "Guidelines for Aggregates Provision in England" refers specifically to the aim of providing for the release of land to maintain a stock of permissions, (i.e. a landbank), sufficient for at least seven years extraction, unless exceptional circumstances prevail.

This is because the overall process of site selection, acquisition, development, and the gaining of planning and other approvals, is very time consuming, and there is a need to ensure a steady and regular supply of aggregate minerals to the construction industry.

MW2 - ENVIRONMENTAL CONSIDERATIONS FOR MINERAL WORKINGS
The Council will ensure that new or extended mineral workings or mineral exploration will not have an unacceptable impact on the local environment. Following the extraction of minerals, the Council will ensure that the sites are adequately and, where appropriate, progressively restored.

Justification
Mineral workings and mineral exploration often have long term and continued adverse effects on local residents and the environment of the area. Amongst other reasons, this can be due to a lack of proper consideration being given to the environment and other related issues at the time of granting planning consents. The purpose of this policy, therefore, is to ensure that where extraction or exploration occurs, it does so without undue detriment to the local environment and amenity considerations.

MW2/1 - Assessing Mineral Extraction Proposals
A proposal for mineral extraction, mineral exploration, the disposal of mineral waste and the provision of aggregate depots will be accepted in principle when the following criteria are satisfied:

- **it will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, vibration, dust, smell, litter, vermin, air pollution, surface water or groundwater pollution;**
- **it will not have an unacceptable effect on land drainage or derogate from any water supply or the water resources of the area;**
- **the access arrangements are satisfactory and traffic generated will not have an unacceptable effect on properties adjoining routes used by mineral traffic or on road safety anywhere between the site and the strategic highway network;**
- **it will not have an unacceptable effect on the viability of agricultural holdings or lead to an unacceptable loss of agricultural land taking into account the quality of restoration likely to be achieved following mineral working or exploration;**
- **it will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;**
- **local features of landscape, ecological, archaeological or geological interest within the site are protected as far as possible;**
- **it will not have an unacceptable impact on areas of recreational use or potential, special landscape value, river valleys, or areas of geological or ecological importance;**
- **it will not prevent the working of other mineral deposits of significant value;**
- **notwithstanding that a proposal is in every other way acceptable, it does not increase the extent of active workings in a particular locality to an unacceptable degree;**
- **notwithstanding that a proposal is in every other way acceptable, it does not result in the sterilisation of significant quantities of minerals within the site or in adjacent areas, by reason of working methods;**
- **in the case of sand, gravel, sandstone, gritstone, and opencast coal, it is within an area of search shown on the Proposals Map;**
- **with the exception of oil and gas development, opencast coal working and the reworking of spoil tips for coal, there is a demonstrable need for the mineral, taking into account its quality and the proposed market;**
- **with the exclusion of opencast coal working and the reworking of spoil tips for coal, adequate reserves of the mineral in terms of both quality and quantity have been proved;**

- **in the case of drift mining and deep mining, a scheme of working is agreed with the Local Planning Authority intended to minimise subsidence and the risk of damage to buildings, structures and land;**
- **in the case of proposals for the working of opencast coal, sandstone and gritstone, extraction and storage of mineral or overburden do not take place within 200 metres of a significant number of dwellings or other environmentally sensitive properties, taking into account local circumstances. This restriction may be relaxed where there are sufficient environmental benefits from mineral working, such as the reclamation of derelict land;**
- **existing transport routes are retained and protected;**
- **in the case of oil and gas it forms part of an overall scheme for the development of the oil or gas field approved by the Council.**

Justification
Prior to their acceptance in principle, it is essential that proposals for mineral workings are considered against stringent criteria which seek to protect the local environment and residential amenity. Even where such matters as access and restoration proposals are adequately dealt with, a concentration of active sites in a restricted locality may not be acceptable. Conversely, a proposal which is so small in scale or inadequate in its scheme of working that it leaves large quantities of minerals unworked, or sterilises adjoining deposits, may also not be acceptable.

It is not intended that a "significant number" referred to in item (o) of this policy should be specified in numerical terms, although it can generally be considered to be about 10 properties. The number of dwellings that is "significant" in relation to a particular site will depend on factors such as proximity to the site, the form of the land between the dwellings and the site, and the extent to which the dwellings are screened either by existing vegetation, or the landscaping proposals included in an application.

MW2/2 - Planning Applications for Mineral Workings
Where mineral working is acceptable in principle, applications for mineral workings will be approved when the following criteria are satisfied:

- **they include a satisfactory scheme of working and landscaping, providing for progressive working and restoration in the case of extensive workings;**
- **they make satisfactory provision for the processing and disposal of the mineral;**
- **they make satisfactory provision for the disposal of mineral waste;**
- **they make satisfactory provision for screening and landscaping whilst working is in progress;**
- **they include a satisfactory scheme of restoration and, where appropriate, aftercare;**
- **they include a scheme of aftercare in the case of restoration to agriculture, forestry or amenity use;**
- **they include satisfactory measures for the protection of groundwater and surface water resources.**

Justification
All applications for mineral working must show that the site can be adequately screened, worked and restored, that processing and transport of the mineral will not give rise to planning problems in themselves and that any waste generated from mineral working can be disposed of.

Restoration can take different forms, but the Council will, in particular, support the provision of new habitats or geological or biological features of value for nature conservation and will encourage proposals for nature conservation after-use.

In conjunction with other policies in this section of the UDP, this policy will ensure that mineral workings have the minimum environmental impact, whilst at the same time ensuring that the highest standards of restoration are achieved.

There are a number of private water supplies within the Borough which may be affected by any mineral extraction proposals.

MW2/3 - Development Control Conditions (Minerals)
Where mineral working is acceptable in principle, the Council will, by condition or by planning agreement as appropriate:

- **limit the period of operations;**
- **control levels of noise and vibration;**
- **control hours of working and maintenance;**
- **ensure satisfactory access to the site;**
- **prevent or control the production of polluted water and dust;**
- **control the impact of blasting;**
- **ensure the satisfactory disposal of waste materials arising from mineral working;**
- **limit the visual impact of the development;**
- **ensure the stability of surrounding land;**
- **ensure that the site is satisfactorily restored.**

Justification
Irrespective of how well located a mineral working may be, there is always a need to ensure that high standards of working and restoration are maintained.

MW2/4 - Longstanding Planning Permissions
In the case of mineral workings which have longstanding planning permissions with inadequate conditions of working or restoration, the Council will seek, under the provisions of current legislation, to review those conditions and to include those workings within comprehensive landscaping restoration and, where appropriate, aftercare schemes.

Justification
Many planning permissions for mineral workings granted between 1947 and the mid-1970's give little or insufficient control over their operation and the eventual restoration of land. Under this policy, consideration will be given to improving and tightening controls over existing operations as and when opportunities arise or where circumstances require action. The Town and Country Planning (Minerals) Act 1981 gives powers to review existing planning control and improve upon it by modifying or revoking planning permissions, as well as powers to discontinue or prohibit mineral working. In certain circumstances compensation may be payable if the formal powers are used to obtain improvements in planning control. Other avenues of action can include Section 106 Agreements under the Town and Country Planning Act 1990 and, in granting permission for extended workings, conditions can be attached to improve controls over areas covered by previous permissions.

MW2/5 - Derelict or Degraded Land (Minerals)
In considering applications for mineral working or surface disposal of mineral waste the Council will, where it is possible without seriously infringing planning constraints or causing nuisance to residents, give favourable consideration to proposals which would assist in reclaiming derelict or degraded land.

Justification
It may sometimes be possible to include derelict or poor quality land in mineral applications and make such land more attractive or productive as part of the restoration operations. The potential for such benefits will need to be weighed against their likely effect on the ecological value of the site and the temporary loss of amenity caused by the mineral working.

MW2/6 - Alternatives to Newly Won Minerals
The Council will encourage and look favourably upon proposals for the use of waste materials (such as colliery shale, Pulverised Fuel Ash (P.F.A.) and ash from railway embankments) as alternatives to newly won minerals, provided that such proposals are not contrary to other policies of this Plan.

Justification
The use of waste materials in many applications for which natural aggregates would normally be chosen is both technically feasible and economical, provided that the costs of transportation are kept low. Their use produces benefits in three ways: it conserves the resources of natural aggregate which would otherwise be used, it reduces the land taken both for mineral working and for waste disposal, and it releases land for other productive uses. The thrust of this policy is in line with current guidance in PPG12 "Development Plans and Regional Planning Guidance" and the principles of sustainability.

MW2/7 - Transport Routes for Minerals and Mineral Waste
The Council will, where appropriate, seek to control the routing of vehicles to and from mineral workings, aggregate depots and mineral waste disposal points.

Justification
The routes used by lorries carrying minerals and mineral wastes from mineral workings and depots may be unsuitable on highway and/or environmental grounds. If suitable alternative routes are available or can be provided, it may be possible, to ask an operator for an undertaking that these routes be used.

MW2/8 - Materials for Restoration
In considering applications for mineral working the Council will, where appropriate, have regard to the availability of suitable fill materials for restoration and will need to be satisfied that the proposed restoration of the site can be accomplished within an acceptable timescale using imported material or that it can be carried out using on-site material.

Justification
Proposals for mineral extraction often involve substantial tipping to restore the land to pre-existing levels or levels appropriate to the intended after-use. It is important that suitable fill materials are available to achieve restoration in a reasonable timescale so that the land can be returned to productive use without undue delay. In some cases it may not be necessary to use imported fill and restoration may be satisfactorily accomplished using on-site materials.

MW2/9 - Standards of Restoration (Minerals)
Where restoration of a mineral working or surface mineral waste disposal site to agriculture, forestry or amenity use is proposed, the Council, in consultation with either the Ministry of Agriculture, Fisheries and Food, or the Forestry Commission, as appropriate, will seek the standard of restoration required by current legislation, and will impose appropriate aftercare conditions.

Justification
Standards of restoration have often been very poor in the past and it is a major aim of this Plan to improve the quality of restoration. Advice on planning considerations, consultations and conditions which are relevant to the reclamation of mineral workings is given in Minerals Planning Guidance Note 7 "The Reclamation of Mineral Workings". Where restoration for agriculture, forestry or amenity use is proposed, consultation with either the Ministry of Agriculture, Fisheries and Food, or the Forestry Commission, is a requirement of Schedule 5 of the Town and Country Planning Act 1990 (as

amended by Schedule 1 of the Planning and Compensation Act 1991). This legislation also sets down the meaning of "required standard of restoration".

MW3 - WASTE DISPOSAL FACILITIES
In considering new waste disposal sites and facilities, and the extension of existing provisions, the Council will have regard to waste disposal needs and to the need to comply with other policies and proposals of this Plan.

Justification
At present, much of the waste produced within Bury is exported for treatment outside the Borough. This is mainly because of the shortage of suitable sites available in terms of their location and surrounding environment within the Bury area. It is anticipated that, within the UDP timescale, there will be a need for sites where waste can be disposed of with the minimum environmental impact. It will be necessary to consider the need for a site or facility against its environmental effects and to ensure that the development is consistent with the policies and proposals of the UDP and Government Planning Policy Guidance.

MW3/1 - Derelict or Degraded Land (Waste)
In considering proposals for new, or extensions to existing waste disposal sites, the Council will, without prejudice to other policies and proposals of the UDP, give favourable consideration to proposals which result in the reclamation of derelict or degraded land.

Justification
Derelict or degraded land is often an eye-sore and can also be dangerous and pose a threat to public safety. Such land can present opportunities for reclamation in association with waste disposal and landfill proposals. However, some derelict sites may, through natural regeneration, have become ecologically important and their reclamation should, therefore, be considered in the light of their ecological value.

It is important that the UDP encourages the restoration of derelict or degraded land for beneficial use by the community or in the interests of nature conservation. The restoration of derelict or degraded land under this policy will also help to minimise the requirement for waste disposal sites elsewhere in the Borough.

MW3/2 - Waste Recycling and Bulk Reduction
The Council will, without prejudice to other policies and proposals of the UDP, give favourable consideration to proposals which facilitate the economic recycling and reclamation of waste materials and the bulk reduction of waste.

Justification
This policy will help to ensure that the need for landfill capacity is reduced and that natural resources are conserved.

MW4 - ENVIRONMENTAL CONSIDERATIONS FOR WASTE DISPOSAL SITES
The Council will ensure that new or extended waste disposal sites or facilities will not have an unacceptable detrimental effect on the local environment and that sites are adequately and, where appropriate, progressively restored.

Justification
Waste disposal, by the very nature of its operation, can give rise to all types of environmental problems especially within a built-up area. These problems can have serious detrimental effects on environmental and residential amenity, particularly, if the disposal operations are undertaken without

due care and attention and if the finished site is contaminated. The purpose of this policy, therefore, is to ensure that where waste disposal is permitted, it is carried out with minimum detriment to the local environment and residential amenity.

MW4/1 - Assessing Waste Disposal Proposals
A proposal for new, or extensions to existing waste disposal sites or facilities, will be accepted in principle when the following criteria are satisfied:

- **it will not have an unacceptable impact on dwellings or on other environmentally sensitive properties in terms of visual amenity, noise, dust, air pollution, surface water or groundwater pollution, smell, vibration or other nuisance;**
- **it will not have an unacceptable effect on land drainage, water supply or the water resources of the area;**
- **it is acceptable in terms of access, traffic generation and road safety;**
- **it will not have a detrimental impact on the viability of agricultural holdings or lead to an unacceptable loss of agricultural land, taking into account the quality of restoration likely to be achieved following the cessation of waste disposal;**
- **it will not have an unacceptable effect on the setting of listed buildings, ancient monuments or conservation areas;**
- **it will not have a detrimental impact on areas of recreational use or potential, areas of special landscape, archaeological or geological value, river valleys, areas of ecological or biological importance or any other area of a similar nature protected by other policies of the UDP;**
- **it would not sterilise land with mineral deposits, if mineral extraction is considered to be a viable and appropriate use of the land;**
- **it includes a satisfactory scheme of restoration and, where appropriate, aftercare;**
- **it makes satisfactory provision for screening and landscaping of the site whilst works are in progress;**
- **in the case of extensive sites, it includes provision for progressive working of the site in order to minimise the area of working at any particular time;**
- **it includes a satisfactory scheme of aftercare in the case of restoration to agriculture, forestry or amenity use;**
- **it makes satisfactory provision for leachate and landfill gas controls and dispersal during and after the completion of tipping operations.**

Justification
This policy sets out detailed criteria which must be satisfied prior to granting planning permission or identifying sites for the disposal of waste. Strict compliance with the criteria will help to achieve the minimum possible impact on the local environment. In implementing this policy the Council will not attempt to duplicate the work of the Pollution Control Authorities.

MW4/2 - Development Control Conditions (Waste)
Where proposals for new, or extensions to existing waste disposal sites or facilities are acceptable in principle, the Council will, by condition or by planning agreement as appropriate:

- **control the physical nature of waste to be tipped;**
- **ensure satisfactory provision of screening, mounding, fencing and landscaping (e.g. on the site boundary);**
- **ensure satisfactory access to and egress from the site;**
- **limit the period of operations and hours of working;**
- **control levels of noise and dust;**
- **control the disposal of leachate and the disposal or utilisation of landfill gas;**

- **ensure the satisfactory restoration of the site and, where appropriate, aftercare;**
- **agree a suitable after-use.**

Justification
The purpose of this policy is to strengthen planning control and thereby ensure that waste disposal operations are undertaken satisfactorily and to high standards. Strict compliance with planning conditions will help to achieve these objectives. In implementing this policy, the Council will not attempt to duplicate the work of the Pollution Control Authorities.

MW4/3 - Household Waste Disposal Sites (Civic Amenity Sites)
The Council will, without prejudice to other policies and proposals of the UDP, give favourable consideration to proposals for the establishment of household waste disposal sites in appropriate locations.

Justification
The Civic Amenities Act 1967 facilitated the setting up of sites where householders can dispose of their unwanted or surplus household items. The provision of such disposal sites within easy reach of local residents, will help to reduce the incidence of fly-tipping. Such sites can also provide important collection points for waste products capable of being re-cycled.

MW4/4 - Transport Routes for Waste Disposal Sites
The Council will, where appropriate, seek to control the routing of vehicles to and from waste disposal sites and facilities.

Justification
The routes used by lorries travelling to and from waste disposal sites and facilities may be unsuitable on highway and/or environmental grounds. If suitable alternative routes are available or can be provided, it may be possible to ask an operator for an undertaking that these routes be used.

MW4/5 - Land Contamination
In considering proposals for new, or extensions to existing waste disposal sites, the Council will ensure that developers include the necessary measures to reduce the risks presented by landfill gas and other forms of ground contamination.

Justification
Landfill gas is a complex mixture of gases which is produced during the biodegradation of landfill wastes. It has an unpleasant smell and can be highly flammable or in confined spaces, explosive. When under pressure, it can migrate through underground pathways to adjoining sites and can affect properties at some distance from the landfill site where it originates.

This policy helps to secure necessary safeguards against the effects of landfill gas and other ground contamination problems by controlling the management and operation of landfill sites. The Council will, where appropriate, seek agreements with developers over long term monitoring, control and containment regimes.

It may also be appropriate to make use of landfill gas as an energy source. Infrastructure for such will need to comply with other policies and proposals in the Plan, in particular, Environment Policy EN4/1 - Renewable Energy. In implementing this policy the Council will not attempt to duplicate the work of the Pollution Control Authorities.

MW4/6 - Standards of Restoration (Waste)

Where restoration of a refuse or waste disposal site to agriculture, forestry or amenity use is proposed, the Council, in consultation with either the Ministry of Agriculture, Fisheries and Food or the Forestry Commission, as appropriate, will seek the standard of restoration required by current legislation and will impose appropriate aftercare conditions.

Justification
Standards of restoration have often been very poor in the past and it is a major aim of this Plan to improve the quality of restoration. Where restoration to agriculture, forestry or amenity is proposed, consultation with either the Ministry of Agriculture, Fisheries and Food or the Forestry Commission, is a requirement of Schedule 5 of the Town and Country Planning Act 1990, as amended by Schedule 1 of the Planning and Compensation Act 1991. This legislation also sets down the meaning of "required standard of restoration".