



Bedford Borough Council, Central Bedfordshire
Council and Luton Borough Council

working together

Bedford Borough, Central Bedfordshire and Luton Borough Councils

Minerals and Waste Local Plan: Strategic Sites and Policies

adopted January 2014



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1 Introduction

1.1 In 2004 the Government made changes to the planning system through the Planning and Compulsory Purchase Act. This Act introduced Local Development Frameworks, which are the portfolio of local development documents that set out the spatial planning policies for the area of a local planning authority (or in this case, three local planning authorities (LPAs), in respect of minerals and waste developments). The project plan for this work, including a timetable, is set out in the Minerals and Waste Local Development Scheme November 2012.

1.2 The Minerals and Waste Local Development Framework for Bedford Borough, Central Bedfordshire, and Luton Borough Councils will comprise:

- the Minerals and Waste Local Plan: Strategic Sites and Policies (LDD), intended to be adopted in 2013
- a General and Environmental Policies Local Development Document (LDD), intended to be adopted in 2015/16
- a Statement of Community Involvement, adopted in 2006
- the Supplementary Planning Document on Managing Waste in New Developments, adopted in 2006
- a Policies Map

Bedford Borough, Central Bedfordshire and Luton Borough Councils Minerals and Waste Local Plan: Strategic Sites and Policies.

1.3 The 'Minerals and Waste Local Plan: Strategic Sites and Policies' contains:

- An overall vision which sets out how the area should develop in respect of minerals extraction and waste management developments.
- Strategic objectives setting out how the Plan will implement the visions, focusing on key issues.
- An implementation strategy for achieving these objectives
- Clear arrangements for managing and monitoring the delivery of the strategies.
- Policies for the provision of sufficient minerals, waste recovery and disposal capacity for the period from 2013 to 2028;
- Identification of strategic sites for both mineral extraction and waste management.

1.4 In this case, the three Councils are unitary authorities, which means that they are each responsible for the planning control of both minerals and waste management developments within their administrative area, and are Minerals Planning Authorities and Waste Planning Authorities (MPAs and WPAs). This Plan is a joint planning policy document which provides strategic policy coverage for minerals and waste management developments proposed within the local authority areas of Bedford Borough, Central Bedfordshire, and Luton Borough Councils.

1.5 For ease of reference 'The Minerals and Waste Local Plan: Strategic Sites and Policies for Bedford Borough, Central Bedfordshire, and Luton Borough Councils' will be referred to throughout this document as 'the Plan'.

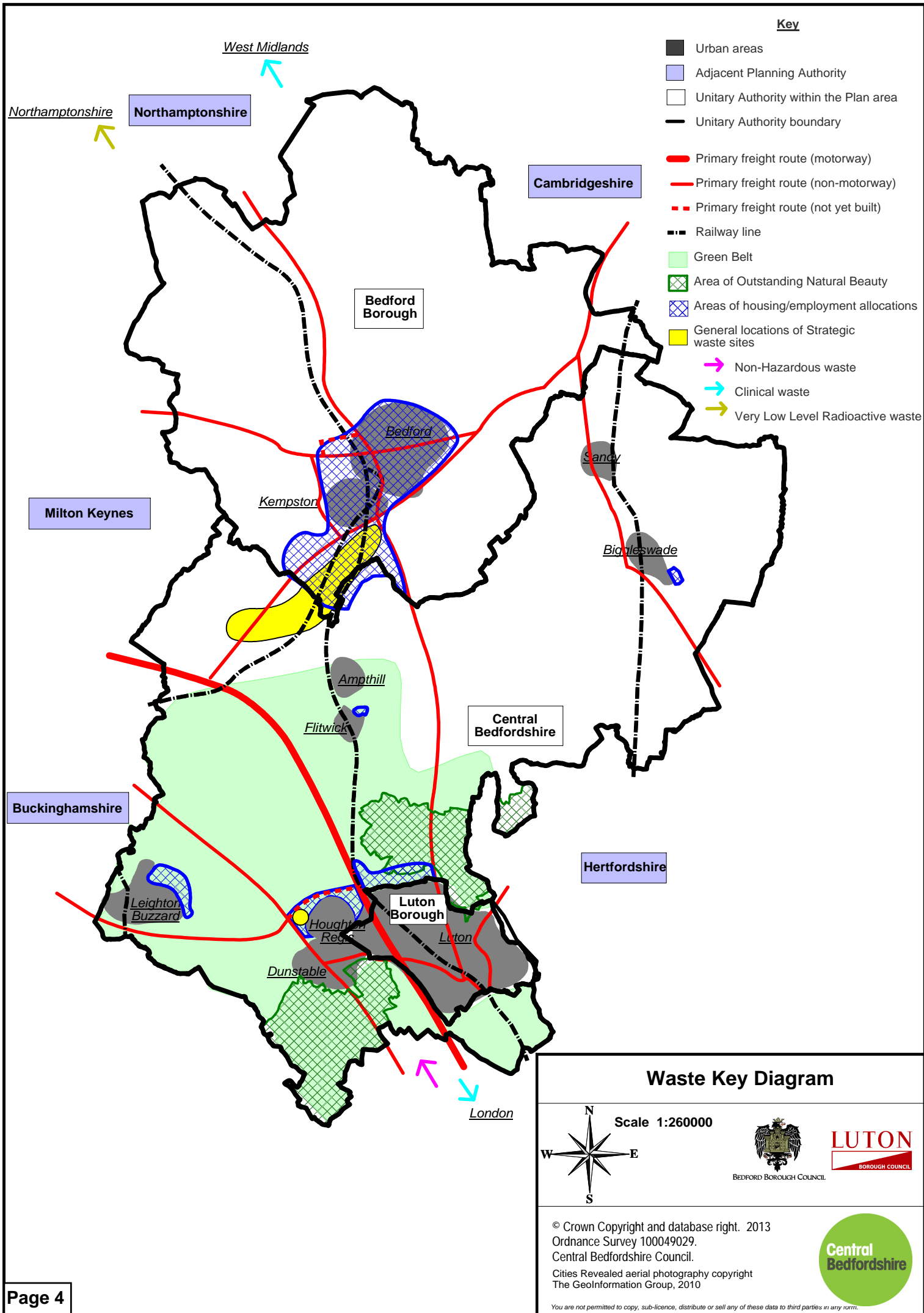
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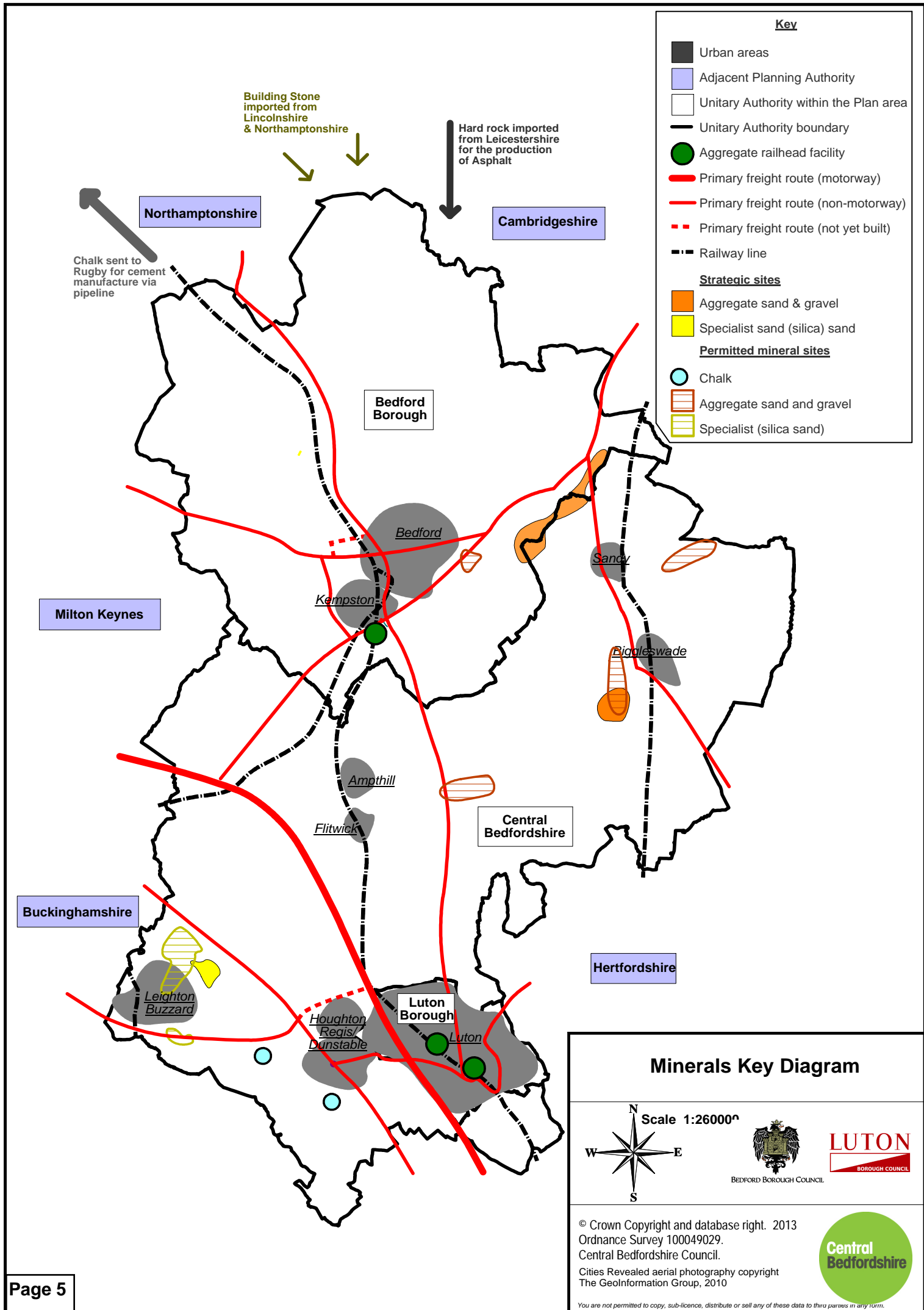
1.6 The Plan has been developed from several preceding consultation documents:

- Minerals Development Plans Issues and Options Consultation Paper (Consultation February- March 2006)
- Minerals Core Strategy Preferred Options (Consultation September-October 2007);
- Minerals Site Allocations Preferred Options (Consultation September- October 2007),
- Minerals Site MD50 Land at Clipstone Brook (Consultation 2008)
- Waste Issues and Options Core Strategy (Consultation October- November 2007)
- Waste Core Strategy Preferred Options (Consultation June-July 2010),
- Minerals Safeguarding Areas: Consultation Document (Consultation February- April 2011)
- Minerals and Waste Core Strategy Plan for Submission consultation on soundness (Consultation 5th December 2011- 5th February 2012)
- Minerals and Waste Core Strategy Plan for Submission- consultation on Main and Additional Modifications (Consultation May 2012)
- Minerals and Waste Core Strategy Plan for Submission- Further Modifications (Consultation 4th April 2013- 15th May 2013)

1.7 The Plan is accompanied by Technical Evidence Papers (which interpret and summarise purely factual information, and provide the key assumptions in the Plan); as well as an Evidence Base of factual information; and a Sustainability Appraisal.

1.8 The Plan replaces some of the policies set out in the Minerals and Waste chapters of the Bedfordshire and Luton Minerals and Waste Local Plan, adopted in 2005. One important element of the policies from the Bedfordshire and Luton Minerals and Waste Local Plan 2005 that were saved by Direction from the Secretary of State, are the General and Environmental policies. These are not replaced by policies in this Local Development Document (LDD), since the intention is to develop a separate General and Environmental policies LDD, which will revisit the issues which are the subject of the saved policies. The saved policies are particularly important, as they will be used in the determination of planning applications for mineral extraction and waste management facilities. The policies in the Plan should not be read in isolation therefore, since any development proposal for either a mineral extraction or waste management use will be determined by reference to both the policies from the Plan; as well as the saved policies from the General and Environment policies chapter of the Minerals and Waste Local Plan (2005). The Plan has been found sound, and legally compliant following an Examination in Public.





2 Plan area and Policy Context

Geography

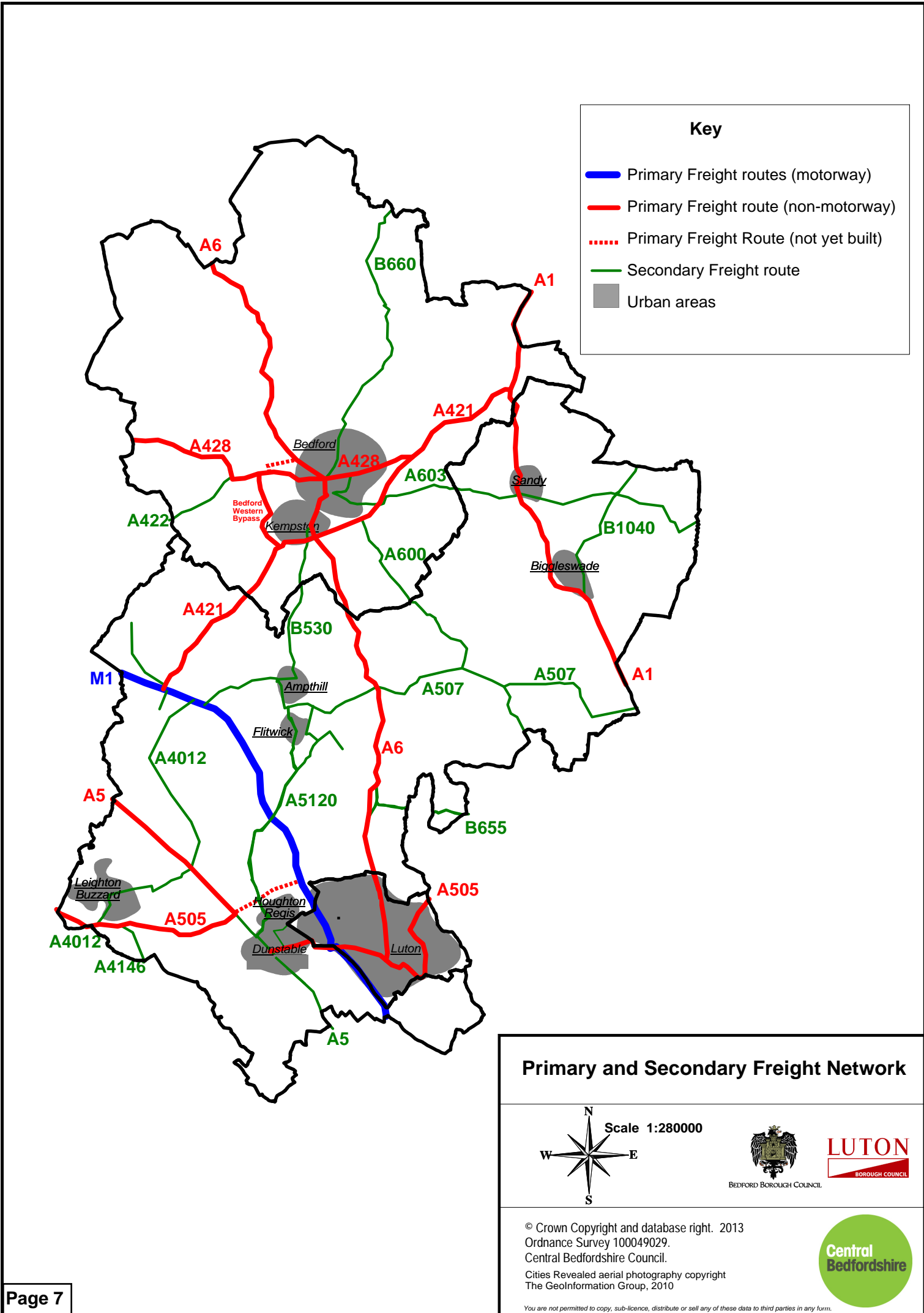
2.1 The Plan area consists of 1,235 square kilometres of land. Its administration is divided into three unitary authorities - Bedford Borough Council, Central Bedfordshire Council, and Luton Borough Council. The population of the Plan area was approximately 617,000 in 2012. This is spread between the two major urban centres, Bedford in the north, and Luton / Dunstable to the south, together with about 40% living in smaller towns and villages in the rural hinterlands.

Strategic and Local Transport Network

2.2 The Plan area is connected by road and rail, with the M1 and A1 highways running north-south; and the Midland, East Coast and West Coast mainline railways providing rapid transit to/from London, the Midlands, and beyond. There is also a more local line providing a train service between Bletchley and Bedford and so, in total, there are four rail lines within the Plan Area. East-west travel is more limited, with the A421 providing the major route from Milton Keynes to the west, to Cambridge to the east. Other major freight roads include the A428, A603, A6 and A5. Luton Airport provides domestic and international short haul travel.

2.3 Each of the three Councils is progressing its own Local Transport Plan (LTP), which includes Freight Policies and/or Strategy, and minerals and waste are substantial elements of the freight carried within the Plan area. The LTPs set out strategic transport routes and alternatives to the use of the car and are an important consideration when determining development proposals including minerals and waste management applications.

2.4 In addition, roadstone is transported from quarries outside of the plan area by rail to three rail served aggregates depots at Leagrave Road and Crescent Road, Luton, and at Elstow, near Bedford, avoiding the use of the local road network.



Key

- Primary Freight routes (motorway)
- Primary Freight route (non-motorway)
- ⋯ Primary Freight Route (not yet built)
- Secondary Freight route
- Urban areas

Primary and Secondary Freight Network

Scale 1:280000

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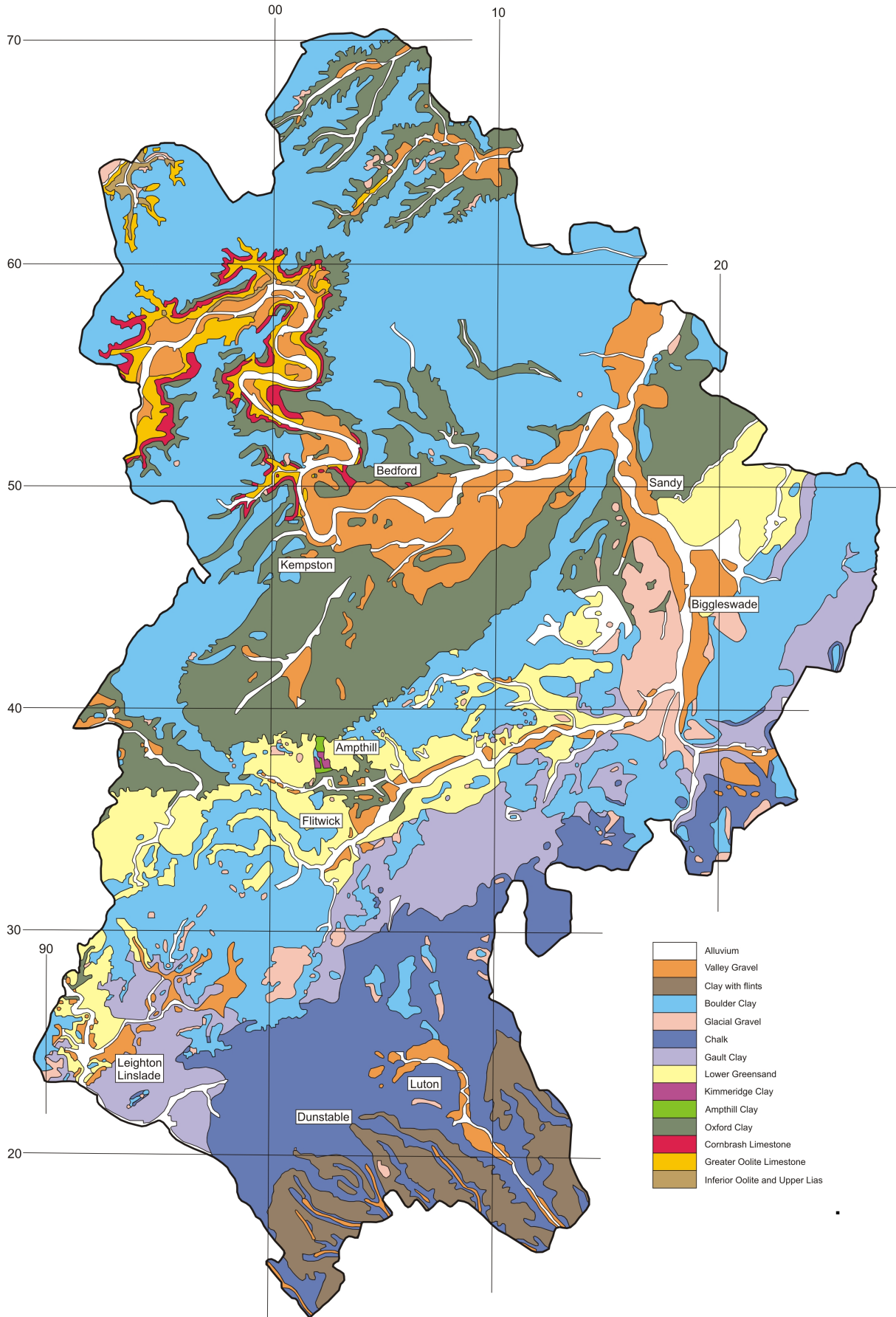
Geology and Landscape

2.5 Away from the two urban areas the Plan area is largely rural in character, with extensive agricultural land. The landscape is varied, reflecting the underlying geology. In the north, to the immediate south of Bedford, the Oxford clay belt gives rise to a low-level gently undulating topography, punctuated by the Ouse River valley which flows from the north west to the east. The central part of the Plan area is marked by the escarpment of the Greensand Ridge, which is largely wooded, and provides considerable local amenity value. To the south, the land rises under the influence of chalk formations to create the Chilterns Area of Outstanding Natural Beauty, which continues south westwards into Buckinghamshire.

2.6 The underlying geology also yields the economic minerals which are the subject of this Plan. In terms of tonnage, the major resources are aggregate sands, gravel, chalk and silica sand. Aggregate sand and gravel is located in the river valleys of the Ivel and Ouse and in glacial deposits west of Biggleswade. The Greensand Ridge yields a range of medium to fine grained sands, which are of very high silica purity in the vicinity of Leighton Buzzard, and have been worked extensively for industrial purposes. Further north, the Oxford Clay has historically been a major brick-making resource, but that use has now ceased. Chalk is extracted from a large scale quarry near Dunstable, from where it is transported via a slurry pipeline to cement works in Rugby; and at Totternhoe quarry for building stone.

Land Use Planning Designations and Environmental Enhancement Areas

2.7 There are two major land use designations in the Plan area which are significant influences upon this Plan. These are the South Bedfordshire Green Belt, and the Chilterns Area of Outstanding Natural Beauty. They have the benefit of protection under national policy. In addition, there are the Forest of Marston Vale; the Greensand Trust Area; and the Leighton Buzzard and Heath and Reach Sandpit Strategy Area. The latter are areas intended for enhancement of their local environment.



Policy

European

2.8 There has been a considerable amount of legislation concerning waste management and minerals extraction in recent years which has originated from Directives passed by the European Union. In addition there have been several Environmental Action Plans from the EU. Key Directives on waste include the 1999 Landfill Directive, and the 2008 Waste Framework Directive.

National

2.9 Within the United Kingdom, there are now three devolved administrations (the National Assembly for Wales, the Scottish Parliament, and the Northern Ireland Assembly). Each devolved administration has a Spatial Strategy, which includes mineral extraction, as well as a separate Waste Strategy. In England, a new Waste Strategy was brought forward in 2007, with minor revisions in 2009, and a review of Waste Policies in 2011.

2.10 A consultation draft of a 'Waste Management Plan for England' was published in July 2013. The most recent version of Planning Policy Statement PPS10 'Planning for Sustainable Waste Management', which provides planning guidance on the management of waste, was published in 2011, and a consultation draft of 'Planning for sustainable waste management' was published in July 2013. Guidance on the supply of aggregates in England for the period 2005 to 2020 was published in 2009, and again, at MPA level in 2011. This provides numerical forecasts concerning the level of land won aggregates that the MPAs in England should provide in the mineral policies of their Local Plans.

2.11 The Planning Act 2008 set out new procedures for determining proposals for major infrastructure developments. As a result the Infrastructure Planning Commission was established, which has now been replaced by the Major Infrastructure Planning Unit within the Planning Inspectorate, with decisions being taken by the Secretary of State on major infrastructure development proposals. The 2008 Act also set out the intention for the Secretary of State to designate 12 National Policy Statements (NPSs) setting out government policy on different types of infrastructure development. These are the energy NPSs (Overarching Energy, Renewable Energy, Fossil Fuels, Oil and Gas Supply and Storage, Electricity Networks and Nuclear Power), transport (Ports, Transport networks including road and rail and Aviation), and Water, Waste Water and Waste (water supply, hazardous waste and waste water treatment).

2.12 The Government published the 'National Planning Policy Framework' (NPPF) setting out its economic, environmental and social planning policies for England to achieve sustainable development, in March 2012. The NPPF seeks to ensure that there is an adequate and steady supply of minerals to support sustainable growth; facilitates the sustainable use of energy minerals; seeks to ensure that proven resources are safeguarded and that prior extraction takes place, where practicable, if non mineral development is necessary in Minerals Safeguarding Areas; seeks to ensure that sufficient permitted reserves are available outside of National Parks and other protected areas, and sets out environmental criteria against which planning applications will be assessed. The NPPF does not contain specific waste planning policy.

Local

2.13 In addition, there are Local Development Frameworks for the planning of non-minerals and waste developments for each of the three Councils. Bedford Borough adopted a Core Strategy and Rural Issues Plan in April 2008, and an Allocations and Designations Plan on 17th July 2013, and will be developing a Gypsy and Traveller Sites LDD. A Core Strategy for the north of Central Bedfordshire was adopted in November 2009, and a Site Allocations DPD in April 2011. A Joint Core Strategy for Luton Borough Council and southern Central Bedfordshire was submitted to the Secretary of State in March 2011. However following an Exploratory Meeting the Joint Planning Committee for Luton and Central Bedfordshire agreed to withdraw the Core Strategy on the 29th July 2011. The Secretary of State confirmed that the Core Strategy should

be withdrawn on 7th September 2011. However, Central Bedfordshire Council has endorsed the Joint Core Strategy for development management purposes, which means in determining any applications for development in the area of the Core Strategy, that it will be a material consideration. As at January 2013 the Central Bedfordshire Council Development Strategy was undergoing public consultation. Luton Borough Council has begun preparations on a Local Plan for its area to cover the period 2011 to 2031. It is acknowledged that decisions regarding Minerals and Waste Planning will need to have regard to the policies in the Local Development Documents for all three Local Authorities, and vice versa.

2.14 Each of the three Councils have adopted a Sustainable Community Strategy, which set out long term plans for their communities. These Community Strategies must be taken into account in preparing Local Development Frameworks.

2.15 The Bedfordshire Minerals and Waste Local Plan was adopted by the former Bedfordshire County Council and Luton Borough Council in 2005. The majority of its policies were saved by a Direction from the Secretary of State in 2008. These saved policies have considerable importance since they are the policies that will continue to be used in determining applications until they are replaced. Where there is more recent legislation, and where the saved policies are overtaken by changes at European and national policy level, then it is acknowledged that more recent legislation prevails.

3 Vision

The Minerals and Waste Visions

3.1 The Plan is the primary planning vehicle to deliver the supply of minerals and the facilities for the management of waste in the administrative areas of Bedford Borough, Central Bedfordshire, and Luton Borough Councils over the period to 2028. The two visions which are set out here, for waste and for minerals, each depict an intended end state of the Plan area at the end of the Plan period, and show what the Plan is seeking to achieve.

The Vision for Waste

3.2 The three WPAs adopting this Plan are working together to enable ambitious changes to the provision of waste management facilities in their respective administrative areas. The Plan will bring about substantial changes in how waste is managed, from its arising to final disposal. The most important message is that waste will mostly originate from within the Plan area, and will be managed so that a very low proportion will be landfilled, following recovery processes. This is in a period of time in which significant growth is intended around all of the towns in the Plan area.

3.3 The Plan area has historically been heavily dependent upon the disposal of non-hazardous waste to landfill, which has included substantial amounts from London. At present large amounts of commercial/industrial as well as residual municipal wastes, are sent for landfilling in adjacent Counties. In recent years a wider range of recovery facilities have emerged which manage local wastes, and have assisted in diverting significant amounts from landfill. However, to move towards being a materials reusing economy a much higher capacity will be required to carry out recovery processes. This need for new waste management capacity will be met in ways that protect human health, limit the adverse impact on society, and the environment. The terms Recovery, Recycling, Reuse, and Disposal are here used in the same sense as the Waste Framework Directive 2008, and their meanings are set out in the Glossary at the end of this document.

Minerals and Waste Visions

The Vision for Waste

By 2028 the Plan area will have a sustainable materials resources economy, in which waste is managed with the least possible harm to the environment of the Plan area and its occupants. The Plan area will have sufficient waste management capacity for most kinds of waste arising within its area plus an apportionment of pre-treated residual wastes from London, but will rely upon facilities elsewhere for some specialist wastes (such as Hazardous, Clinical and Low Level Radioactive Waste).

Specifically the Plan area will maximise the reuse and recycling of wastes, and minimise the need for disposal. Consequently the amount of Municipal Solid Waste (MSW) and Commercial and Industrial waste (C&I) sent to landfill will be significantly lower than at the beginning of the Plan period. Value will be recovered through reuse, recycling and composting processes, and through the recovery of energy and/or materials from waste. Consequently the amount of MSW and C&I wastes going to landfill will be highly limited in both quantity and in biodegradable content.

Facilities for the collection and storage of waste will be fully integrated into the design of all developments, with waste management facilities located as close as possible to urban areas. Transport of most waste within the Plan area will be via the local road network, and this will influence the siting of waste management facilities.

Strategic Objectives for Waste

3.4 The Plan sets out strategic objectives for waste management developments in the Plan area which will implement and deliver the vision. These objectives will be translated into a spatial strategy and policies, and be capable of measurement so as to enable monitoring. The waste objectives of the Plan are:

1. To promote the reduction of waste arisings

3.5 At the top of the Waste Hierarchy is Prevention, whereby society takes measures to create less wastes arisings. Many forms of developments can include measures to prevent wastes arising beyond their boundaries and creating a burden on the economy and society.

2. To manage sustainably as much waste as possible arising from within the Plan area, and take a small and diminishing apportionment of London wastes for landfilling.

3.6 The Plan area has the scope to manage the majority of its own wastes. However the Plan will roll forward the commitment to landfill a small and diminishing amount of waste from London that has been subject to a high degree of pre-treatment and has had its value recovered. Some wastes will continue to be managed outside of the Plan area, including hazardous, clinical, and low level radioactive wastes.

3. To move away from dependence upon landfilling.

3.7 Landfilling is a waste of resources, and also has the potential to be harmful to the environment in a number of ways. Landfill sites can pollute aquifers, and produce gases which contribute to global warming. Within the Plan area, the scope for landfilling wastes is already very limited, due to its geology and the poor availability of suitable mineral working voids.

4. To provide greater capacity for the recovery of materials and energy

3.8 A wide range of recovery processes which produce energy and reusable materials are already arising in the Plan area. The Plan will identify strategic waste management sites and provide strategic policies to direct where these additional waste management facilities can be located.

5. To protect and enhance the biodiversity and landscape fabric of the plan area.

3.9 The majority of waste will be managed in buildings and structures, and not in landfill sites. Nevertheless they can provide some opportunities for environmental enhancement, such as green and brown roofs and screen planting. Overall, the design and siting of such facilities should avoid or compensate for any negative environmental impacts, and will, in any event, obviate the negative impacts of the disposal of waste to landfill.

6. To protect and enhance the safety of the road network in the Plan area.

3.10 Waste management gives rise to large scale traffic movements which can strongly affect the local road network. Locations for waste management use will need to show that they can accept additional traffic.

7. To protect and enhance the cultural, social, and environmental heritage of the Plan area.

3.11 Waste management sites will be generally located on existing or former industrial land or land derelict as a result of former industrial activity, or mineral working. The scope for positive impacts on cultural, social or environmental heritage is limited, but large scale schemes may be able to provide enhancements such as interpretation facilities and educational opportunities to view and explain the operations of the facility, and the provision and use of meeting rooms. Where a site is landfilled this may provide similar benefits to host communities, in the longer term, to those presented by mineral sites. This may include opportunities for employment and for leisure and social activities and for enhanced access provision.

8. To provide a network of facilities which are close to waste arisings, and suitable road networks so as to reduce transport issues and support the carbon agenda, appropriate to the kind of waste to be managed.

3.12 Waste management developments generate large amounts of traffic, and need to access better quality road networks. This will reduce the potential for road traffic incidents, and lead to the generation of lower levels of carbon dioxide emissions.

The Vision for Minerals

3.13 The extraction of minerals is important in a number of ways, for the local community, for the impact that it has on nearby occupiers, and the impact on the local environment. The Vision for Minerals seeks to balance these issues.

The Vision for Minerals

There will be a steady and adequate supply of minerals in the Plan area sufficient to meet the needs of national and regional supply policy, and local development needs. Minerals will be obtained from the most sustainable sources, and extraction sites will be planned, located and operated so as to protect the environment. Over the full life cycle of a mineral extraction operation environmental improvements will be realised, particularly in terms of biodiversity, green infrastructure, outdoor access and water cycle management.

Strategic Objectives for Minerals

3.14 The Plan sets out objectives for mineral extraction which will implement and deliver the vision. These objectives will be translated into a spatial strategy and strategic policies, and be capable of measurement so as to enable monitoring.

1.To provide for appropriate reserves for aggregates and specialist (silica) sands in line with national and sub-national guidelines.

3.15 Reserves of minerals with planning permission are the principal means by which the supply of both aggregate sands and gravels, and specialist silica sands, are maintained. These are identified in the Plan as strategic sites as these have been brought forward by operators with details provided of reserves at these sites. There has, therefore, been no need to identify Preferred Areas or Areas of Search. This brings certainty to both operators and local communities.

2.To identify strategic sites for the supply of identified mineral needs, and to ensure that these sites represent the most sustainable options.

3.16 A limited number of mineral working sites are needed to ensure that sufficient minerals can be supplied throughout the period of the Plan.

3.To conserve mineral resources and infrastructure, by protecting them from sterilisation, encouraging their prudent use, and specifying appropriate phasing mechanisms for their release and increasing use of secondary aggregates.

3.17 Minerals are a scarce resource which need to be protected from sterilisation by other developments which would prevent them from being won at some point in the future. In addition, further reserves should only be made available for working when needed.

4.To minimise adverse environmental and amenity impacts of mineral working, and the associated transport of minerals, and to make use of opportunities to improve the environment, and make other sustainability gains.

3.18 The extraction, processing, and transport of minerals can impact detrimentally on adjacent occupiers and the environment. These impacts can be minimised by planning controls and operator best practice, and the reclamation of mineral working sites can lead to enhancement of the environment. Climate change is one of a number of environmental impacts that needs to be addressed as part of any mineral working proposal and, not to do so, may have a significant effect on its sustainability.

5.To ensure that host communities derive tangible benefits from any mineral working undertaken in their area.

3.19 The communities in the vicinity of mineral working sites may experience disruptions and disbenefits from their presence. Mineral operators should seek to provide host communities with tangible benefits such as employment, opportunities for leisure and social activities, enhanced access provision and/or for flood compensation measures.

6. To ensure that mineral sites, in operation and restoration, are sympathetic to their local landscape character (as determined via Landscape Character Assessment).

3.20 Any area of land worked for minerals has its own landscape character. The landscape character of the site and its fit with its surrounding area can be protected by appropriate phasing, screening, planting, and progressive restoration, such that the land area being worked for minerals at any time is reduced as far as possible.

7. To ensure the appropriate restoration and after-use of mineral workings and protect and enhance biodiversity and the green infrastructure, including heritage assets, of the Plan area, taking particular account of the potential to make contributions to the aims of Biodiversity Action Plans, Green Infrastructure Plans, Outdoor Access Improvement Plans, and Water Cycle Management Plans.

3.21 Mineral working changes the landscape in a number of ways, and can provide opportunities for enhancements to wildlife habitats, public access, and the management of watercourses.

4 Sustainable Development and Overarching Strategic Policy

4.1 In March 2012 the Government published the National Planning Policy Framework (NPPF) which sets out the planning policies for England and how they are expected to be applied.

4.2 The NPPF confirms that it is the purpose of the planning system to contribute to the achievement of sustainable development. It considers that there are three dimensions to sustainable development, namely economic, social and environmental which are inextricably linked and mutually dependant. The NPPF makes it clear that local plans are the key to delivering sustainable development and thereby building and supporting vibrant and healthy communities, contributing to a strong, responsive and competitive economy and contributing to protecting the natural, built and historic environment.

4.3 Local Planning Authorities are advised, when plan making, to positively seek opportunities to meet the development needs of their area and to meet objectively assessed needs with sufficient flexibility to adapt to rapid change.

4.4 The NPPF is based upon a presumption of sustainable development, and the Local Plan is also underpinned by this presumption. This is set out in policy MWSP1. The NPPF also indicates that proposed development that accords with an up-to-date Local Plan should be approved without delay whilst proposed development that conflicts should be refused unless material considerations indicate otherwise.

Minerals and Waste Strategic Policy MWSP 1

Presumption in Favour of Sustainable Development

When considering development proposals the MPA/WPA will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The MPA/WPA will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Plan area.

Planning applications that accord with the policies in this Plan and subsequent Local Development Documents will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the MPA/WPA will grant permission unless material considerations indicate otherwise taking into account:

- a. Any adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b. Specific policies in that Framework indicate that the development should be restricted.

Climate Change

4.5 Climate change is a matter of great concern at an international and European level and tackling climate change is a Government priority. Measures to tackle climate change nationally have already been introduced through the Climate Change Act (2008), with a legally binding target to cut UK emissions by 34% by 2020, and at least 80% by 2050.

4.6 Climate change is considered to have both strategic as well as local implications and needs to be taken into account at all stages of the planning process. Crucial to achieving sustainable development is full consideration of the implications of development proposals in respect to climate change. This is set out in policy MWSP2.

Minerals and Waste Strategic Policy MWSP 2

Climate Change

Waste management, mineral extraction and all related development, including restoration proposals, will take account of climate change for the lifetime of the development through measures to reduce greenhouse gas emissions and to adapt to future climate changes. The proposed measures and the means of monitoring shall be identified.

4.7 All waste management development, whether built or landfill, as well as minerals development whether quarries or processing plants, have the scope to contribute to climate change, as well as to contributing to mitigation of climate change. There are a range of measures available to reduce greenhouse gas emissions, reduce the carbon footprint, create carbon sinks, and to adapt to future climate change.

4.8 Applications should set out how the proposed development will be resilient to climate change and may, therefore, include:

- Incorporation of sustainable drainage schemes to minimise flood impacts on site, or downstream;
- Measures to enhance water efficiency;
- Measures to adapt to the potential impacts of excess heat and drought;
- Sustainable transport measures including the use of travel plans;
- The use of low emission vehicles, and vehicles with greater fuel efficiency for use on site, or for long distance transportation;
- The use of operational plant selected to ensure maximum efficiency and well maintained;
- Contributing to biodiversity by creating habitats which act as wildlife corridors and act as carbon sinks (primarily quarries and landfill sites);
- Specialist planting – such as drought resistant plant species (primarily at quarries and landfill sites);
- Emission measures;
- Green and brown roofs

4.9 The toolkit for developing measures to mitigate and manage climate change impacts will be developed over time. The list of matters sets out those that are currently in the public arena, but the list is not exclusive, as further ways of mitigating and managing climate change are likely to be developed over the period of the Plan.

4.10 Applications should demonstrate how the design, location, and transportation related to the development will positively contribute towards the mitigation of climate change. The climate change impacts of buildings located on quarries should be considered, and incorporated in the development, unless they are for short term or temporary use.

4.11 The extent to which it may reasonably be expected that such measures will be incorporated, will depend on the scale and nature of the development, and the opportunities available for incorporating measures to reduce the effects of climate change. Additionally, where a development is proposed for the longer term, resilience should be built in, and there should be flexibility built into the design to enable the facility to adapt, should circumstances change.

4.12 Where on-site options have been considered, and are not viable, off set measures or allowable solutions may be put in place. Biodiversity off- setting is one such example. Quarries and landfill sites may provide opportunities for accommodating off-setting for other development proposals.

4.13 Transport related emissions are likely to be one of the biggest contributors to climate change as far as waste and mineral developments are concerned. Proposals for such developments will need to consider how they can reduce or limit the emissions they generate, paying particular regard to transport related emissions. As climate change is expected to happen to a certain extent regardless of whether or not reductions in carbon dioxide emissions are achieved, all new waste management facilities will need to be resilient to climate change impact risks that arise over the life of the waste facility.

Climate Change measures – waste management development

4.14 Waste recycling and recovery operations contribute to addressing change by diverting waste from landfill. When preparing planning applications all waste recycling, recovery and disposal operations should be designed so as to include mitigation and adaptation measures to address the possible effects of climate change.

4.15 All waste management developments, whether built development or landfill, have the scope to contribute to mitigating climate change. There are a range of measures available to reduce greenhouse gas emissions, reduce carbon footprint, and to adapt to future climate change.

4.16 Applications should set out how any proposal for built waste management development will make use of renewable energy, including opportunities for the generation of energy from waste for the use within the development, or beyond the site itself, and the use of decentralised and renewable or low carbon energy, based on the principles in the energy hierarchy.

Climate Change measures- mineral extraction sites and related development

4.17 Planning applications for new mineral extraction sites should ensure that sites are designed so that their operation and restoration incorporates mitigation and adaptation measures, to take account of the effects of climate change over the period of the operations, and in the longer term following the restoration of the land.

Applications for Waste Management Development and Minerals Extraction and related development.

4.18 It is expected that there will be applications for a range of waste management facilities, as well as mineral extraction and related development, over the Plan period, primarily in response to the continuing demand for minerals to support growth, and to address the rising targets for recovery of waste. This Plan is intended to assist developers seeking to bring forward new development proposals, and to guide them to appropriate locations.

4.19 In determining individual planning applications the starting point for the Councils as Minerals and Waste Planning Authorities will be policy MWSP3. This states that applications will be determined in accordance with the relevant strategic policies in this Local Plan. The Councils will also take into account whether the development is proposed to take place on a strategic site. Finally the Councils will consider the details of the application against the General and Environmental policies which were saved by Direction

of the Secretary of State, from the Bedfordshire and Luton Minerals and Waste Local Plan adopted in 2005, or such other policies which may replace them. A list of the saved policies is set out in Chapter 8. When reviewing the saved policies the environmental criteria set out in paragraph 143 (bullet 6) of the NPPF will be addressed.

Minerals and Waste Strategic Policy MWSP 3

The Determination of planning applications

All applications for waste management development or mineral extraction and related development will be determined with regard to:

- The strategic policies in this LDD which are appropriate to the application
- The strategic sites identified in this LDD which are appropriate to the type of development proposed.
- The saved General and Environmental policies in the Bedfordshire and Luton Minerals and Waste Local Plan (or such other Policies as may replace them).

4.20 When preparing an application developers will be expected to take into account all relevant issues, including highway and access issues, landscape, biodiversity, flooding, potential impact on the water environment, contamination and pollution, effects on rights of way, archaeology, heritage assets, local and national designations and strategies, and relevant strategies, policies, and programmes that may be relevant to the operation, reclamation, and after use of the site, and to minimise potential impacts. This may require the preparation of an Environmental Statement, or individual studies to be undertaken. Matters of particular relevance to individual sites are set out in the accompanying notes for each site, within the Policies Map.

4.21 It should be noted that Government guidance no longer precludes the development of Best and Most Versatile Agricultural Land (ALC grades 1, 2 and 3a) (BMVA) but does require that it should be taken into account, along with other sustainability considerations (such as biodiversity, the quality and character of the landscape, its amenity value and heritage interest; accessibility to infrastructure; workforce and markets; maintaining viable communities; and the protection of natural resources including soil quality) when determining planning applications. Where BMVA land is to be worked, then soil handling techniques should be employed which ensure that soils are carefully handled so as to avoid compaction, and which can maintain the quality of the soil resource so that the quality of the land can be restored following reclamation.

5 Strategic Waste Sites and Waste Strategic Policies

5.1 The Plan addresses the provision of additional waste management capacity in a number of ways. Firstly, the Plan identifies the amounts of waste that will arise over the Plan period, its composition, and issues concerning different categories of waste.

5.2 It is anticipated that a total of 2,100,000 tonnes of waste will require management in the Plan area in 2013/14, increasing to 2,300,000 tonnes in 2028/29 (see 'Table 1' below). This comprises municipal (MSW), commercial and industrial (C&I), construction, demolition, and excavation wastes (C,D&E), as well as a small and diminishing amount of residual waste from London. Over the fifteen year Plan period of the Plan, a total of 35,000,000 tonnes of waste will require management within the Plan area (of which 1,300,000 tonnes will originate in London)⁽¹⁾⁽²⁾.

Table 1 Waste arising to be managed at 2013/14 and 2028/29 (Tonnes)

Year	MSW	C&I	CD&E	London	Total to be managed in the Plan area
2013/14	306,000	510,000	1,140,000	165,000	2,121,000
2028/29	371,000	544,000	1,323,000	31,000	2,269,000

5.3 The amounts of recovery⁽³⁾ and landfill capacity has been calculated from these forecast amounts of waste arisings by applying targets⁽⁴⁾. Secondly, the Plan identifies strategic sites for the management of waste, both by recovery and disposal. Strategic sites are those which will play an essential role in providing waste management capacity needed in the Plan area. These include a landfill site for non-hazardous wastes; as well as sites for more intensive waste management recovery operations. The Plan identifies land for both of these generic types of waste management facilities. Thirdly, the Plan sets out strategic policies concerning waste developments which can be applied alongside the more detailed policies which will be developed in the General and Environmental Policies LDD. These strategic policies will provide guidance in respect of specific kinds of waste developments; where waste developments should come forward; and the amount of waste management capacity to be provided.

1 The waste arisings totals quoted in paragraph 5.3 and in Table 1 (above) have been derived from low growth scenarios set out in *Waste Technical Evidence Paper 2 - Assessment of Need for Additional Waste Management Capacity (2012)*: MSW - Low Scenario A, table 3, page 13; C&I - Low Scenario A, table 6, page 17; CD&E - Low Scenario B, table 39, page 76 (C&D) and Low Scenario B, table 43 (excavation waste - page 82); London - Low Scenario, table 9 on page 20.

2 The justification for the choice of low scenarios can be found in Waste Technical Evidence Paper 2, as well as paragraph 4.6 of the *Waste Core Strategy Preferred Options Consultation Document (2010)*.

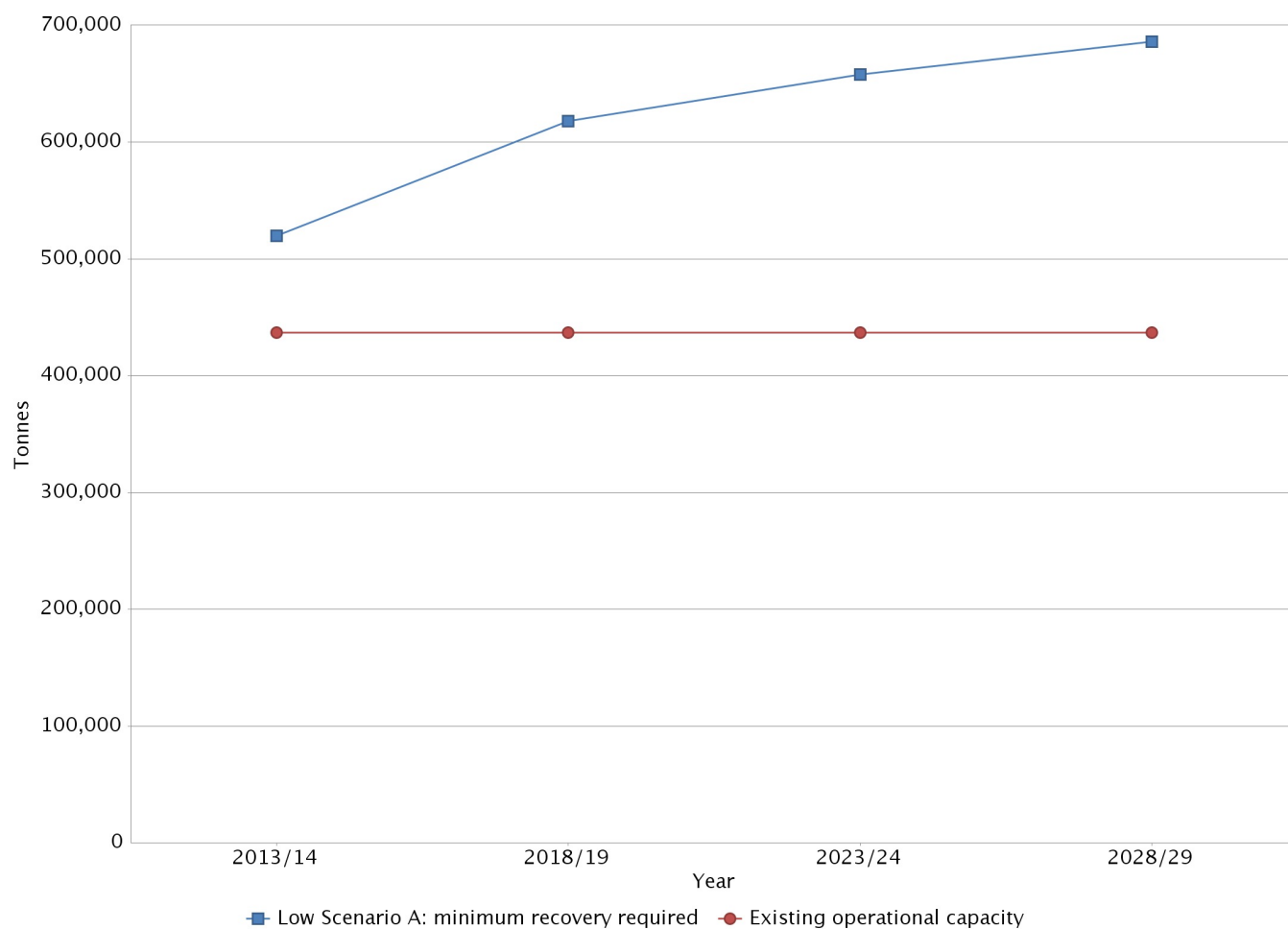
3 Waste recovery is the process whereby value is derived from waste in the form of reusable materials or energy. This distinction derives from European Union legislation which is applied into UK law, and specifically the Waste Framework Directive 2008/98/EC. These operations include composting, recycling, anaerobic digestion, gasification, pyrolysis, and energy recovery.

4 The methodology for calculating the additional recovery capacity required to manage MSW and C&I wastes is set out in Waste Technical Evidence Paper 2: Assessment of Need for Additional Waste Management Capacity (March 2012), chapter 5. To summarise, adopted RSS and Waste Strategy for England 2007 recovery targets (see Waste Strategic Policy WSP1) have been applied to the annual projections of MSW and C&I arisings anticipated under the 'Low A' scenarios (for MSW see table 3, for C&I see table 6). Existing operational recovery capacity (437,000 tonnes per annum at the time of writing) has then been subtracted from these annual tonnages to calculate the future capacity shortfall (table 14, page 27 of TEP2).

Table 2 Future additional recovery capacity for MSW and C&I wastes required at key years

Year	Future Additional Recovery Capacity Required (tonnes) ⁽⁵⁾
2013/14	63,000
2018/19	161,000
2023/24	201,000
2028/29	229,000

Figure 5.1 Comparison of existing operational recovery capacity and future recovery capacity required by Waste Strategic Policy WSP1



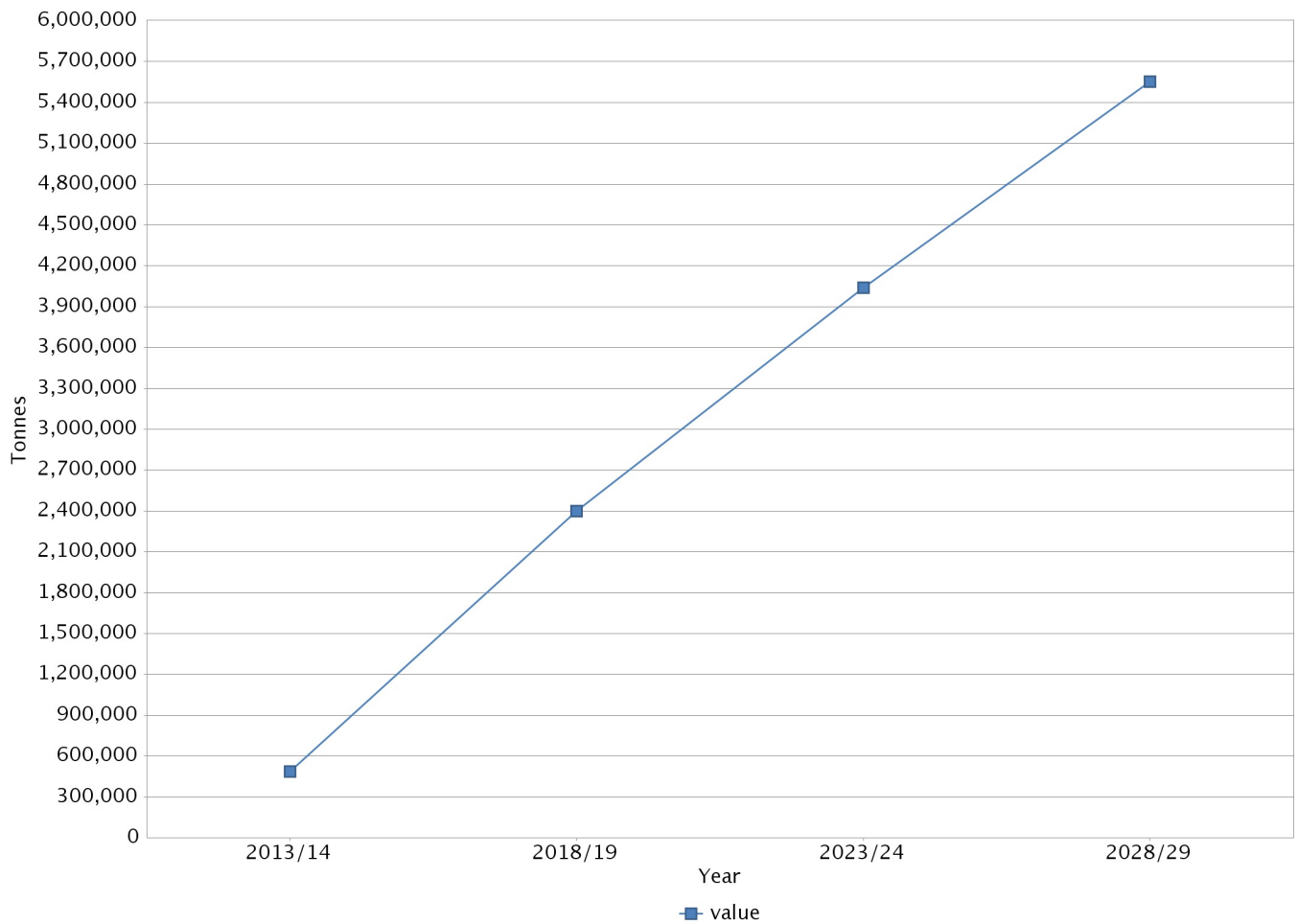
5 The future recovery capacity requirement has been calculated by comparing the targets for recovery set out in Waste Strategic Policy WSP1 with existing operational capacity only. At March 2012 this was equivalent to 457,000 tonnes of waste. However, if those sites with permission but which had not yet commenced were added, this increases to 1,073,000 tonnes. Whilst it is likely that these permitted facilities will be developed, this cannot be guaranteed. This could create a scenario where in theory there existed sufficient permitted capacity within the Plan area, such that it could “crowd out” other facilities from coming forward, although no facilities were actually constructed and operational. Therefore only operational capacity has been utilised in these calculations. A comparison of the recovery capacity forecast to be needed using both permitted and operational capacity can be found in Waste Technical Evidence Paper 2 (Chapter 6).

Table 3 Cumulative Non-Hazardous Landfill capacity requirements

Year	Annual tonnage	Cumulative tonnage ⁽¹⁾ (Landfill Capacity Required)
2013/14	486,800	486,800
2018/19	355,000	2,400,000
2023/24	315,000	4,040,000
2028/29	294,000	5,552,000

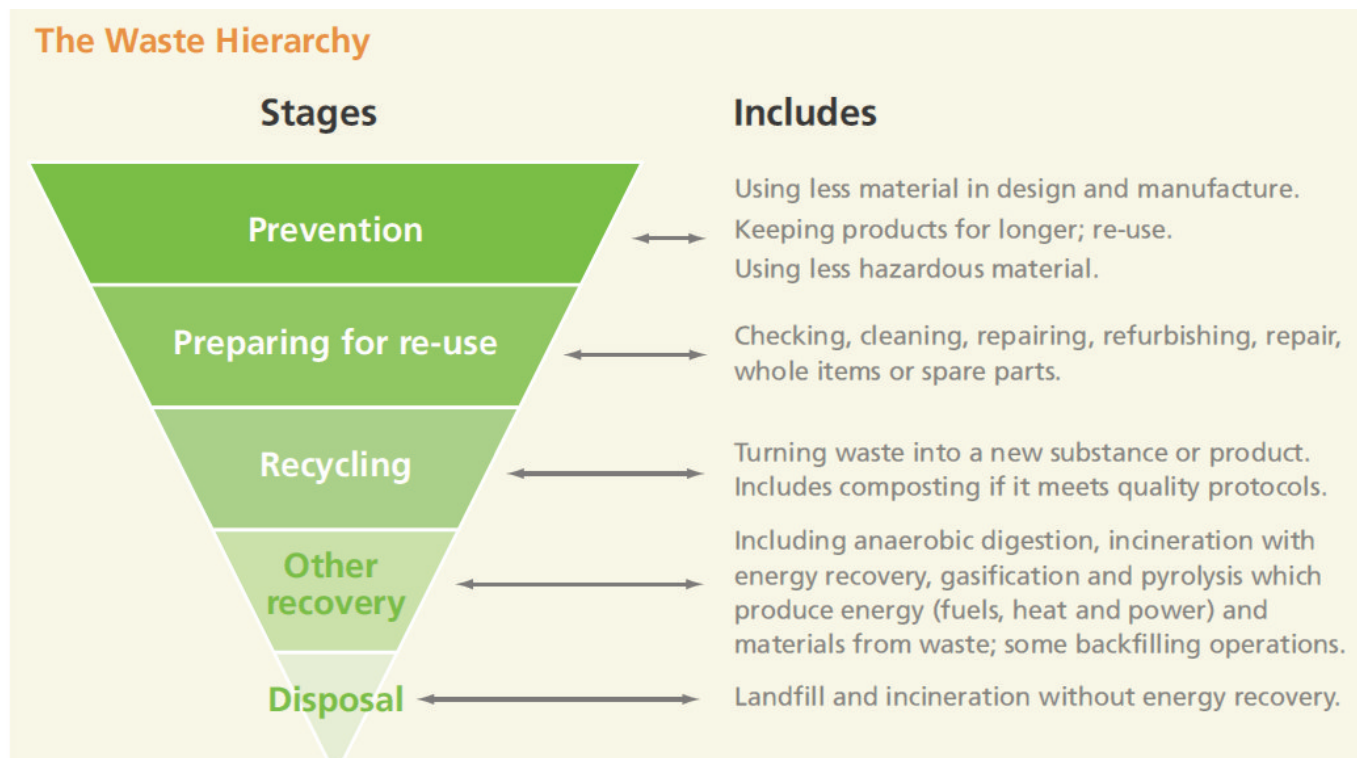
1. The landfill capacity requirement quoted in table 3 (above) gives cumulative tonnages throughout the Plan period.

Figure 5.2 Cumulative Non-Hazardous landfill to 2028/29



5.4 The Waste Framework Directive 2008 places emphasis on the Waste Hierarchy, which sets out an order of priority for each of the broad categories of waste management, as follows:

DEFRA 2011



5.5 **The prevention** of waste arising is not directly within the scope of planning control. A broad range of non-planning initiatives are influencing various sectors of society so as to encourage the prevention of wastes arising, and re-use many materials on site or within a development that would otherwise be discarded. Planning policy for waste facilities provides a framework to enable a range of waste management facilities to be developed, and directs where, and in what amount, such facilities should be developed. However, it cannot directly influence the production or prevention of waste.

Preparing for re-use involves facilities which check, clean, or repair materials that have become waste so that they can be re-used without any other pre-processing.

Recycling means operations by which waste materials are reprocessed into products or materials, including organic materials, and waste oils.

Other recovery operations, such as those involving energy recovery, have an order of priority above Disposal and below Recycling.

Disposal (which includes landfilling operations) is at the bottom of the Waste Hierarchy.

Spatial Strategy for Waste

5.6 In order to move the economy of the plan area towards a materials reusing economy, and away from being dependent upon landfilling, the Plan places emphasis upon enabling the development of additional capacity in various forms of Recovery operations. To that end the Plan identifies four sites for large scale non-landfill waste management operations, and sets out strategic policies concerning locations for non-strategic waste uses. The four strategic sites for waste management operations are:

- Elstow north
- Land at former Brogborough Landfill
- Rookery Pit South
- Land at Thorn Turn

5.7 These four sites are allocated for strategic uses, which are waste management uses important to enable the Plan to achieve its objectives. In particular, they can accommodate larger scale waste recovery uses (as defined under Annex 2 of the 2008 Directive) and will as a consequence significantly contribute to the shift towards a materials reusing economy.

5.8 The shift away from a reliance on landfilling has already begun, and this transition will continue as both local authority and business waste managers change their behaviour away from using landfill as the means of managing the majority of their wastes, to using any or all of the range of recovery processes available (which include waste handling, separation for reuse, and intensive residual treatment processes). The Plan identifies sites for the large scale recovery processes, and thereby assists this shift in waste management from landfilling further up the Waste Hierarchy. The emergence of additional recovery capacity of all kinds will be monitored, as well as the materials that it manages, and its origin.

5.9 Some wastes have specialist requirements for their management, and are likely to continue to require to be managed outside of the Plan area. Hazardous waste, for example, arises especially from the redevelopment of former industrial land. This waste can normally only be managed by disposal in dedicated landfill sites, or else in separate "monocells" within a non-hazardous waste landfill site. The volumes of arisings of hazardous wastes in the Plan area are low, and no facilities for their management exist within the Plan area. It is anticipated that the transfer of these wastes to nationally significant disposal facilities outside of the Plan area, will continue.

5.10 Municipal wastes are managed by each of the three Councils under contracts (see Waste Evidence Base 6). Central Bedfordshire Council is procuring a new contract under the BEaR project. The existing waste management contracts for Bedford Borough and Luton Borough Councils are due to expire in the early part of the Plan period, after which new contracts will then be available to the waste industry to bid for. Due to targets for the diversion of waste from landfill, and the rising cost of the Landfill Tax, new waste management contracts for municipal wastes are likely to lead to new facilities being developed in order to divert more waste from landfill, and to achieve the nationally set recycling targets. The strategic sites identified in policy WSP2 are available to develop facilities within the Plan area for this purpose.

5.11 Commercial and industrial waste are broadly those produced by business sectors and not collected and managed by the Local Council as Waste Disposal Authority. These wastes are often very similar in composition to municipal solid wastes, and are generally managed under short term contracts by private sector waste management operators for their overall management, including recovery and disposal.

5.12 It is anticipated that a total of 816,000 tonnes of non-hazardous waste (i.e. municipal solid wastes and commercial and industrial wastes) will arise within the Plan in 2013/14, rising to 915,000 tonnes at 2028/29. When London's residual non-hazardous waste is added, then this increases to 981,000 tonnes in 2013/14, rising to 946,000 tonnes in 2028/29⁽⁶⁾

5.13 There will continue to be a need for sites for the landfilling of non-hazardous wastes, even as recovery rates increase throughout the life of the Plan. Some wastes arising from all sectors will continue to be managed by landfilling, including the residues from recovery processes which can not be managed in any other way than by disposal. Of significance is that the last non-hazardous waste landfill site within the plan area at Stewartby has now ceased landfilling. There is therefore no available landfill capacity for non-hazardous wastes within the Plan area.

5.14 The potential site for the landfilling of non-hazardous wastes is a former mineral working void within the Plan area, and is of a geology which can contain non-hazardous wastes to pollution control standards. Sites of that kind are extremely limited within the Plan area, since many former clay workings have already been landfilled or else restored in other ways. This site is Rookery Pit South, and is identified in policy WSP2. There are currently no applications to develop this site as a non-hazardous waste landfill site. Consequently until such time that this site is developed, residual waste requiring disposal to landfill will continue to be transported out of the Plan area (see Waste Evidence Base 4).

5.15 It is expected that the rate of recovery of both MSW and commercial/industrial wastes will exceed 70% during the majority of the Plan period. This is anticipated to amount to approximately 668,000 tonnes of non-hazardous waste undergoing recovery at 2028/29. Similarly the proportion of wastes landfilled will steadily decline from around 50% now, to less than 30% (approximately 332,000 tonnes at 2028/29) during the majority of the Plan period. In addition waste going to landfill will change in composition, since it will increasingly be residues from recovery processes, rather than untreated wastes.

5.16 It should be noted that Rookery Pit South has a substantial land area (107.2 hectares) as it is a large mineral void created by historic clay working. The site is capable of accommodating both non-hazardous waste landfill operations, as well as one or more recovery operations in different areas of the site. The Infrastructure Planning Commission announced its intention to grant a Development Consent Order (DCO) for the development of a Resource Recovery Facility on land at Rookery Pit South in October 2011. The DCO, which was subject to Special Parliamentary Procedure, was issued in 2013. The Covanta facility would have a nominal throughput of 585,995 tonnes per annum of municipal, commercial and industrial wastes, sourced from a wide area including the Plan area.

5.17 The allocation of sites that are broadly acceptable in principle that can manage either municipal or commercial/industrial wastes, and that can supply substantial amounts of recovery or disposal capacity, provides certainty that the waste capacity gap identified (see Technical Evidence Paper 2) will be met. In addition, by allocating all of these sites it ensures that the Plan is flexible enough to cope with future changes in circumstances. Each of these sites are shown here in accompanying plans together with detailed land use information. In addition, the site assessment information is set out in the evidence base, and the site selection methodology is set out in Waste Technical Evidence Paper 4. The strategic sites are not identified for a specific technology. Rather, this is a matter that will be dealt with at the planning application stage, taking into account their specific land use characteristics.

5.18 Specific site allocations are set out for strategic disposal and recovery sites in policy WSP 2; while policies WSP 6 to WSP 16 set out criteria for the locations of a range of specific kinds of facilities. The waste strategic policies (WSPs) provide a policy framework in terms of where, and in what form, waste management developments will take place during the 15 year period of the Plan, and provide the planning

6 The figures quoted above are derived from *Waste Technical Evidence Paper 2: Assessment of Need for Additional Waste Management Capacity (2012 Revision)*, and are based on the preferred scenarios for MSW (Low Scenario A, table 3, page 13), C&I (Low Scenario A, table 6, page 17), and London (Low Scenario, table 9, page 20).

policy framework for the creation of a network of waste management facilities in the Plan area. The Delivery Strategy at Chapter 7 addresses how to enable new waste developments to come forward in the right places, and to enable sufficient waste management capacity to be developed during the Plan period, given the emerging needs of the Plan area. It also addresses the risks and specific factors which will impinge upon the Plan and its ability to meet its objectives.

Waste Strategic Policy WSP 1

The Provision of Recovery and Disposal Capacity.

Sufficient capacity for the recovery of waste from the Plan area, and for the landfilling of wastes including pre-treated residual waste from London, will be provided in order to enable the following targets for diversion from landfill and recovery to be achieved:

- recovery of at least 50% of municipal solid wastes by 2013, 70% by 2015, and 75% by 2020.
- recovery of at least 72% of commercial and industrial wastes by 2013, and 75% by 2015.

5.19 The targets set out in policy WSP1 set minimum levels of recovery (as defined in Directive 2008/98/EC, and defined in the Glossary) for both public sector and business sector wastes at the date of the adoption of the Plan, and two years thereafter, and it is hoped that these targets will be exceeded in practice. The key targets expressed in this policy repeat those set out at policy WM2 of the East of England Plan published in 2008, and the Waste Strategy for England 2007. To enable this to happen the Plan identifies strategic sites which can be developed for the recovery of municipal, commercial, and industrial wastes arising within the Plan area, as well as the disposal of non-hazardous wastes (untreated wastes and residues from recovery processes) by landfilling. Recovery takes many forms, and depends upon the type of waste involved. The former East of England Regional Assembly agreed with the Mayor of London that the region would continue to accept for disposal by landfilling a small and diminishing amount of post-treatment wastes from London, and provision is made for this in the calculations of the requirement of landfill capacity in Waste Technical Evidence Paper 2. Wastes for landfill in the Plan originating from London will be the residues from intensive residual treatment processes, and will be relatively inert. In volume terms, the amount of wastes from London to be landfilled in the Plan area will be significantly less than the historic levels, and will diminish considerably further throughout the Plan period. The amount of available capacity in the Plan area (for both Recovery and Landfill operations) will be monitored over the life of the Plan, in order that substantial shortfalls or excesses can be detected, including whether permitted facilities are implemented in practice.

Waste Strategic Policy WSP 2

Strategic Waste Management Sites

Four sites have been identified for waste recovery uses:

- Elstow North
- Land at Former Brogborough landfill
- Rookery Pit South
- Land at Thorn Turn*

The following site is identified for the landfilling of non-hazardous waste:
Rookery Pit South.

*Until Land at Thorn Turn has been removed from the Green Belt the Waste Planning Authority will only support proposals for waste recovery uses at the site if very special circumstances can be demonstrated.

5.20 The four strategic recovery sites identified in policy WSP 2 are the most appropriate given the land use circumstances of the Plan area, as discussed in Chapter 2, and provide the locations where large scale recovery operations should take place. In addition, a single site is identified for the disposal of non-hazardous waste by landfilling. Waste Technical Evidence Paper 5 sets out the criteria and methods by which these sites were identified.

Waste Strategic Policy WSP 3

The Design and Layout of New Waste Management Facilities

New or extended waste management facilities will be permitted which are designed and whose layout has due regard to their scale, their setting, and surrounding landscape. Such designs will be sympathetic to their area, and promote local distinctiveness. The Waste Planning Authority will seek pre-application discussions, and refer to existing policies, in order to encourage good quality design.

5.21 The majority of new waste management facilities that will be developed during the Plan period will involve buildings and structures. The layout and built form of waste management developments contributes significantly to how they impact on adjacent occupiers, including their layout, screening, design of buildings, colours, and materials. It will be important that new waste management facilities shed their historic image of waste operations as bad neighbours, so that they are better accepted within the fabric of new and expanded settlements. Part of the means to achieve this greater acceptance is to improve the layout, built form, and design of new waste management facilities. 'Designing Waste Facilities: a guide to modern design of waste' was published by DEFRA in 2008. This sets out key principles for the design of waste facilities and provides additional guidance in respect to their design to ensure that it is of high standard and can be integrated into its surroundings.

5.22 Waste recycling and recovery facilities contribute to addressing climate change by diverting waste from landfill. However, the design and layout of waste management facilities and operating regimes should also take into account the potential impacts of climate change.

Waste Strategic Policy WSP 4

Catchment Area Restrictions

Recovery and disposal capacity will be provided for the equivalent of the local arisings of waste that will arise from within the Plan area, as well as an apportionment of pre-treated residual waste from London. In order that the majority of waste that is managed is to be received from the Plan area, developers of new waste recovery or disposal facilities on the strategic sites allocated in policy WSP 2, will be subject to planning controls (either planning conditions or planning obligations) relating to the origin of waste that they receive, so as to ensure that any facility permitted will meet the needs of the Plan area. In considering any proposals for new recovery facilities on strategic sites allocated in policy WSP 2, the Waste Planning Authority will consider the need for a catchment area restriction in relation to:

- a) whether any waste to be managed at the facility is specialised such that it can only be managed at a limited number of facilities for appropriate recovery or final disposal, or whether wastes that it will manage are more generalised wastes;
- b) whether the wastes to be managed by the facility originate from either a waste transfer facility or other waste recovery facility, a household, or a business premises, within the Plan area;
- c) the proportion of waste which will originate from within the Plan area to be managed at the facility, taking into account a) and b) above, and any other considerations, such as the location of the facility.

5.23 The Plan is based upon local communities accepting responsibility for the management of waste arising within the Plan area. In order to ensure that sufficient recovery and disposal capacity exists which is in close proximity to where waste will arise during the Plan period new waste recovery and disposal capacity on strategic sites identified in policy WSP 2 will be subject to catchment area restrictions. This is so as to help bring about a situation whereby waste will be managed close to where it arises, with the exception of specialised wastes, for which appropriate facilities are rare in occurrence, and for whom it is more sustainable for such wastes to travel longer distances to reach appropriate facilities for their recovery or disposal. The transport of waste by road over long distances, is unsustainable, due to the damage to the environment that it will bring about. It is not anticipated that there will be a significant shift from utilising this mode of needless transportation during the Plan period. In determining individual proposals the WPA will consider the location of the facility, and the types of wastes that it intends to manage, in considering the form of catchment area restriction.

Waste Strategic Policy WSP 5

Including waste management in new built developments

All new developments should include sufficient and appropriate waste storage and recovery facilities in their design and layout.

5.24 The provision of facilities for the separate collection and storage of wastes within all developments enables a greater proportion of waste arisings to be diverted from landfill, and to be separated for reuse. This applies to all new built developments: factories and employment sites, housing, offices, commercial space, and public buildings. A Supplementary Planning Document (SPD) 'Managing Waste in New

Developments', was adopted in 2006. It is important that the SPD is taken into account from the conception stage, when developers design new buildings, regardless of the intended end use, so that the occupiers of all new buildings are able to contribute to the move to a materials reusing economy.

Waste Strategic Policy WSP 6

Non-hazardous waste transfer and materials recovery

Proposals for waste transfer and materials recovery operations will be permitted on either:

- A strategic site set out in policy WSP 2; or
- An existing employment area of similar uses; or
- Within the area of and for the duration of an existing planning permission for a waste related use; or
- Within the area of, and for the duration of an existing planning permission for minerals extraction; or
- Within areas of despoiled, contaminated or derelict land.

Proposals for waste transfer/materials recovery/ the production of refuse derived fuel (RDF) and solid recovered fuel (SRF) operations in locations other than those listed above, will be permitted where it can be demonstrated that:

- They serve an identified need which cannot be met by existing facilities, and;
- No land in the above categories is available.

5.25 Smaller scale waste management facilities will form part of the network of waste management facilities required in order to move away from a waste disposal economy and to a resource recovery economy. These facilities contribute by separating bulking up, transfer, and 'intensive residual treatment' of wastes, and assist to moving waste towards the recovery of materials, and thereby further up the Waste Hierarchy. Opportunities exist to co-locate these facilities on employment land, either existing or new, while the strategic sites can also co-locate these facilities and provide beneficial synergies.

Waste Strategic Policy WSP 7

Composting

Composting facilities will be permitted in the following locations:

- Where they are at least 250 metres from any residential property, work place, or other occupied building; or
- Within the area of, and during the planning permission for, a waste related use (including waste water treatment works); or
- Within the area of, and for the duration of, a planning permission for minerals extraction; or
- Within areas of previously despoiled, contaminated, or derelict land; or
- On agricultural land; or
- On existing employment areas of similar uses, in respect of enclosed systems only.

5.26 In the Waste Hierarchy, composting is considered as a form of materials recycling. Composting is the biological degradation of organic waste which generates a useful end product. There are some concerns about the risk to health of microbiological organisms associated with open air composting operations, and the minimum distance to occupied property recommended is 250 metres. There is also a form of composting which is fully enclosed. This allows for impacts to be better managed, and therefore it may be possible to locate such facilities closer to other development.

Waste Strategic Policy WSP 8

Anaerobic Digestion

Proposals for anaerobic digestion facilities will be permitted:

- Within a strategic site set out in WSP2; or
- Within the area of an existing planning permission for a waste management related use (including sewage treatment works); or
- On an existing employment area or similar uses; or
- Within areas of previously despoiled, contaminated or derelict land; or
- On agricultural land.

5.27 Anaerobic digestion (AD) is a biological degradation process that takes place in an oxygen-free environment. Although most frequently used to manage sewage sludge in the UK, it can be used for other wastes with a high organic content. Similar to In-Vessel Composting, AD has the scope to generate energy from the gases produced. In land use terms it can be relatively innocuous, and involves industrial structures.

Waste Strategic Policy WSP 9

Energy generation from Waste

Proposals for energy generation from waste will be permitted where they recover energy from waste which has already undergone maximum practicable recovery, at the locations identified in policy WSP 2 or other such small scale facilities which come forward through other policies of the Plan. Proposals for energy generation must consider the potential for combined heat and power capability.

5.28 The generation of energy from waste takes many forms, including the utilisation of the gases generated from landfill sites, and from anaerobic digestion processes. Waste management facilities, which are energy from waste facilities, can recover the energy from the waste that has been subject to other recovery processes previously, and thereby ensure that the Waste Hierarchy is applied. This policy seeks to ensure that energy recovery occurs as the last process applied in waste management following the application of other recovery operations (as defined in the Waste Framework Directive 2008). 'Energy-from-waste' facilities should be sited close to major sources of waste, and are directed by this policy to the strategic sites in policy WSP2. This would assist in encouraging the co-location of energy generation with other forms of waste recovery processes on the same site. This policy of providing a limited number of strategic locations which can serve the major urban areas within the Plan area will balance the need for such facilities, and locate them in appropriate locations. In addition, there is the scope for heat and electricity from this energy from waste facilities to provide energy in nearby housing, commercial, and employment sites (i.e. Combined Heat and Power). Given the agenda for substantial housing growth in the Plan area, it is expected that there is the scope for this source of renewable energy to be utilised substantially in new developments.

Waste Strategic Policy WSP 10

Landfilling of waste

Planning permission will be granted for the landfilling of non-hazardous waste where it can be demonstrated that the provision of landfill capacity is required to meet an identified need which cannot be met by the management of waste higher up the Waste Hierarchy.

5.29 Two of the key objectives of the Plan are to reduce the reliance upon landfilling, and to increase the amount of recovery capacity. These two objectives are linked, in that a higher level of recovery of waste reduces the need for landfill capacity, and conversely a lower amount of recovery capacity increases the need for landfill capacity. However, for the period of the Plan it is envisaged that there will still be some ongoing need for landfill capacity for non-hazardous waste. A single strategic landfill site for residual non-hazardous waste is identified in policy WSP 2. There may also be a need for further landfilling at existing landfill sites in order to address safety and pollution control issues.

Waste Strategic Policy WSP 11

Waste Water Treatment Facilities

Proposals for new waste water treatment works will be permitted where it can be demonstrated that the need for the development cannot be accommodated at an existing site, and where they are at least 400 metres from sensitive development.

Proposals for sensitive development within 400 metres of an existing waste water treatment works will be subject to a risk assessment.

The risk assessment will inform the decision as to whether the sensitive development will be permitted, and whether mitigation is required to address environmental and amenity issues raised by the proposal.

5.30 Provision for processing of sewage sludge to produce beneficial products will be sought where appropriate, including co-treatment of sewage sludge with other wastes. The management of sewage sludge relies upon Sewage Treatment Works, which are generally sited on the edge of settlements near to watercourses to receive their treated water. New facilities are unlikely to be required within the Plan area, since the anticipated pace of housing growth does not suggest any likely capacity problems given the existing network of water treatment facilities. Sewage sludge can be managed in combination with other organic wastes, for example in anaerobic digestion. Any proposals for new sewage sludge facilities will be expected to consider managing other organic wastes with sewage sludges.

Waste Strategic Policy WSP 12

Clinical waste

Facilities for the thermal treatment of clinical waste will be permitted at the locations set out below providing such waste cannot be managed at an existing facility:

- The site of a medical research establishment or a hospital generating clinical waste;
- In conjunction with an installation used or proposed for the thermal treatment of other wastes.

5.31 Clinical waste, which include drugs, swabs, syringes and human and animal tissue, are mostly generated by hospitals, clinics and GP surgeries. However, some is also generated in residential, nursing and retirement homes.

Waste Strategic Policy WSP 13

Hazardous Waste

Proposals for facilities for the disposal of hazardous waste will be permitted in discrete “monocells” within non-hazardous waste landfill sites. Proposals for the transfer/bulking up of hazardous waste will be permitted on land at existing waste management sites and/or employment sites of a similar uses, where they are not in close proximity to sensitive occupiers.

Other hazardous waste recovery operations will normally be acceptable in the following locations:

- An existing employment area of similar uses; or
- Within the area of and for duration of an existing planning permission for a waste related use; or
- Within the area of and for the duration of an existing planning permission for minerals extraction; or
- Within areas of despoiled, contaminated or derelict land; or
- Within the area of a strategic site as set out in policy WSP 2.

5.32 Hazardous waste is only disposed of to landfill in a small number of nationally important sites, or else in dedicated “monocells” within non-hazardous waste landfill sites. No such sites exist within the Plan area. Hazardous waste transfer facilities may accumulate loads of (pre-packaged) hazardous waste before transporting it to a point of disposal, and therefore make a useful contribution to the overall network of waste management facilities. Given the specific advice contained in the Government’s Strategy for Low Level Non-Nuclear Waste (published March 2012) and the low level of arisings of low level non-nuclear wastes it is considered unnecessary to make any policy or site provision for these kinds of wastes. In addition there are no nuclear facilities within the Plan area, and no management facilities for these wastes. Individual applications will be considered in relation to the Government Strategy and the Development Plan.⁽⁷⁾

7 The UK strategy for the management of solid LLW arising from the non-nuclear industry (Part 1) waste published on 12th March 2012 by DECC. [Strategy for the management of solid low level radioactive waste from the non-nuclear industry in the United Kingdom: Part 1 - Anthropogenic radionuclides](#) and is published by DECC. The strategy is intended to: 1) provide guidance and background information on this type of waste to enable planning authorities to make informed decisions on planning applications and to respond to concerns from their elected members and constituents 2) clarify the respective roles

Waste Strategic Policy WSP 14

Inert Waste

Proposals for the recycling of inert waste will be permitted at sites that are either:

- An existing employment area of similar uses; or
- Within the area of and for the duration of an existing planning permission for a waste related use; or
- Within the area of, and for the duration of an existing planning permission for minerals extraction or processing; or
- Within areas of despoiled, contaminated or derelict land.

Proposals for the landfilling or other disposal to land of inert wastes will be permitted where they contribute to the reclamation of former mineral working voids, or give rise to an environmental benefit.

5.33 Large amounts of waste arises from the demolition of buildings and structures on land during its redevelopment, as well as material from the maintenance of utilities buried below ground. In 2009 approximately 1,100,000 tonnes of construction, demolition, and excavation waste arose within the Plan area. It is anticipated that this will increase to 1,300,000 tonnes by the end of the Plan period. Most of these materials are non-polluting and if disposed of to landfill are counted as inert. Some of this material can be re-used, and give rise to soils or act as replacement for aggregates. Many redevelopment sites use crushers and screens to enable on site demolition wastes to be reused within the development site as a form of construction material. By this means the use of natural aggregate is reduced, and inert waste is reused. In addition, some of these wastes arising from construction and demolition activities are processed away from the site where they arose, on dedicated aggregates recycling facilities. This re-use of a waste as a replacement for aggregate has been encouraged by the Aggregates Tax. Finally, the traditional management method for construction and demolition wastes was their use in backfilling mineral voids, enabling their reclamation.

Waste Strategic Policy WSP 15

New Waste Management Facilities and Strategic Transport

Proposals for new waste management facilities will be permitted where they conform to the adopted Freight Strategies and policies for its area in respect of the management of traffic to and from the site. New waste facilities will be permitted where they can easily access the Designated Road Freight Network of the Councils within the Plan area. Where appropriate new facilities will be permitted where they are accompanied by legal agreements to ensure that waste traffic follows an agreed route to/from the Designated Road Freight Network.

of waste producers, the environment agencies, planning authorities and the [Nuclear Decommissioning Authority \(NDA\)](#)^[External link] to enable decisions to be made that properly recognise the responsibilities of others 3) ensure that waste producers and regulators are fully aware of how the regulatory framework should be applied to LLW, particularly the need for waste management plans, waste minimisation at source and use of the waste hierarchy.

5.34 Some municipal waste is hauled over relatively short distances from the point of arising (residential areas, shops, offices, employment areas) to the point of management, whether by Recovery or Disposal. The Plan area does not have an extensive rail network which would enable waste to become less reliant on road transport in the future. Consequently it is expected that vehicles carrying waste from the point at which it arises for management off site will continue to form a significant element of the total traffic using the local road network, and have the ability to detrimentally impact on the quality of life of communities along their route. Consequently it is necessary, for safety and amenity reasons, to control the routes taken by traffic to/from waste management facilities and concentrate waste traffic management onto the Designated Road Freight Network as set out in the Freight Strategies and policies of each of the three Councils. These controls will reduce the impact of waste management developments, and make them more acceptable.

6 Strategic Mineral Sites and Mineral Strategic Policies

6.1 The Plan area is a significant producer of aggregate sands and gravels, industrial (silica) sands, as well as chalk and historically, other minerals such as Cornbrash Limestone for use as building stone. Aggregate sands and gravels are essential materials for the construction industry, and broadly used within a short distance from which they are produced (see Minerals Technical Evidence Paper 1: Aggregates Landbank Study 2005 by Cuesta, 2005). Silica sands are used for a wide variety of uses in glass manufacture, horticulture, brick facing, concrete block manufacture, as a water filtration media, and as specialist growing media for sports pitches (see Minerals Technical Evidence Paper 2: Silica Sand Study 2006/07 by Cuesta).

6.2 Minerals can only be worked where they occur. Their release through the planning system is subject to a range of constraints such as landscape and wildlife designations, the locations of some heritage assets, planned surface developments and road schemes. Potential mineral sites can be constrained by surface utilities, land ownership issues, and especially by the limitations of the local highways network. In response to the invitation from the MPAs, fifty mineral sites were proposed for potential allocation, by landowners and mineral developers, from 2007 onwards. However, only a small number of sites are identified as strategic sites as they are considered essential to achieve the objectives of the Plan.

6.3 The Spatial Strategy for the supply of aggregate sands and gravels, and specialist silica sands is set out in policy MSP1. Aggregate sand and gravel is present in the Upper Ouse Valley. However it is considered that this area, given the local road network and its landscape quality, is too sensitive to sustain aggregates extraction. Applications for the release of the strategic sites set out in policy MSP1 will be considered against the Mineral Strategic Policies (MSPs), as well as the saved policies from the Bedfordshire and Luton Minerals and Waste Local Plan (until such time as they are replaced by the General and Environmental Policies LDD). All policies relating to environmental criteria as set out in bullet point 6 of paragraph 143 of the NPPF will be addressed at this time. The list of saved policies is set out in Chapter 8.

Mineral Strategic Policy MSP 1

Overall Spatial Strategy for Aggregate Sand and Gravel and Silica Sand.

Aggregate minerals will be sourced from the river valley sands and gravels of the Lower Ouse and Ivel Valleys, the glacial sands and gravels of the Biggleswade area, and the Cretaceous sands of the Greensand Ridge. Specialist silica sands will be sourced from sites in the vicinity of Leighton Buzzard and Heath and Reach.

Strategic mineral sites for the supply of aggregate sand and gravels are allocated as follows:

- Willington Lock
- Blunham/ Roxton
- Black Cat
- Willowhill Farm
- Bridge Farm
- Land south of Broom Village

and for specialist silica sands:

- Land at Clipstone Brook

6.4 Within the above framework, sites have been allocated for mineral working according to the following sequential test:

1. Extensions to existing mineral extraction sites
2. "Satellite" extraction sites serving an existing processing plant site
3. New sites not connected with any existing operation.

Provision of Aggregates

6.5 The Plan provides for the continued supply of aggregate sands and gravels, so as to supply areas of future growth with construction materials. The Plan has two key aims:

- to provide an average of 1.84 million tonnes per annum of sand and gravel for each year of the Plan, until such time that national guidelines on aggregate production are further revised
- to maintain a landbank sufficient for at least 7 years supply of sand and gravel.

6.6 The assessment of need for aggregate sands and gravels up to 2028 is set out in Mineral Technical Evidence Paper 3. The starting point for the provision of aggregate minerals is national policy, (set out in the NPPF), which is to maintain a landbank sufficient for at least seven years working of sand and gravel. In order to maintain the provision of 1.84 million tonnes per annum throughout the Plan period The Plan needs to provide for the release of 27.6 million tonnes of sand and gravel aggregate. In December 2010 there were 22.88 million tonnes of aggregates with planning permission, during which year there were sales of 1.15 million tonnes. The sales of aggregates in the Plan area are expected to remain at this level from 2010 to 2013. Nevertheless provision has to be made for the release of aggregate sand and gravel at the Apportionment figure of 1.84 million tonnes per annum during this period, which equates to 5.52 million tonnes as well as the Plan period from the expected date of its adoption in 2013 up to 2028. It is anticipated

that there will be at least one review during the Plan period to ensure that there are sufficient reserves of aggregate sand and gravel to maintain a landbank of at least 7 years for the whole of the Plan period and beyond.

Mineral Strategic Policy MSP 2

The Provision of Aggregates

The Mineral Planning Authorities will monitor the permitted reserves of aggregate minerals, in order to maintain a landbank sufficient for at least seven years throughout the Plan period. Should the aggregates landbank fall below seven years the Mineral Planning Authorities will take appropriate action in order to identify the need, and where appropriate, grant planning permission, for the release of additional reserves.

6.7 Government Policy on the provision of aggregate minerals as set out in the NPPF requires that a landbank of permitted reserves are maintained, sufficient to maintain production for a minimum period of seven years. Mineral Technical Evidence Paper 3 identifies the amount of sand and gravel required to be permitted in the fifteen year life of the Plan as 9.24 million tonnes, based upon the existing permitted reserves and the apportionment of the national forecasts produced in 2010.

6.8 The Plan is expected to be adopted in 2013, several years after the start of the current downturn in the economy, and at a time when each of the three Councils are progressing Local Plans in respect of housing and employment. While there is likely to be development for housing and employment to the west and south of Bedford and near other centres of population in the Plan area, the pace of development is unlikely to be as rapid as it was before the 2008 financial crisis. Nevertheless, the provision of aggregate reflects national guidelines and the sub-regional apportionment agreed between the MPAs of the East of England former region.

6.9 Local and national economic circumstances can change rapidly over the 15 year life of the Plan. It is therefore vital to monitor the output and reserves of aggregates producing sites within the Plan area. If the level of permitted reserves falls below that which would ensure supply for a minimum period of 7 years then the MPAs may need to be mindful of allowing further reserves to be permitted. The issue of supply would be a material consideration in the determination of individual applications.

6.10 In addition to the permitted reserves at existing workings, new strategic sites for the production of sand and gravel aggregates will be required. In order to maintain supply of a minimum of 1.84 million tonnes per annum, an additional 10.07 million tonnes of sands and gravels will need to be released up to and throughout the Plan period. The strategic aggregate sand and gravel sites which will supply this amount of aggregate sand and gravel are set out in policy MSP1.

Provision of Secondary, Substitute and Recycled Aggregates

6.11 The Government, and the three Councils as MPAs, are committed to increasing the production and use of recycled aggregates, in order to reduce the amount of land won aggregates that is required. This is reflected in national planning policy guidance. For example, the 2005 Guidance requires that the East of England region should provide 117 million tonnes of alternative materials over the period from 2005 to 2020. This has been taken into account in drawing up the regional figure for sand and gravel, from which the figure for the Plan area was developed (1.84 million tonnes per annum). Policy WSP14 is the appropriate policy concerning the locations for inert waste recycling which can provide recycled aggregates. Much of

the aggregate and soils for recycling comes from the demolition of buildings and redevelopment projects. Facilities for recycling are, therefore, likely to be located on larger sites for a limited duration or appropriately located in urban areas.

6.12 The existing facilities for aggregates recycling are set out in the Local Aggregates Assessment. Several sites exist which are dedicated to recycling construction and demolition wastes in order to produce recycled aggregates. However the use of secondary and recycled aggregates, together with the use of substitute materials, will need to be encouraged by all means available in order to realise the contribution these materials can make to construction and development in the Plan area. The safeguarding of facilities for the handling, processing and distribution of substitute, recycled and secondary aggregate material, whether existing, planned or potential sites is required by the NPPF and is set out in policy MSP3. A list of permitted sites dealing with substitute, secondary and recycled aggregates in the Plan area at the time of the adoption of the Plan and benefiting from safeguarding is set out in the Policies Map.

Mineral Strategic Policy MSP 3

Substitute, Secondary and Recycled Aggregates

The Mineral Planning Authority will give priority to the production and supply of substitute/recycled/secondary aggregates to be used in preference to land won aggregates.

All facilities permitted in the Plan Area for the handling, processing and distribution of substitute, recycled and secondary aggregate will be safeguarded and there will be a presumption against any development that could prejudice the ongoing operation of such facilities.

6.13 The NPPF seeks to ensure the sustainable use of minerals. This includes using an increasing amount of secondary and recycled aggregates in place of virgin materials so as to husband scarce resources. However, it is acknowledged that quality and quantity of such materials is variable and cannot replace primary aggregates in all circumstances.

Protecting Concrete Batching, Asphalt and Stone Coating Plants

6.14 The NPPF requires existing, planned and potential sites for concrete batching, the manufacture of coated materials and other concrete products to be safeguarded. This is addressed in policy MSP4. The locations of concrete batching, asphalt and stone coating plants permitted in the Plan Area at the time of the adoption of the Plan and benefiting from the safeguarding are shown on the Policies Map.

Mineral Strategic Policy MSP 4

Safeguarding Concrete Batching, Asphalt and Stone Coating Plants

All concrete batching, asphalt and stone coating plants permitted within the Plan area will be safeguarded and there will be a presumption against development that could prejudice the ongoing operation of such facilities.

Provision of Silica Sand

Mineral Strategic Policy MSP 5

Provision of Silica Sand

Silica sand sites will be released where there is a demonstrable need for the product to supply individual processing plants in the Plan area and this need cannot be met from existing extraction sites in the Plan area or from alternative materials, in order to maintain continuity of production for at least 10 years.

6.15 Silica sand is won by a small number of companies within the Plan area, who operate a number of quarries mostly, in the Heath and Reach area near Leighton Buzzard. This mineral is increasingly used for specialist and industrial uses, including water filtration media, as a growing media for sports pitches, and for equestrian facilities. It is important to ensure that the supply of specialist sands continues for this diverse range of applications.

6.16 The NPPF states that MPAs should aim to ensure that landbanks of at least 10 years are maintained for individual silica sand sites. In addition the NPPF also states that where significant capital investment is required it may be necessary for plant to be provided with a stock of permitted reserves to provide for at least 15 years of operation depending on the circumstances. In this instance, due to confidentiality issues, it has not been possible for the MPAs to identify a landbank against which to assess whether or not the need for permitted silica sand reserves has been met. Additionally, the Cuesta Silica Sand Study undertaken in 2006/7 demonstrated that there is a range of silica sands, which vary in their grain size, colour and chemical composition, and also the increasing variety of uses to which these silica sands may be put. There may therefore be justification for allowing the extraction of further reserves so as to maintain the production of a particular type of silica sand at an individual processing plant. The MPAs consider that it is the processing plant sites which are the important sites, in the context of the NPPF, as this is where significant investment may be required for new plant and where it is necessary to maintain and improve existing plant. Within the Plan area several silica sand quarries may feed one plant site. It is important to maintain the continuity of production at these plant sites and to this end permission will be granted for new quarries or the extension to an existing quarry, in accordance with policies MSP1 and MSP5. However, the need for further reserves must be balanced against environmental constraints and there may, in some circumstances, be overriding environmental reasons why stocks of permitted reserves cannot be replenished.

6.17 As a result of the evidence discussed in Minerals Technical Evidence Paper 2: Silica Sand Study 2006/07 and Minerals Technical Evidence Paper 4: Assessment of Silica Sand reserves and recent production, it is considered appropriate to identify a strategic site to enable the continued supply of industrial silica sand. The Plan therefore seeks to make provision for the supply of provision of silica sand for specialist uses. In order to maintain continuity of supply of industrial sands which can supply a range of uses, land

at Clipstone Brook is identified as a strategic minerals site. This can supply an estimated 2.5 million tonnes of industrial sand and will replace those sands currently extracted from Pratts Quarry which is coming to the end of its operational life.

6.18 The NPPF states that landbank requirements for silica sand should be calculated by multiplying the average of the last three years production for which figures are available by the appropriate number of years or by reference to the levels of provision in the local plan. The calculations should have regard to the quality of the sand and the use to which the material is put. To this end the allocation of any new reserves has utilised the information within the Silica Sand Study of 2006/07 which identified the nature of the reserve at each site/quarry and the uses to which it was put. The industry has been reluctant to provide information on an individual site basis and so it has not been possible to make any assessment on an individual site basis. Instead information is supplied on the basis of silica sand supplies to each operating plant which may take material from several quarries. On the basis of this information it has only been considered necessary to identify one new quarry although there is policy provision for further sites to come forward over the Plan period if a need has been demonstrated.

Mineral Strategic Policy MSP 6

Mineral Extraction outside Allocated Sites

Mineral extraction or the development of new or replacement concrete batching, asphalt and stone coating plants outside of the identified strategic sites will be permitted where it can be demonstrated that there is an overriding need and/or benefit.

6.19 Planning applications for mineral working outside of the allocated strategic sites identified in policy MSP1 will be permitted where particular requirements can be demonstrated. Particular requirements may include the prevention of the sterilisation of reserves, where there are significant environmental and biodiversity benefits or where it can be demonstrated that an allocated strategic site identified in policy MSP1 is no longer likely to come forward. In such exceptional circumstances sites will be assessed against the sequential test in paragraph 6.4. The strategic sites identified in policy MSP1, in combination with existing permitted reserves, provide sufficient mineral for the Plan period, and are located so as to cause the least environmental impact.

6.20 The NPPF introduced a requirement to safeguard existing or planned batching, asphalt and stone coating plants. This requirement has been set out in policy MSP4. However, there is still the need to ensure that there is provision for new or replacement plant to come forward should the demand arise. This is addressed in policy MSP6 where provision is made for these plants subject to the case being made in terms of need or benefit. Applications for such plant would also be determined in accordance with the requirements of policy MWSP3.

6.21 Large permitted reserves of clay exist in the Marston Vale area to the south-west of Bedford. However, nationally the brick industry has consolidated in recent years, and there is no longer an operational brick works in the Plan area. Apart from occasional demand for engineering material, there is no demand for large scale clay extraction, and no new sites for clay are allocated in the Plan. No new sites for working brickclay are being pursued for inclusion as part of this process.

6.22 Fullers Earth has been worked in the south-western part of the Plan area intermittently. This is a mineral of rare occurrence, and which has no national planning policy guidance. In the absence of an identified need, no sites are identified for this mineral. No new Fullers Earth sites were suggested by landowners or mineral operators during previous stages of the preparation of the Plan.

6.23 Chalk is produced in large quantities to supply a cement manufacturing plant outside of the Plan area. This site has significant reserves (over 44 million tonnes in 2011, according to the Annual Monitoring Report for 2011/12 which will last beyond the end of the Plan period. A further chalk quarry produces small quantities of vernacular building stone. However, it is sited in the Chiltern Hills Area of Outstanding Natural Beauty, and it is inappropriate to identify a further for site for production for this mineral within the AONB.

6.24 Cornbrash Limestone, which is currently imported from Lincolnshire and Northamptonshire, is used for the repair of monuments and buildings especially in the Upper Ouse Valley. However, there are resources of this mineral in the Upper Ouse Valley, although no sites have been identified where there are reserves of sufficient quality. Whilst no sites have been identified for the provision of this mineral, it will be safeguarded, since it lies beneath Sand and Gravel which occurs in the Upper Ouse Valley.

Mineral Strategic Policy MSP 7

Rationalisation of reserves and restoration of old sites.

Planning permission will be granted for proposals which:

- lead to the rationalisation of reserves and/or
- secure an appropriate after use of workings originating before planning control, or for which there exist inadequate planning conditions for restoration, and/or enhance standards of restoration.

6.25 Minerals can only be worked where they occur. This has brought about situations over time where mineral workings can be close to other occupiers, wildlife, or attractive landscapes. Long standing permissions and mineral workings may have the potential for rationalisation, which can bring about benefits for the environment and the community. For example, areas with mineral reserves may be voluntarily revoked in exchange for permission for reserves in less sensitive locations. In addition, powers exist to ensure that appropriate and modern planning controls can be attached to historic mineral planning permissions, including the scope to ensure that mineral workings sites are satisfactorily reclaimed.

6.26 All proposals for the rationalisation of workings will be considered on their merits. If the opportunity arises the MPA will make suggestions to mineral companies regarding appropriate areas for revocation and substitution. Favourable consideration will be given to rationalisation proposals which achieve environmental or community benefits, such as amenity, informal recreation, and nature conservation. New proposals may also allow the MPA to review the reclamation requirements of old sites. Mineral workings are capable of a range of afteruses depending upon the watertable, the depth of void remaining after mineral working, and the landuses around the site. A large proportion of mineral working land is reclaimed to agriculture, while provision for increased public access and provision of wildlife habitats are also common. In some parts of the UK commercial forestry has been the afteruse of sand and gravel workings, where the soils were appropriate, while some element of tree/woodland establishment are part of most reclamation schemes.

Mineral Strategic Policy MSP 8

Importation of materials for processing

The use and retention of mineral processing plants during and beyond normal life of the associated mineral extraction operation, to allow for the processing of imported material, will be permitted where:

- It enables the working of a site which is otherwise considered to be uneconomic and/or unworkable; or
- It allows material to be processed or blended to achieve a higher quality or more saleable product; or
- It enables the working of a nearby site where the establishment of a processing plant would be subject to overriding environmental objections.

6.27 Mineral working often requires the erection of associated structures and buildings, including processing plant. For example, sand and gravel needs to be washed and graded before the mineral products can be sold. Processing plants are generally operated to process material won from the sites on which they are located. However, they can also receive mineral from "Satellite" sites, which in themselves would not be acceptable if they were to include a processing plant on the site. The identified strategic mineral sites will largely either be extensions to existing sites or acting as satellite sites and so the mineral will be processed at a pre-existing plant at another site. This should be identified in the planning application as, unless the plant can be accessed by internal haul roads or using a conveyor, there will be highway implications to be considered as part of the proposal to minimise impact on the highway network and on local communities.

6.28 Mineral extraction is essentially a temporary use of land, and reclamation should follow the working of the site as quickly as possible. In order to avoid prolonging the life of a site the MPA will normally resist proposals for plant and machinery used to process material won primarily from sites other than that at which they are processed, which would delay the reclamation of the site. Plant and machinery should normally be removed following the completion of working at the site on which it stands. However, if a processing plant is intended to handle mineral from other workings, this should be stated as part of the application, since there are highway implications of such activity.

6.29 There may be instances where the retention of a processing plant may be acceptable, for example when a mineral deposit is sparsely distributed and only worked on a small scale. Where a plant site is acceptable with respect to its environmental impact, then it may be acceptable for it to remain on site as a central processing facility. This would ensure the efficient exploitation of environmentally acceptable and recoverable mineral deposits. The key issues to be considered in all such proposals are the environmental, amenity, and transport impacts of intensifying the use or prolonging the life of the plant, and implications for the restoration of the site.

Mineral Strategic Policy MSP 9

Borrow Pits

Borrow Pits will be permitted where they meet the following criteria:

- The site is required to supply minerals to specific major construction works;
- The site is well related geographically to the project it is intended to supply;
- The borrow pit will serve the related project only, and will not provide material for the wider market or be retained beyond the life of the project it serves;
- The borrow pit will bring about the removal of mineral and/or waste traffic movements from the public highway and/or from passing local communities;
- The borrow pit will be restored within a similar timescale as the project to which it relates, and restoration can be achieved to an approved scheme in the event that it is only partly worked;
- Waste materials will only be imported from the project itself unless required to achieve beneficial restoration as set out in an approved scheme;
- There is an overall environmental benefit as a result of the proposal and appropriate mitigation measures will be put in place to minimise any adverse environmental impacts’.

6.30 Borrow Pits are temporary quarries set up for a specific construction project, such as a road scheme, to utilise a source of aggregates in the immediate vicinity. These pits can have a clear environmental benefit by providing locally sourced material and, as a result, reduce the haulage of materials and remove traffic movements that would otherwise be associated with the project from the highway network. However it is acknowledged that any mineral working can impact on neighbours and the local environment detrimentally but if they are restored to a high standard then they will contribute beneficially to the local environment.

6.31 The consideration of the use of secondary/recycled/ substitute aggregates is expected to occur before the developer looks for material from a borrow pit. However, not all materials needed for a construction project are likely to be available from the use of such aggregates and some virgin sand and gravel is likely to be required. The use of material sourced from borrow pits can also result in the use of lower quality materials.

6.32 There are benefits and disbenefits associated with the sourcing of aggregate from a borrow pit particularly as operators are often not normally associated with minerals matters and may require greater guidance from local authorities to ensure that the site is operated to an acceptable standard. In addition such sites may wish to continue and expand to serve an entirely different market for which it was originally intended. So long as an adequate landbank of permitted reserve of aggregate minerals exists in the Plan area, then material for these schemes will normally be expected to be sourced from existing operational sites and from the use of recycled aggregates. However, other relevant factors to be considered include:

- Whether the scale of the material required and the timescale for its provision may pose problems for existing operational quarries;
- Whether the demand on local quarries would disrupt supply to other users of the same aggregate minerals; and
- Whether specific community benefits may arise.

6.33 Every proposal for a borrow pit may not be able to meet all the criteria listed. Where this is the case, the local authority will consider whether there is an overall environmental benefit arising from any proposal and could still determine any planning application positively.

6.34 There are extensive clay deposits within the Plan area although no sites are operational at present. Clay is occasionally worked at temporary borrow pits, but can also be sourced from permitted sites, for uses which include the creation of noise attenuation bunds or as engineering fill material.

Mineral Strategic Policy MSP 10

Strategic Transport and protection of existing railhead facilities

All new quarries or extensions to quarries will be required to conform to the adopted Freight Strategy and/or policies of the Councils for their area in respect of the management of traffic from the site.

There will be a presumption against any development that could prejudice existing railheads used for the transportation of minerals into or out of the Plan area.

There will be a presumption against any development that may prejudice rail served aggregates depots in the Plan area. Positive consideration will be given to any planning application for the development of new facilities within the boundary of the depots, subject to there being a need for the facility and the proposal being environmentally acceptable.

6.35 The Plan area does not have an extensive rail network and it is, therefore, anticipated that existing and proposed quarries will continue to be served by vehicles using the local road network and which have the potential to detrimentally impact on the quality of life of communities along their route. Consequently it is desirable, for safety and amenity reasons, to direct traffic arising from these sites onto the preferred road network, as set out in the Freight Strategy and/or policies of each of the three Councils. These controls will reduce the impact of the quarries, and make them more acceptable.

6.36 There are three existing railhead facilities within the Plan area that are used, generally, to import minerals, such as limestone and granite that are not quarried locally but are needed for construction projects in the area. It is important that these facilities are safeguarded against any development that might prejudice their future use.

Mineral Safeguarding

6.37 It is important to protect mineral resources from needless sterilisation by surface developments. The Plan area contains a number of minerals of economic importance, whether they are individually worked at present or not. The presence of a significant mineral deposit will be a material consideration in determining proposals for surface development in the areas designated as Mineral Safeguarding Areas. These include:

- Woburn Sands
- River valley sands and gravels
- Oxford Clay
- Gault Clay
- Chalk

- Fuller's Earth
- Cornbrash limestone

6.38 The Plan area includes the river valleys of the Ouse, Ivel, and Flit which contain the aggregate sand and gravel resource. An additional source of aggregates occurs within the Woburn Sands formation which is an important source of concreting, building, and asphaltting sands, and locally, industrial silica sands, and fuller's earth. In addition, the Marston Vale to the south of Bedford is an area of low lying land which contains significant clay deposits. Finally, in the southern part of the Plan area the land is underlain by chalk, and rises in topography to the eastern extremity of the Chiltern Hills Area of Outstanding Natural Beauty.

6.39 The areas to be subject to Mineral Safeguarding are shown on the Policies Map. Most development proposed within an area designated for Mineral Safeguarding will be subject to policies MSP 11 and MSP 12.

Mineral Strategic Policy MSP 11

Minerals Resource Assessment

Surface development proposals within a Mineral Safeguarding Area (excluding exemptions set out under policy MSP12: Surface Development within a Mineral Safeguarding Area) shall be accompanied by a Minerals Resource Assessment. This shall be undertaken by a suitably qualified professional, which establishes through site specific geological survey data, the existence or otherwise of a mineral resource of economic importance.

6.40 The areas designated as Mineral Safeguarding Areas are shown on the plans in the Policies Map Local Development Plan Document. On receipt of a Mineral Resource Assessment the Mineral Planning Authority can decide on the most appropriate course of action. According to the results of this assessment in relation to the quality and quantity of mineral that could be recovered; the practicability of extraction; and the environmental impacts of mineral extraction, the mineral resource present may be required to be extracted before the surface development takes place, or else left in situ and allowed to be sterilised. Where prior extraction is deemed appropriate a separate planning application will be required for the extraction of the mineral.

Mineral Strategic Policy MSP 12

Surface Development within a Mineral Safeguarding Area

Surface development will only be permitted within a Mineral Safeguarding Area where it has been demonstrated that:

- The mineral concerned is proven to be of no economic value as a result of the undertaking of the Mineral Resource Assessment; or
- The development will not inhibit extraction if required in the future; or
- There is an overriding need for the development and prior extraction cannot reasonably be undertaken; or
- The mineral can be extracted prior to the development taking place.

Policies MSP11 and MSP12 will not apply to the following classes of surface development as they are unlikely to lead to the long term sterilisation of minerals:

- Extensions of existing buildings within their curtilage;
- Infilling development except for proposals within 250 metres of an existing permission for mineral extraction/waste disposal;
- Minor development (such as walls, gates, accesses);
- Individual residential caravans for a period of less than 5 years;
- Amendments to previously approved developments;
- Applications for Listed Building Consent;
- Reserved matters;
- Changes of Use (except where further built development is proposed).

Where a development is applied for which is of a form not exempt under this policy and within an area of a designated Mineral Safeguarding Area, then policy MSP11 shall apply.

6.41 Where it has been determined that it is necessary for the development to take place, and that the mineral is considered to be of sufficient quality and quantity etc, the MPA will seek prior extraction of that mineral subject to the provision of satisfactory information, including a full assessment and acceptability of:

- The size and nature of the proposed surface development
- The quality and quantity of the mineral that would be recovered.
- The practicability of extraction.
- The environmental impacts of mineral extraction
- The size and nature of the proposed development

By this means valuable mineral resources will be safeguarded from needless sterilisation.

7 Delivery Strategy and Monitoring

Introduction

7.1 The Plan is based upon the best currently available information. However, there will be a need to monitor the Plan throughout its life in order to ascertain how effectively the policies are being implemented.

7.2 The Planning and Compulsory Purchase Act 2004 required the production of a Monitoring Report each year. The Monitoring Report will include an assessment of:

- The extent to which national targets, objectives, and policies, are being achieved
- Any possible changes needed, if a policy is not achieving its intended aim, or the targets are not being met.
- Progress in implementation of the Minerals and Waste Local Development Scheme and preparation of the Minerals and Waste Local Development Documents.
- The requirement for the Report to be produced annually no longer applies, however LPAs are expected to publish monitoring information when available.

Delivering The Plan

Table 4 Monitoring of Minerals and Waste Strategic Policies.

Minerals and Waste Strategic policy	Indicators	Related Minerals or Waste Objective	Target	Implementation parties
MWSP1 Presumption in favour of sustainable development	Percentage of applications for minerals, waste management and related development that refer to this policy Percentage of decisions (committee or delegated) that refer to this policy.	Waste 1, 2, 3, 4, 5, 6, 7, 8 Minerals 1, 2, 3, 4, 5, 6, 7	100% of applications to make reference to The sustainability policy. 100% of decisions on applications to refer to the sustainability policy	Minerals Industry Waste Industry Minerals and Waste Planning Authorities
MWSP2 Climate Change	Percentage of waste management applications that include provision for climate change mitigation measures	Waste 8 Minerals 4, 7	100% of new waste facilities permitted include climate change mitigation measures. 100% of applications for new or extended mineral workings will	Waste Planning Authorities Waste disposal Authorities Waste Industry

Minerals and Waste Strategic policy	Indicators	Related Minerals or Waste Objective	Target	Implementation parties
	<p>Percentage of applications permitted for new or extended mineral workings which take account of climate change issues in their operational practices and restoration proposals</p>		<p>take account of climate change in their operational practices and restoration proposals.</p>	<p>Mineral Planning Authorities Minerals Operators</p>
<p>MWSP3 The determination of planning applications</p>	<p>Percentage of applications for waste facilities and related development determined according to relevant Waste Strategic Policies</p> <p>Percentage of applications for mineral sites and related development in accordance with relevant Minerals Strategic Policies taking into account the strategic sites and the saved General and Environmental Policies.</p> <p>The area of habitats lost compared to the area of habitat created</p>	<p>Waste 2, 3, 4, 6, 8</p> <p>Minerals 1, 2, 4, 5, 7</p>	<p>100% of applications determined according to waste strategic Policies, and taking into account the strategic sites, and the Saved General and Environmental Policies.</p> <p>100% of applications determined according to Minerals Strategic Policies and taking into account the Strategic Sites and the saved General and Environmental Policies.</p> <p>A net gain in the area of BAP habitats within the Plan area.</p>	<p>Waste Planning Authorities</p> <p>Waste Disposal Authorities</p> <p>Waste Industry</p> <p>Minerals Planning Authorities</p> <p>Minerals Industry</p>

7.3 The objectives for both Minerals and Waste are set out in Chapter 3. This Chapter addresses how the separate objectives for Waste and Minerals will be delivered and monitored.

Table 5 How will the Waste Objectives be achieved?

	Action	Parties
Objective 1: To promote the reduction of waste arisings	<p>Initiatives at both national and local level to promote waste reduction. These include those by WRAP (the Waste and Resources Action Programme) including the Halving Waste to Landfill initiative.</p> <p>The educational initiatives by Local Authorities encouraging residents to produce less waste arisings, and recycle more.</p>	<p>WRAP (Waste Resources Action Programme) including the Halving Waste to Landfill initiative.</p> <p>The building and construction industry</p> <p>The three Councils as Local Planning Authorities</p>
	Action	Parties
Objective 2: To manage sustainably as much waste as possible arising from within the Plan area, and take a small and diminishing apportionment of London wastes for landfilling	<p>The majority of wastes which arise from within the Plan area are capable of being appropriately managed by a combination of the existing and new facilities which will deliver the additional capacity required.</p> <p>There are a limited number of waste streams which will continue to require management beyond the Plan area, these include: Clinical wastes, (which are currently sent for specialist management before being landfilled). Hazardous wastes, (which are presently sent specialist management or to landfill sites beyond the Plan area). Low level nuclear wastes.</p>	<p>Private waste management operators</p> <p>Waste Planning Authorities</p> <p>The three Councils as Waste Disposal Authorities</p> <p>Managers of Business, Clinical, Hazardous, and Low Level Radioactive wastes</p> <p>The Mayor of London</p> <p>London Borough Councils as Waste Disposal Authorities</p> <p>The Environment Agency</p>

	Action	Parties
Objective 3: To move away from dependence upon landfilling	<p>Provide for additional non-landfill waste management capacity.</p> <p>Provide for a limited amount of non-hazardous landfill capacity. Such landfill capacity will be provided on the assumption that 100% of waste sent to landfill must be pre-treated. Wastes which have been pre-treated may also have been subject to intensive residual treatment processes which fundamentally change their chemical, physical, or biological nature, and have achieved maximum practicable recovery.</p>	<p>Waste Planning Authorities</p> <p>Private sector waste managers</p> <p>Three Councils as Waste Disposal Authorities</p>
	Action	Parties
Objective 4: To provide greater capacity for the recovery of materials and energy.	<p>The Plan sets out a spatial strategy for the location of Strategic and non-Strategic waste management.</p> <p>The Plan provides land for additional waste management capacity</p>	<p>The three Councils, as Waste Planning Authorities and Waste Disposal Authorities</p> <p>Private waste management operators</p>
	Action	Parties
Objective 5: To protect and enhance the biodiversity and landscape fabric of the Plan area.	<p>Design the final landform and afteruse of landfill sites so as to be sympathetic to the surrounding area and to positively enhance the biodiversity and landscape</p> <p>Design buildings, structures, and landscaping so as to be sympathetic to the surrounding area and, where appropriate, to positively enhance the biodiversity and landscape.</p> <p>An indicator will be developed to measure the gain/loss of habitat of biodiversity interest in conjunction with Natural England.</p>	<p>Waste Planning Authorities</p> <p>Private sector waste operators</p> <p>The Environment Agency</p> <p>Wildlife and conservation organisations</p>

	Action	Parties
Objective 6: To protect and enhance the safety of the road network in the Plan area.	<p>The strategic waste sites for landfill and non-landfill waste development have been selected partly because of their linkages to the major highway network, and are therefore beneficial in directing waste traffic onto these major roads.</p> <p>The Freight Strategies (as part of the Local Transport Plans) of the three Councils encourages and directs freight traffic onto strategic roads.</p>	<p>The three Councils as Waste Planning Authorities.</p> <p>The three Councils as Local Highway Authorities.</p> <p>The Highways Agency, in respect of trunk roads and motorways</p>
	Action	Parties
Objective 7: To protect and enhance the cultural, social and environmental heritage of the Plan area.	<p>Ensure that waste management activities with large volume throughputs take place on strategic recovery sites, which will minimise impacts on areas of heritage, environmental, or cultural value.</p>	<p>Waste Planning Authorities.</p> <p>The three Councils as Waste Disposal Authorities.</p>
	Action	Parties
Objective 8: To protect a network of facilities which are close to waste arisings, and suitable road networks so as to reduce transport issues and support the carbon agenda, appropriate to the kind of waste to be managed.	<p>Develop, permit and implement a network of waste management facilities located in close proximity to the source of arisings, and which have suitable access and road networks which would serve them.</p>	<p>The three Councils as Waste Planning Authorities.</p> <p>The three Councils as Waste Disposal Authorities.</p> <p>Private waste management operators.</p> <p>The three Councils as Highway Authorities.</p>

7.4 The MPAs/WPAs are required to produce a Monitoring Report (MR) that, amongst other matters, will set out how the policies of the Plan are being implemented and how effective they have been in managing minerals and waste management development in the Plan area. The MR will be based on the monitoring framework set out below and after the sections relating to the risks and contingencies of in delivering the Waste Strategy and the Minerals Strategy.

7.5 Indicators have been developed to provide a consistent basis for monitoring the performance of this strategy against spatial objectives. These indicators have been derived from the strategic policies and the Sustainability Appraisal. The targets and relevant indicators and the primary implementation parties are set out after each policy.

Risks and contingencies in delivering the Waste Strategy.

The Central Bedfordshire Council municipal waste procurement project

7.6 Within the Plan area, all three Councils have their own contractual arrangements with private sector waste companies for the collection and management of their area's municipal wastes. In addition, Central Bedfordshire Council is undergoing a procurement process through the BEaR project for a new waste management contract. There are presently two remaining bidders, both of whom propose to use the site at Thorn Turn, owned by Central Bedfordshire Council. In addition, Bedford and Luton Borough Councils have existing contracts for municipal waste management which will expire later in the Plan period, after which new contracts will be let.⁽⁸⁾ The Plan assists in delivering these potential new contracts, by identifying a choice of strategic sites that potential bidders could use. It is acknowledged that no strategic sites are identified within Luton. However, there is a substantial amount of employment land within the boundary of Luton, which may be able to accommodate new facilities arising from a waste management contract with Luton Borough Council.

The Covanta Energy development and Biogen Power

7.7 Following a Public Inquiry concerning the application for a gasification plant on land at Twinwoods Business Estate, north of Bedford, (intended to manage 120,000 tonnes of waste per year) the Secretary of State has refused planning permission. Of note is that the Secretary of State has specifically endorsed the principle of restricting the catchment area of waste facilities by the use of planning conditions.

7.8 In addition, following a Special Parliamentary Procedure, a Development Consent Order (DCO) was issued in March 2013 for the development by Covanta Energy Ltd of a Resource Recovery Facility on land at Rookery Pit South, to the south-west of Bedford. The facility is intended to handle a nominal throughput of 585,000 tonnes per annum. The capacity of this energy from waste facility is such that municipal, commercial and industrial wastes would need to be sourced not only from the Plan area but from a wide area extending to several Counties and unitary authority areas beyond. However, since the issue of the DCO the American parent company has taken the decision to withdraw from UK operations. The future of this development is unclear at the time of the adoption of this Plan.

7.9 In order to ensure the delivery of operational capacity in the Plan area, which would be able to manage the volumes of the majority of the wastes which arise within the Plan area, four strategic sites for recovery are identified. The identification of these sites allows for a choice of potential locations to the waste management industry for the large scale waste management sites. The major issue is that such facilities should serve the Plan area by managing waste from the Plan area. It is not expected that all of the sites identified will be developed and result in operational capacity, as there will not be sufficient local waste contracts to supply them. However, there is a danger that unless catchment area restrictions are able to be applied, this could result in substantial volumes of wastes being imported to feed spare capacity. In the longer term, once there is a sufficient network of operational waste facilities in the country, catchment area restrictions may no longer be necessary. However, this is a scenario which is only likely to occur at the end of the plan period, and certainly not before any plan review.

8 see Waste Evidence Base 5: Municipal waste management contracts and arrangements.

Table 6 Monitoring of Waste Strategic Policies

Waste Strategic Policy	Indicators	Related Waste Objective	Target	Implementation Parties
WSP 1: The Provision of Recovery and Disposal Capacity.	Annual arisings and management capacity for different waste streams	2	Recover 70% of MSW by 2015, and 75% of C/I waste by 2015	Waste Planning Authorities Waste Disposal Authorities Waste Industry Producers of Commercial/ industrial wastes
WSP 2: Strategic Waste Management Sites.	Percentage of planning applications for strategic waste facilities located on the sites identified in WSP 2. The area of habitats lost compared to area of habitat created.	2, 3, 4, 5, 6, 8	100% of sites developed for strategic uses are on identified sites. Net gain in the area BAP habitats within the Plan area.	Waste Planning Authorities Waste Disposal Authorities Waste Industry Wildlife and conservation organisations.
WSP 3: The Design and Layout of New Waste Management Facilities.	Percentage of applications for waste facilities that show high quality of design and layout. The area of habitats lost compared to area of habitat created.	4, 5, 7	100% of new waste facilities to be designed according to the CABE Design Guide for Waste Management Facilities. Net gain in the area BAP habitats within the Plan area.	Waste Planning Authorities Waste Disposal Authorities Waste Industry Wildlife and conservation organisations.
WSP 4: Catchment area restrictions.	Percentage of applications for Strategic facilities which are permitted with Catchment Area Restrictions	1, 4, 5, 7	100% of new Strategic waste facilities to be subject to Catchment Area Restrictions	Waste Planning Authorities Waste Disposal Authorities Waste Industry

Waste Strategic Policy	Indicators	Related Waste Objective	Target	Implementation Parties
WSP 5: Including waste management in new built development.	Percentage of applications for built developments that include provision for waste storage and recovery	4, 5, 7	100% of new built developments to be built including waste storage and recovery facilities according to Policy WSP7	Waste Planning Authorities Waste Disposal Authorities Waste Industry
WSP 6: Non-hazardous waste transfer and materials recovery.	Percentage of applications for non-inert waste transfer and materials recovery facilities. The area of habitats lost compared to area of habitat created.	4, 5, 7, 8	100% of non-inert waste transfer and materials recovery facilities located in accordance with Policy WSP8. Net gain in the area BAP habitats within the Plan area.	Waste Planning Authorities Waste Disposal Authorities Waste Industry Wildlife and conservation organisations.
WSP 7: Composting	Percentage of applications for composting approved which complied with the locational criteria set out in Policy WSP 7. The area of habitats lost compared to area of habitat created.	4, 5, 6, 7, 8	100% of composting facilities located according to WSP 7. Net gain in the area BAP habitats within the Plan area.	Waste Planning Authorities Waste Disposal Authorities Waste Industry Wildlife and conservation organisations.
WSP 8: Anaerobic Digestion.	Percentage of applications for anaerobic digestion facilities which are located in compliance with Policy WSP 8. The area of habitats lost compared to area of habitat created.	4, 5, 6, 7, 8	100% of Anaerobic Digestion facilities located in accordance with policy WSP 8. Net gain in the area BAP habitats within the Plan area.	Waste Planning Authorities Waste Disposal Authorities Waste Industry Wildlife and conservation organisations.

Waste Strategic Policy	Indicators	Related Waste Objective	Target	Implementation Parties
WSP 9: Energy Generation from Waste.	Percentage of applications for energy generation from waste located on sites identified in WSP 2 and manage waste which has undergone maximum practicable recovery.	4, 5, 6, 7, 8	100% of energy from waste proposals are located in the Strategic sites identified in Policy WSP 2	Waste Planning Authorities Waste Disposal Authorities Waste Industry
WSP 10: Landfilling of Waste	Percentage of applications for landfilling non-hazardous waste which comply with policy WSP 10. The area of habitats lost compared to area of habitat created.	4, 5, 6, 7, 8	100% of non-hazardous landfill applications to comply with policy WSP10. Net gain in the area BAP habitats within the Plan area.	Waste Planning Authorities Waste Industry Wildlife and conservation organisations.
WSP 11: Waste Water Treatment Facilities.	Percentage of applications for new sewage treatment works	4, 5, 6, 7, 8	100% of applications for new sewage treatment works approved according to the circumstances set out in policy WSP 11	Waste Planning Authorities Waste Disposal Authorities Waste Industry
WSP 12: Clinical Waste.	Percentage of applications for managing clinical waste	4, 5, 6, 7, 8	100% of applications for facilities to manage clinical waste approved according to the circumstances set out in WSP 12	Waste Planning Authorities Waste Industry NHS and Health Care providers

Waste Strategic Policy	Indicators	Related Waste Objective	Target	Implementation Parties
WSP 13: Hazardous Waste.	<p>Percentage of applications for the recycling or landfilling of hazardous wastes.</p> <p>The area of habitats lost compared to area of habitat created.</p>	4, 5, 6, 7, 8	<p>100% of applications for facilities to manage hazardous waste approved according to the circumstances set out in WSP 13.</p> <p>Net gain in the area BAP habitats within the Plan area.</p>	<p>Waste Planning Authorities</p> <p>Waste Industry</p> <p>Wildlife and conservation organisations.</p>
WSP 14: Inert Waste.	<p>Percentage of applications for the recycling or landfilling of inert wastes.</p> <p>The area of habitats lost compared to area of habitat created.</p>	4, 5, 6, 7, 8	<p>- 100% of applications for facilities to recycle or landfill inert wastes to comply with policy WSP14.</p> <p>- Net gain in the area BAP habitats within the Plan area.</p>	<p>Waste Planning Authorities</p> <p>Waste Industry</p> <p>Wildlife and conservation organisations.</p>
WSP 15: New Waste Management Facilities and Strategic Transport.	Percentage of applications for the management or disposal of waste	4, 5, 6, 7, 8	100% of applications for facilities for waste management facilities which comply with the Strategic Transport Policies of the Local Transport Plans	<p>Waste Planning Authorities</p> <p>Waste Industry</p>

Table 7 How will the Mineral Objectives be achieved?

	Action	Parties
Objective 1: To provide for appropriate reserves for aggregates and specialist (silica) sand in line with national and sub-national guidelines.	Identifying and maintaining appropriate landbanks are dependent upon national planning policy guidance, and the provision of good quality data concerning reserves and output from the operators of aggregates and silica sand producing sites.	Mineral Planning Authorities - Mineral operators
	Action	Parties
Objective 2: To identify strategic sites for the supply of identified mineral needs, and to ensure that these sites represent the most sustainable options.	Strategic mineral sites for the production of aggregates and silica sand are identified in Chapter 6. The Strategic mineral sites that were selected have been subjected to a sequential test, as well as a Sustainability Appraisal.	Mineral Planning Authorities
	Action	Parties
Objective 3: To conserve mineral resources and infrastructure, by protecting them from sterilisation, encouraging their prudent use, and specifying appropriate phasing mechanisms for their release and increasing use of secondary aggregates.	Mineral Safeguarding Areas and Policies are identified in Chapter 6 and on the Policies map. The use of minerals is generally beyond the scope of planning control the release of minerals will be controlled by monitoring the permitted reserves of aggregate minerals and silica sands, and need the provision of information by the minerals industry.	Mineral Planning Authorities, and Local Planning Authorities, in Bedford Borough Council and Central Bedfordshire Council Mineral operators The Local Highway Authorities and the Highways Agency, in respect of specifying materials to be used in road construction and repair.
	Action	Parties
Objective 4: To minimise adverse environmental and amenity impacts of mineral working, and the associated transport of minerals, and to make use of opportunities to improve the environment, and make other sustainability gains.	The selection of Strategic mineral sites and the consideration of applications will consider the impacts on both amenity and various aspects of the environment. The afteruse of mineral working sites has the scope to bring forward a wide range of benefits,	Bedford Borough Council and Central Bedfordshire Council as Mineral Planning Authorities and Local Planning Authorities The Minerals industry

	Action	Parties
	<p>such as increased habitats for wildlife, and new or improved rights of way for public access.</p> <p>An indicator will be developed to measure the gain/loss of habitat of biodiversity interest, in conjunction with Natural England.</p>	
	Action	Parties
<p>Objective 5: To ensure that those communities derive tangible benefits from any mineral working undertaken in their area.</p>	<p>Tangible benefits to communities include additional employment, and various potential gains from the afteruse of sites, discussed under 4 above.</p>	<p>Bedford Borough Council and Central Bedfordshire Council as Mineral Planning Authorities</p> <p>The minerals industry</p>
	Action	Parties
<p>Objective 6: To ensure that mineral sites, in operation and restoration, are sympathetic to their local landscape character (as determined via Landscape Character Assessment).</p>	<p>Proposals for new mineral working sites will be required to be designed taking into account the Landscape Character Assessment for the area</p>	<p>Bedford Borough Council and Central Bedfordshire Council as Mineral Planning Authorities</p> <p>The minerals industry</p>
	Action	Parties
<p>Objective 7: To ensure the appropriate restoration and after-use of mineral workings and protect and enhance biodiversity and the green infrastructure, including heritage assets, of the Plan area, taking particular account of the potential contributions to the aims of Biodiversity Action Plans, Green Infrastructure Plans, Outdoor Access Improvement Plans, and Water Cycle Management Plans.</p>	<p>Planning conditions will be attached to new mineral working permissions, and will be actively monitored, to ensure that mineral workings are appropriately restored</p> <p>Proposals for the restoration of mineral workings will be considered with respect to the aims of Biodiversity Action Plans, Green Infrastructure Plans, Outdoor Access Improvement Plans, and Water Cycle Management Plans, so as to achieve their respective objectives.</p>	<p>Bedford Borough Council and Central Bedfordshire Council as Mineral Planning Authorities</p> <p>The Minerals Industry</p> <p>The Environment Agency</p> <p>Wildlife and conservation organisations.</p>

	Action	Parties
	<p>Restoration schemes will provide for the creation of new habitats for species identified in the Bedfordshire & Luton Biodiversity Action Plan.</p> <p>We will develop an indicator to measure the gain/loss of habitat of biodiversity interest in conjunction with Natural England.</p>	

Risks and contingencies in delivering the Minerals Strategy.

Sterilisation of a Preferred site

7.10 The sand and gravel sites have been selected so that they form extensions to existing sites or act as a satellite site utilising an existing plant site. If, for any reason, extraction of these areas does not commence within a reasonable period after the mineral from the main quarry has been extracted there may be pressure to dismantle the plant site and restore the land. If this occurs then it may not be possible to extract these areas as they would be isolated and incapable of extraction without the benefit of the proximity of the main quarry and plant site. This would result in the sterilisation of the mineral.

7.11 There may be pressure for other uses or development to take place on the land identified for extraction. If this is the case it is anticipated that an assessment of the mineral at the site would be undertaken and that there would be prior extraction of the mineral or that it could be used in the development.

Less reserves than anticipated

7.12 The strategic mineral sites allocated have been identified on the basis of information provided by mineral companies following their assessment of the likely reserves at the sites in question. However, it is possible that when further detailed surveys are undertaken prior to extraction that the reserve is actually less than currently anticipated by the operator or that when the site is worked that the depth of overburden or of the reserves makes parts of a site uneconomic to work. Other physical constraints such as the presence of utility and infrastructure pipes and equipment and environmental constraints such as archaeology and habitats may also impact on the ability to extract the originally evaluated workable reserves. In such instances the amount of mineral available for extraction may be found to be less than previously expected.

Quality of reserve

7.13 When a site is worked the mineral may prove to be of a lesser quality than previously expected in all or part of the site. As a consequence it may then be economically less attractive to extract.

Table 8 Minerals Risks and Contingencies

Development	Nature of Risk	Degree of Risk	Responsible person/ organisation	Possible means of mitigating risk
Sterilisation of mineral site as a result of delay	That the plant is no longer available to be utilised for processing the mineral, due to delay in a Preferred Site coming forward	Small/medium	Minerals Operator Mineral Planning Authority	To ensure that permissions are in place to enable the plant site to be utilised on the parent site for the processing of mineral from the Preferred Area
Sterilisation of reserve at Preferred Area as a result of development pressures	That the timing of extraction is such that it would delay other development proposed in the area	Small/medium	Mineral Operator Mineral Planning Authority Local authority, and other land owners	Ensure that permissions are in place in a timely manner and take into account known development proposals. That extraction is timed so as not to delay other development. Measures are put in place to ensure that extraction can be completed whilst facilitating other development proposals.
Reserve is less than anticipated	That less mineral is available from a site than initially assessed	Small/medium	Mineral Operator Landowners Mineral Planning Authority	Operators will have undertaken an assessment of the likely reserve before putting the site forward. Undertaken further detailed assessment of the mineral, depth of overburden etc is undertaken as part of the process of compiling the

Development	Nature of Risk	Degree of Risk	Responsible person/ organisation	Possible means of mitigating risk
				planning application
Quality of the reserve is less than anticipated	Inferior mineral on all or part of site	Small/medium	Operator	This assessment should have been made before the site was put forward as a Preferred Site. The operator may have to find alternative uses for some mineral found at the site to avoid its sterilisation.

Implementation and Delivery of the Minerals Strategy

Sand and Gravel

7.14 Sand and gravel workings are not widely distributed throughout the Plan area, especially as a result of its geology. Given the extent of permitted reserves at operational sites in the Plan area it is expected that this area will continue to produce sand and gravel aggregate from the active workings in the Valleys of the Rivers Ouse and Ivel east of Bedford during the early part of the Plan period. Existing permitted reserves at sites in this part of the Plan area will continue to supply construction materials to the areas of housing growth now being identified in development plans. Some of the identified Strategic sites in the Ouse Valley will continue to supply the processing plant at Willington, replacing existing permitted sites as they become exhausted.

Silica Sands

7.15 A small number of sites presently produce silica sands for a range of uses. Most of these are in the Heath and Reach area near Leighton Buzzard. The level of output varies from site to site, and from year to year. In addition the nature of the mineral resource provides for the aggregate sands. Existing permitted reserves will not be sufficient at all of the sites to continue to supply silica sand throughout the Plan period, and a strategic site for silica sand production is identified primarily to replace production from Pratts Pit south of Leighton Buzzard, which along with some other silica Sand quarries in the area, which supply the processing plant at Double Arches Quarry.

Chalk

7.16 Chalk is worked for cement manufacture at Kensworth, and also for building stone at Totternhoe. There are extensive reserves at Kensworth quarry, sufficient for the plan period, and no Strategic sites have been identified to supply chalk for cement manufacture.

Building Stone

7.17 Totternhoe quarry produces a small amount of limestone (Totternhoe Stone) as building stone, with reserves sufficient for the Plan period. This is known colloquially as Clunch. In addition, Limestone is imported for use in the Upper Ouse Valley area of Bedford from Leicestershire and Lincolnshire. For a site to come forward within the Plan area it would need to prove a need for the mineral, that it was of sufficient quality, and establish that it was environmentally acceptable for it to be worked at that location.

Clay

7.18 There are substantial permitted reserves of clay in the Marston Vale following the cessation of brick manufacture in this area. However, proposals occasionally arise for clay extraction for use in engineering works. Such proposals will need to establish a need for working clay that does not have an existing permission.

Table 9 Monitoring of Minerals Strategic Policies

Mineral Strategic Policy	Indicator	Related Mineral Objective	Target	Implementation Parties
MSP 1: Overall Spatial Strategy for Aggregate Sand and Gravel and Silica Sand	The number of permissions granted for mineral extraction at the strategic mineral sites	2	Permissions to be granted for all sites over the Plan period	Minerals Industry Mineral Planning Authorities
MSP 2: The Provision of Aggregates	Number of years over which the level of permitted reserves will supply aggregate	1	A seven year landbank for sand/gravel during 100% of the Plan period	Mineral Planning Authorities Mineral Industry
MSP 3: Substitute, Secondary and Recycled Aggregates.	The amount of permissions granted for the supply of recycled/secondary aggregates in preference to land won aggregates.	3	100% of permissions for recycled/secondary aggregates production granted when the aggregates landbank was seven years or more.	Mineral Planning Authorities Industry and suppliers selecting recycled materials in preference to land won minerals i.e for road schemes. Minerals Industry
MSP4: Safeguarding of Concrete Batching, Asphalt and Stone Coating Plants	Number of plants retained in the Plan area. New development approved within 100m of an existing plant.	3	100% retention of plant	Mineral Planning Authorities Local Planning Authorities.
MSP 5: Provision of Silica Sand	Additional reserves have only been	1	100% of additional silica sand is	Mineral Planning Authorities

Mineral Strategic Policy	Indicator	Related Mineral Objective	Target	Implementation Parties
	released where there was an identifiable need which could not be met from existing sources.		released where a demonstrable need is identified which cannot be met from existing sites or alternative materials.	Minerals Industry
MSP 6: Mineral Extraction outside Allocated Sites	The number of applications for extraction outside Preferred Sites. The area of habitats lost compared to the area of habitat created.	4, 6	Number of permissions for extraction outside Preferred areas. Net gain in the area of BAP habitats within the Plan area.	Minerals Planning Authority Minerals Industry
MSP 7: Rationalisation of reserves and restoration of old sites	The amount of new sites which are not those set out in MSP 1.	4	100% of Old Mineral Permissions to be subject to modern schemes of conditions.	Minerals Planning Authority Minerals Industry
MSP 8: Importation of materials for processing	The percentage of applications granted for processing mineral at remote sites.	3	100% of applications for processing mineral at remote sites to be acceptable according to Policy MSP 8.	Minerals Planning Authority Minerals Industry
MSP 9: Borrow Pits	The percentage of applications permitted which satisfy the criteria in MCP 9.	2, 4	100% of applications for Borrowpits permitted satisfy the criteria set out in policy MSP 9	Minerals Planning Authority Minerals Industry
MSP 10: Strategic Transport and protection of existing railhead facilities	The percentage of applications permitted which take account of the adopted Freight Strategy for their area.	4	100% of applications for new or extended mineral workings will take account of the adopted Freight Strategy of the Council for their	Minerals Planning Authority Highways Authorities Minerals Industry

Mineral Strategic Policy	Indicator	Related Mineral Objective	Target	Implementation Parties
			area in respect of the management of traffic from the site.	
MSP 11: Mineral Resource Assessment	The percentage of applications permitted which satisfy the criteria in MSP12 and are accompanied by a Minerals Resource Assessment.	3	100% of applications for non-minerals development on land within a designated Mineral Safeguarding Area required to be accompanied by a Mineral Resource Assessment	Minerals Planning Authority Minerals Industry Property Developers
MSP 12: Surface development within a Mineral Safeguarding Area	The percentage of applications permitted which satisfy the criteria in MSP12 and are allowed to proceed if mineral is proven to be of poor quality or not present.	3	100% of applications for surface developments within a designated Mineral Safeguarding Area allowed to proceed if mineral is proven to be of poor quality, or not present	Minerals Planning Authority Minerals Industry Property Developers

8 Minerals and Waste Local Plan Saved Policies

Table 10 Saved Mineral Policies

Policy number	Saved Mineral Policy
M1	Minerals Extraction Strategy
M2	Aggregates Landbank
M3	Silica Sand Landbank
M4	Protection of Mineral Resources/Mineral Consultation Areas
M5	Rationalisation of reserves and restoration of old sites
M6	Requirements for determination of minerals applications
M7	Importation of minerals for processing
M8	Borrow Pits
M9	Rail aggregate depots

Table 11 Saved Waste Policies

Policy number	Saved Waste Policy
W1	Key Principles
W2	Imported Wastes
W3	County Self-Sufficiency
W4	Waste Minimisation
W5	Management of Waste at Source: Waste Audits
W6	Management of Waste at Source: Provision of facilities with new development
W7	Preferred locations for integrated waste management facilities
W8	Resource recovery
W9	Waste Transfer and Materials Recovery Facilities
W11	Composting
W12	Anaerobic Digestion
W13	Energy Recovery Plant
W14	Non-inert landfill provision
W16	Landfill Gas

Policy number	Saved Waste Policy
W17	Land raising
W18	Sewage Treatment Works
W19	Clinical waste incineration facilities
W20	Inert Waste Recycling
W21	Inert Waste Landfill
W22	Safeguarding existing sites

Table 12 Saved General and Environmental Policies

Policy number	Saved General and Environmental Policy
GE1	Matters to be addressed in planning applications
GE2	Restoration/ improvement of Marston Vale
GE3	Environmental Improvement of the Greensand Trust area
GE4	Environmental improvement of the Ivel and Ouse Valleys
GE5	Protection of Green Belt land
GE6	Protection of Best and Most Versatile agricultural land
GE7	Protection of the Chilterns Area of Outstanding Natural Beauty (AONB)
GE8	Protection of AGLV
GE9	Landscape protection and Landscape
GE10	Protection/ enhancement of trees and woodland
GE11	Protection of sites of national nature conservation importance
GE12	Protection of locally designated nature conservation sites, RIGs and undesignated sites of significant conservation interest
GE13	Species and Habitat Protection and Enhancement
GE14	Archaeology
GE15	Statutorily designated Historic Buildings and Sites
GE16	Local Historic Buildings, Conservation Areas and Historic Environment sites
GE17	Pollution control
GE18	Disturbance
GE19	Flooding

Policy number	Saved General and Environmental Policy
GE20	Water resources
GE21	Public Rights of Way
GE22	Transport: alternative means
GE23	Transport: suitability of local road network
GE24	Ancillary minerals and waste developments
GE25	Buffer Zones
GE26	Restoration
GE27	Aftercare

Superseded Policies

The following policies from the Minerals and Waste Plan 2005 are superseded by policies in this Plan.

Table 13 Superseded Policies

Minerals and Waste Local Plan 2005	Plan: Strategic Sites and Policies
W1 Key Principles	WSP 1: The Provision of Recovery and Disposal Capacity
W2 Imported Wastes	WSP 1: The Provision of Recovery and Disposal Capacity WSP 4: Catchment Area Restrictions
W3 County Self-Sufficiency	WSP 1: The Provision of Recovery and Disposal Capacity WSP 4: Catchment Area Restrictions
W6 - Management of wastes at source: Provision of facilities with new development.	WSP 5: Including waste management in new built developments
W7 Preferred locations for integrated waste management facilities	WSP 2: Strategic waste management sites
W8 Resource Recovery	WSP 5: Including waste management in new built developments
W9 Waste Transfer and Materials Recovery Facilities	WSP 6: Non-hazardous waste transfer and materials recovery
W11 Composting	WSP 7: Composting
W12 Anaerobic Digestion	WSP 8: Anaerobic Digestion
W13 Energy Recovery Plant	WSP 9: Energy generation from waste

Minerals and Waste Local Plan 2005	Plan: Strategic Sites and Policies
W14 Non-Inert landfill provision	WSP 10: Landfilling of waste
W16 Landfill Gas	Not replaced.
W17 Landraising	Not replaced.
W18 Sewage Treatment Works	WSP 11: Waste Water Treatment facilities
W19 Clinical waste incineration facilities	Waste Strategic Policy WSP 12: Clinical waste incineration facilities
W20 Inert Waste Recycling	Waste Strategic Policy WSP 14: Inert Waste Recycling
W21 Inert Waste Landfill	Waste Strategic Policy WSP 14: Inert Waste
M1 Minerals extraction strategy	MSP 1: Overall Spatial Strategy for Aggregate Sand and Gravel and Silica Sand
M2 Aggregates Landbank	MSP 2: The Provision of Aggregates
M3 Silica Sand Landbank	MSP 5: Provision of Silica Sand
M4 Protection of Mineral Resources/Mineral Consultation Areas	MSP 11: Minerals Resource Assessment MSP 12: Surface Development within a Minerals Safeguarding Area
M5 Rationalisation of reserves and restoration of old sites	MSP 7: Rationalisation of reserves and restoration of old sites.
M6 Requirements for determination of minerals applications	MWSP3 The Determination of Minerals and Waste Applications
M7 Importation of materials for processing	MSP 8: Importation of materials for processing
M8 Borrow Pits	MSP 9: Borrow Pits
M9 Rail aggregates depots	MSP 10: Strategic transport and protection of existing railhead facilities

9 Glossary

Table 14 Glossary

A	
Aftercare	A period of five years following the replacement of soils (“restoration”) in which a former mineral working or landfill site is managed to bring about the agreed afteruse.
Afteruse	The use of former mineral working and landfill sites following the completion of mineral working, or landfilling.
Aggregates	Rock, sand, or gravel for use in construction as fill, plaster, mortar, or in making roadstone, concrete or cement.
Allowable Solutions	A project or scheme which will deliver verifiable carbon savings and meet additional national acceptance criteria. On-site, near-site and off-site projects may qualify for inclusion on Government and National lists.
Amenity	The enjoyment of a location. “Amenity land” is a range of afteruses including open space, nature conservation, or other forms of public access.
Anaerobic Digestion	The breakdown of organic material in the absence of air. It is a mature technology for sewage treatment and in other European countries it is used as a waste management method. It is carried out in an enclosed vessel and produces methane which powers an engine used to produce electricity. The useful outcomes of anaerobic digestion are electricity, heat and the solid material left over called the digestate. Both the heat and the electricity can be sold if there is a market and the digestate can be used after further treatment for agricultural purposes.
Apportionment	A share of the amount of either aggregate to be provided within an Aggregate Working Party area, or of waste to be managed by each area of a Waste Technical Advisory Body.
Aquifer	A water bearing mineral within the ground. A water-bearing geological formation. Water may percolate along an aquifer, following the gradient of the stratum.
Area of Outstanding Natural Beauty	An area of landscape designated as having special protection in order to protect its landscape character. Within the Plan area is a part of the Chiltern Hills Area of Outstanding Natural Beauty.
B	
Biodegradable waste	Waste which will degrade or decompose, releasing environmental pollutants (sometimes known as putrescible waste). The Landfill Directive defines biodegradable waste as “any waste that is capable of undergoing anaerobic or aerobic decomposition” [Article 2(1)]
Biodegradable Municipal Waste	Component of municipal waste which is “biodegradable”.
Borrowpit	A temporary mineral working site intended to provide mineral for a specific construction project

Buffer Zone	An area that separates mineral workings and waste management facilities from adjacent areas so as to protect the quality of life for the occupants.
Bund	An embankment, or mound, formed of inert material, usually soil, used to screen a site from view.
C	
Capping	A covering layer of impervious material, often clay, at the top of a landfill to inhibit penetration by water into the waste the egress of landfill gas. The restoration topsoil and sub-soils are placed above the capping layer.
Cement	Substance made by roasting lime and clay - sets hard when mixed with water. May be used with sand to form a mortar or with sand and gravel to make concrete.
Civic Amenity Site	See household waste recycling centre
Clinical Waste	Waste arising from medical, nursing, dental, veterinary, pharmaceutical or similar sources that may present risks of infection.
Combined Heat and Power (CHP)	A power generation process that utilises process heat in addition to generating electricity. Process heat may be used to heat water, which can be piped to local industry or domestic users. Waste materials may be used to fuel CHP schemes.
Commercial Waste	Waste from premises used mainly for trade, business, sport, recreation or entertainment, as defined under section 75 (7) of the Environmental Protection Act 1990.
Co- Disposal	The landfilling of hazardous and non-hazardous wastes together in such a way that benefit is derived from biodegradation processes to produce relatively non-hazardous products in the landfill mass.
Composting	The breakdown of organic matter by the action of micro-organisms into usable end-products. It is an important method of processing organic waste because it can reduce the amount of potentially polluting waste going to landfill or incineration.
Concrete	Mixture of gravel, sand, cement and water used for construction.
Concrete batching plant	Plant which produces ready mixed concrete for delivery to construction sites.
Controlled waste	Household, industrial, commercial and clinical waste, as defined under Section 75 of the Environmental Protection Act 1990. Controlled waste requires a waste management license for treatment, transfer or disposal. The main exempted categories comprise mine, quarry and farm wastes. Radioactive and explosive wastes are controlled by other legislation and procedures.
Construction waste (see also demolition waste)	Waste arising from any development such as vegetation and soils from land clearance. Masonry and rubble wastes arising from the demolition or construction of buildings or other civil engineering structures.
Crushed concrete	Concrete from demolition sites, can be crushed and reused as aggregate for construction

D	
Development Management	The sector of land-use planning that deals with the processing and enforcement of planning applications and decisions under the Town and Country Planning legislation.
Demolition waste	Masonry and rubble wastes arising from the demolition or reconstruction of buildings or other civil engineering structures.
Development Control	The sector of land-use planning that deals with the processing and enforcement of planning applications and decisions under the Town and Country Planning Legislation.
Development Plan	Statutory document which sets out the Local Planning Authorities policies and proposals for the use of land in its area. It encompasses all relevant policies, from all policy documents, that must be taken into account in determining applications.
Domestic Waste	Waste or refuse that arises from private houses and other domestic dwellings.
E	
Energy from Waste	A term covering a range of treatment processes that reclaim energy from a waste material feedstock. There are different techniques to recover the energy from waste, including combustion, gasification, pyrolysis, and biological processes, including anaerobic digestion and extraction of landfill gas. Other processes pelletise waste inputs for burning in a Refuse Derived Fuel (RDF) plant.
Environment Agency (EA)	Government body established in April 1996, combining the previous functions of the Waste Regulation Authorities, the National Rivers Authority and Her Majesty's Inspectorate of Pollution. The Agency is responsible for waste regulation and Integrated Pollution Prevention and Control (IPPC), and also has a key role in the provision of information about waste management, including data and technical information.
Environmental Impact Assessment (EIA)	The process by which the impact on the environment of a proposed development can be assessed. Certain waste/minerals proposals will require an Environmental Impact Assessment to be carried out. The Town and Country Planning (Environmental Impact Assessment) (England Wales) Regulations 2011 and the Department of the Environment Transport and the Regions Circular 02/99 set out the circumstances when planning applications will be required to be accompanied by an Environmental Impact Assessment (EIA). The information contained in the EIA will be taken into account when the Councils determine such proposals.
Environmental Statement (ES)	The document setting out the EIA process and reporting on this.
Exempt Sites/Activities	Lower risk waste management activities such as some reclamation and recycling activities are usually not seen as a threat to the environment or human health. They are therefore, exempt from the need to obtain a Waste Management Licence. There are around 45 categories of exemption, most of which are subject

	to specific constraints on waste types, quantities, capacities and duration of storage. Most exempt activities need to be registered with the Environment Agency.
G	
Green Belt	An area of land, designated in a Development Plan, the primary purpose of which is to prevent urban sprawl by keeping land permanently open. Within the Plan area is the South Bedfordshire Green Belt.
Groundwater	Water contained within soils and underground strata (aquifers) of various types across the country.
H	
Hazardous waste (See also special waste)	<p>Hazardous wastes are defined in European legislation. In general terms they comprise wastes that if improperly handled, treated or disposed of carry the risk of death, injury or impairment of health to humans or animals, the pollution of waters, or could have an unacceptable environmental impact. Under EU legislation, wastes to be landfilled are now classified as “hazardous”, “non-hazardous” or “inert” in order to define different pollution potentials and handling requirements. The full definition and list of wastes may be viewed on the internet at</p> <p>http://europa.eu.int/eurllex/en/consleg/pdf/2000/en_2000D0532_do_001.pdf</p>
Household Waste	Waste from a domestic property, caravan, and residential home or from premises forming part of a university or school or other educational establishment; premises forming part of a hospital or nursing home. (Environmental Protection Act 1990 – s.75 (5)).
Household Waste Recycling Centre (HWRC)	Sites operated by the Council to which the public may deliver non-business waste and at which a range of materials (e.g. metals, paper, glass, engine oil) is recovered for recycling. Formally known as “civic amenity sites” or, in Bedfordshire, “Tidy-tips”.
Hydrogeology	The study of the occurrence, movement, and quality of water beneath the Earth's surface.
I	
Incineration	Controlled burning of waste, either to reduce its volume or its toxicity. Energy can be recovered by utilising the calorific value of paper, plastic etc to produce heat and/or power.
Industrial Sands	<p>Sands with particular properties, which are not sold for aggregate use. These sands supply a wide range of more specialist uses in the following industries including:</p> <ul style="list-style-type: none"> • Foundry Industry • Glass Industry

	<ul style="list-style-type: none"> • Horticultural Industry • Filtration Industry
Industrial Waste	Waste from any of the following premises: factory; provision of transport services (land, water and air); purpose of connection of the supply of gas, water, electricity, provision of sewerage services, provision of postal or telecommunication services (Environmental Protection Act 1990).
Inert Waste	Waste which will not biodegrade or decompose (or will only do so at a very slow rate). Types of materials include uncontaminated topsoil; subsoil; clay; sand; brickwork; stone; silica; and glass.
Infilling development	Development which fills a restricted gap in the continuity of existing buildings where the site has existing buildings adjoining on at least two sides.
Intensive Recovery Operations	Recovery operations (as defined under Annex 2 of Directive 2008/98/EC) which change the characteristics of waste in order to reduce its volume and/or its impact on the environment and human health, and in so doing recover materials and/or energy from it.
Interim Development Order	A mineral permission granted after 21 July 1943 and before 1 July 1948, which has been preserved by successive Planning Acts as a valid permission in respect of development which has not been carried out by 1st July 1948.
L	
Landbank	The quantity of mineral remaining to be worked at sites with planning permission for mineral working – usually expressed as the number of years of remaining supply.
Landfill	The controlled deposition of waste onto land, usually below the level of the surrounding land or original ground level, in such a way that pollution or harm to the environment is prevented. Former mineral workings are often used for this purpose.
Landfill Gas	A by-product from the digestion by anaerobic bacteria (rotting) of putrescible matter present in waste deposited on landfilled sites. The gas is predominantly methane (65 per cent) together with carbon dioxide (35 per cent) and trace concentrations of a range of other vapours and gases.
Landraising	Deposition of waste above the level of the surrounding land or the original ground level. It is usually deposited onto unworked ground or onto land previously filled to the original ground level. The deposit of waste in a former mineral working normally requires a degree of “doming” above surrounding ground levels in order to ensure adequate control of surface water run-off – this is not generally counted as landraising.
Landspreading	The application of solid wastes, sludges and liquid wastes to the land without the removal of the topsoil layer. Landspreading is a common means for disposal of treated sewage sludge and agricultural wastes.

Land-won aggregates	Virgin aggregates dug from the land (used to differentiate between these materials and recycled and marine-dredged aggregates).
Leachate	A liquid generated in landfill sites from the inherent moisture of present in the waste and/or arises through decomposition. Older landfill sites may not be sealed, and leachate may be generated through the ingress of rain or groundwater.
M	
Materials Recovery Facility (MRF)	A building for recycling or recovery of waste materials for recycling. Recovery processes may include manual and/or automatic sorting.
Maximum Practicable Recovery	The state achieved when waste has been subjected to Intensive Recovery Operations/Intensive Residual Treatments, which have changed their biological, physical, or chemical nature, and only energy recovery or disposal to landfill are the available options for managing this waste.
Metal Recovery Site	Recovery and bulking up facilities that concentrate on recovering metals as high quality input to industry. Facilities include traditional scrap yards and car breakers.
Mineral Consultation Areas	Area which contains known mineral deposits within which the district councils should consult the county council on any development proposals which could sterilise possible future mineral working.
Mineral Safeguarding Area	Areas shown on the Policies Map which are protected from sterilisation via Mineral Strategic Policies. The potential presence of a valuable mineral reserve will be taken into consideration in determining applications for development on land within these areas, as a material consideration.
Municipal Solid Waste (MSW)	Waste which is collected and disposed of by or on behalf of a local authority. It will generally consist of household waste, some commercial waste and waste taken to civic amenity waste collection/disposal sites by the general public. In addition, it may include road and pavement sweepings, gully emptying wastes, and some construction and demolition waste arising from local authority activities.
N	
Non-hazardous waste	Waste that is not classified as hazardous under European legislation (see hazardous waste). In general terms, non hazardous waste comprises the majority of wastes, including most domestic refuse, and wastes from businesses, offices, shops, and factories.
Non-inert waste	A term previously used to define waste which is biodegradable, but does not pose particular handling problems – broadly equivalent to the new “non-hazardous” classification under EU legislation.
O	
Overburden	Material (Soil, clay or rock) which must be removed before extracting the mineral deposit beneath it.
P	
Permitted Reserves	Mineral deposits that have planning permission for extraction.

Primary Aggregates	Naturally occurring aggregate minerals, including sands, gravels and rocks but excluding reused/recycled materials or the waste materials of other processes that are capable of being used for aggregate purposes (secondary aggregates).
Primary Minerals	Virgin minerals (i.e. not recycled or produced as a by-product of other processes). These are normally dug from the ground or won from the sea.
Production Site	Individual extraction or plant site processing original material at which there is a need to maintain a landbank of permitted reserves in accordance with mineral planning guidance. For silica sands sites this is "at least" 10 years to accord with paragraph 146 of the National Planning Policy Framework.
Proximity Principle	The principle that waste should be managed/ disposed of close to the point at which it is generated. This creates a more responsible and hence sustainable approach to the generation of wastes, and also limits pollution / congestion from transport.
Public Rights of Way	Footpaths, bridleways, tracks and lanes used as public paths and public byways.
Putrescible Waste	Waste readily able to be decomposed by bacterial action. Landfill gas and leachate can occur as by-products of decomposition.
Pyrolysis	In pyrolysis, thermal decomposition takes place in the absence of oxygen. The energy efficiency of this process can be high but operational and high capital costs currently limit its economic viability
R	
Rail Served Aggregates Depot	Reception point for aggregates transported by train.
Ramsar Sites	Sites of international importance to birds which inhabit wetlands. Ramsar is the name of the place where the Wetlands Convention was signed.
Reclamation	Process of returning a site or area to its former or other appropriate future use following mineral extraction/waste disposal.
Recovery	Waste can be 'treated' by either being disposed of (through incineration without energy recovery, or landfilling) or by recovery processes, which are generally about deriving value from them, in the form of reusable materials or energy, and includes the production of RDF/SRF. This distinction derives from European Union legislation which is applied into UK law, and specifically the Waste Framework Directive 2008/98/EC. These operations include composting, recycling, anaerobic digestion, gasification, pyrolysis, and energy recovery.
Recycled Aggregates	Minerals that are produced as a by-product of another operation or process and can be used for aggregate purposes. This includes the use of materials arising from construction and demolition operations.
Recycling	The collection and separation of materials from waste and subsequent processing to produce new marketable products.
Reduction	Use of technology creating less waste generation from production , or production of longer lasting products with lower waste generation potential, or Removing material from the waste stream, i.e. green waste used in home composts.

Re-Use	Can occur within a company, or by moving waste for re-use elsewhere. Some companies have introduced re-usable packaging, such as “tote” boxes for products. This avoids the need for cardboard and polystyrene packaging every time raw materials are delivered. Standardisation of pallets for example can help companies to re-use more of their packaging. Other products such as solvents can be re-used within a company by installing recirculation systems or distillation units.
S	
Scrapyards	See Metal Recovery
Secondary Aggregates	These include materials such as Pulverised Fuel Ash, Colliery Spoil, and China Clay Waste, and can substitute for primary aggregates.
Sites of Special Scientific Interest (SSSIs)	These sites are notified under Section 28 of the Wildlife and Countryside Act 1981 by Natural England whose responsibility is to protect these areas. They are important areas for nature conservation, i.e. valuable for flora, fauna or geological strata. Natural England must to be notified of planning proposals in or adjacent to SSSIs. National Nature Reserves (NNRs), terrestrial RAMSAR sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are also SSSIs under national legislation.
Strategic Mineral Site	A site needed to help deliver the aims and objectives of the Plan to provide mineral to meet the requirements of the national and sub-regional guidelines.
Strategic Waste Management Site	A site needed to help deliver the aims and objectives of the Plan and with the ability to accommodate a waste management facility with a minimum throughput of 75,000 tonnes per annum.
T	
Tonnes	Metric tonnes. One tonne weighs a little less than one imperial ton. (1 tonne ~ 1000kg)
Transfer Points	Locations where either MSW or C&I wastes are bulked up for movement on to other waste management facilities or other re-using industries.
Transfer Stations	These facilities receive wastes which are then bulked up and transported for disposal or recovery. Some transfer stations include a materials recovery facility to sort out the recoverable wastes prior to disposal of the bulk waste.
V	
Void (Space)	The hole (volume) created by mineral working with potential for landfilling with waste.
W	
Waste Hierarchy	A conceptual framework which applies in waste management policy, and in particular 'Planning for Sustainable Waste Management'. It emphasises that priority in management of waste should be place firstly on Prevention, and lastly on Disposal, according to the following list of categories: 1. Prevention

	<p>2. Preparing for re-use</p> <p>3. Recycling</p> <p>4. Other recovery (including energy recovery)</p> <p>5. Disposal.</p>
Waste minimisation	Avoidance of waste generation – for e.g. the reduction of unwanted outputs from the manufacturing process and the manufacture of products that are likely to result in less waste when they are used.
Waste management licence	Licence granted by the Environment Agency authorising treatment, keeping or disposal of any specified description of controlled waste in or on specified land by means of specified plant.
Waste Reduction	To make waste production and waste management practices more sustainable, key objectives are to reduce the amount of waste that is produced, make the best use of waste produced and choose practices which minimise the risks of pollution and harm to human health. Waste reduction is concerned with reducing the quantity of solid waste that is produced and reducing the degree of hazard represented by such waste.