

Policy 5 – Residual waste treatment facilities - locations

Planning permissions for development involving the treatment of residual wastes where it supports the delivery of the Spatial Strategy will be granted at the following locations, subject to development management policies:

1. discrete Sites, subject to the Key Development Criteria provided in Appendix 1:
 - a. BA19 Broadmead Lane, Keynsham, Bath and North East Somerset
 - b. BA12 Former Fuller’s Earth Works, Fosseway, Bath and North East Somerset
 - c. BR505 Hartcliffe Way, Bristol
 - d. DSO5 Merebank, Kings Weston Lane, Bristol
 - e. DS06 BZL Site, Kings Weston Lane, Bristol
 - f. DS07 Sevalco Plant (northern part), Severn Road, Bristol
 - g. DS13 Rhodia Chemical Works, Kings Weston Lane, Bristol
 - h. DS14 Gypsy and Traveller Site, Kings Weston Lane, Bristol
 - i. DS15 Advanced Transport System Ltd Site, Severn Rd, Bristol
 - j. SG39 South of Severnside Works, South Gloucestershire
 - k. IS8 Warne Rd, Weston-super-Mare, North Somerset
2. on land that is located on existing industrial land in Yate within Strategic Area A, subject to the Key Development Criteria provided in Appendix 1; and,
3. on land that is located within the redevelopment area of Weston – Strategic Area B , subject to the Key Development Criteria provided in Appendix 1.

The facilities proposed will be required to contribute to the delivery of the Spatial Strategy illustrated in Figure 6.1.

Indicative requirements for residual waste treatment are:

Zone A – ~390,000 tpa

Zone B – ~100,000 tpa

Zone C – ~150,000 tpa

Zone D – ~60,000 tpa

Zone E – ~100,000 tpa

Monitoring will be undertaken to ensure the Spatial Strategy is delivered.

Figure 2

DS15 Advanced Transport System Ltd site

Identified for Policy

Policy 5

Site Area

3.32 ha

Key Development Criteria

- Access & Traffic: Traffic using the access road is known to travel at high speed, mitigation measures to ensure the safety of vehicles entering and leaving the site should be taken. Any proposal should look to improving the junction of Severn Road and Chittening Road.
- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Habitats Regulation Assessment: Development proposals at this site

should refer to the Joint Waste Core Strategy Habitats Regulations Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report. Possible mitigation has been proposed to avoid adverse effects on bird interests of European sites (see Annex G of the HRA report). Sites at which development has been identified as likely to result in significant disturbance to birds must be able to demonstrate that no adverse effects on the integrity of European sites will result.

- Land Contamination: Any proposal should consider potential land contamination on site and appropriate remediation.

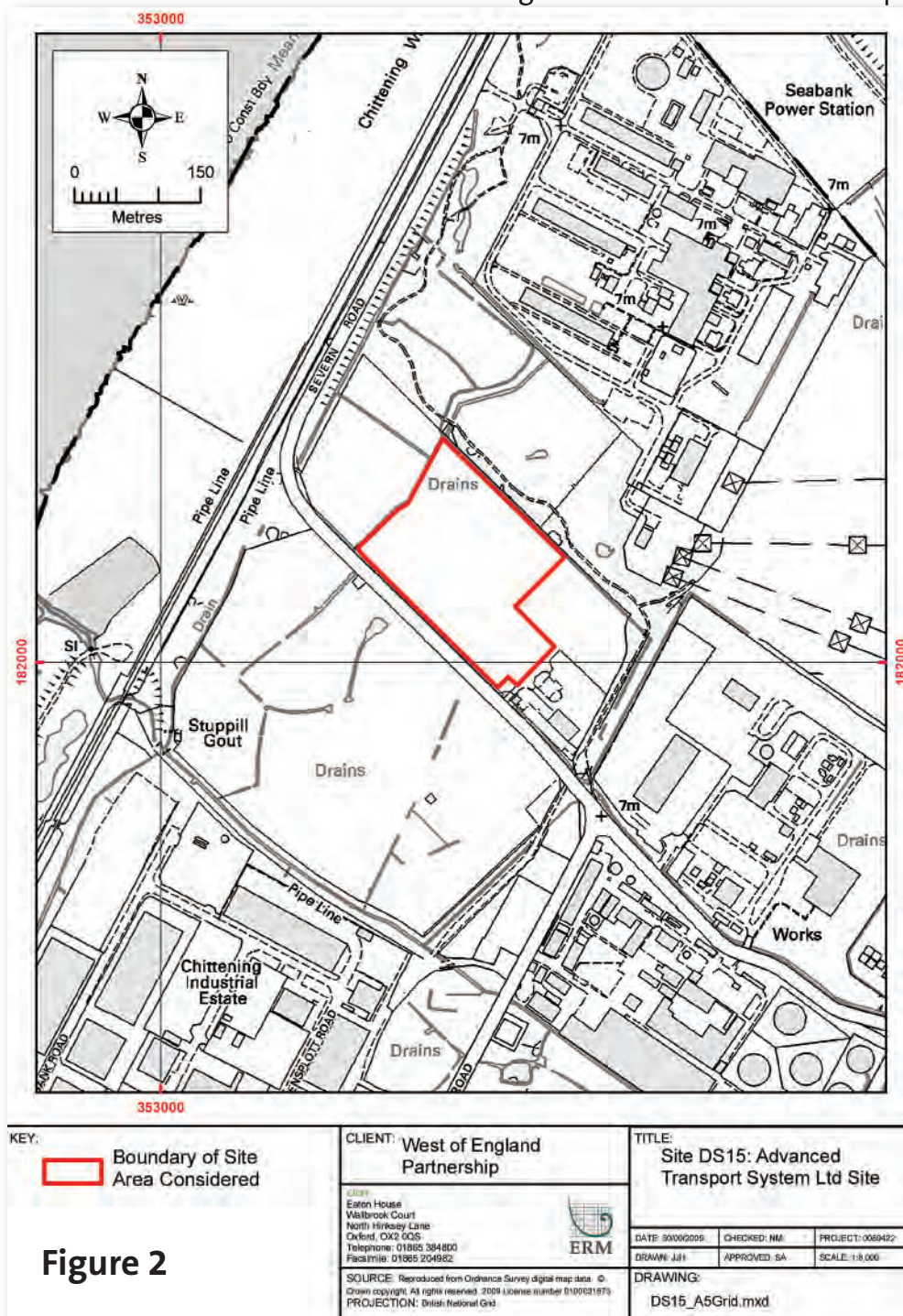


Figure 2

Figure 3 DS07 Sevalco Plant, Severn Road

Identified for Policy Policy 5

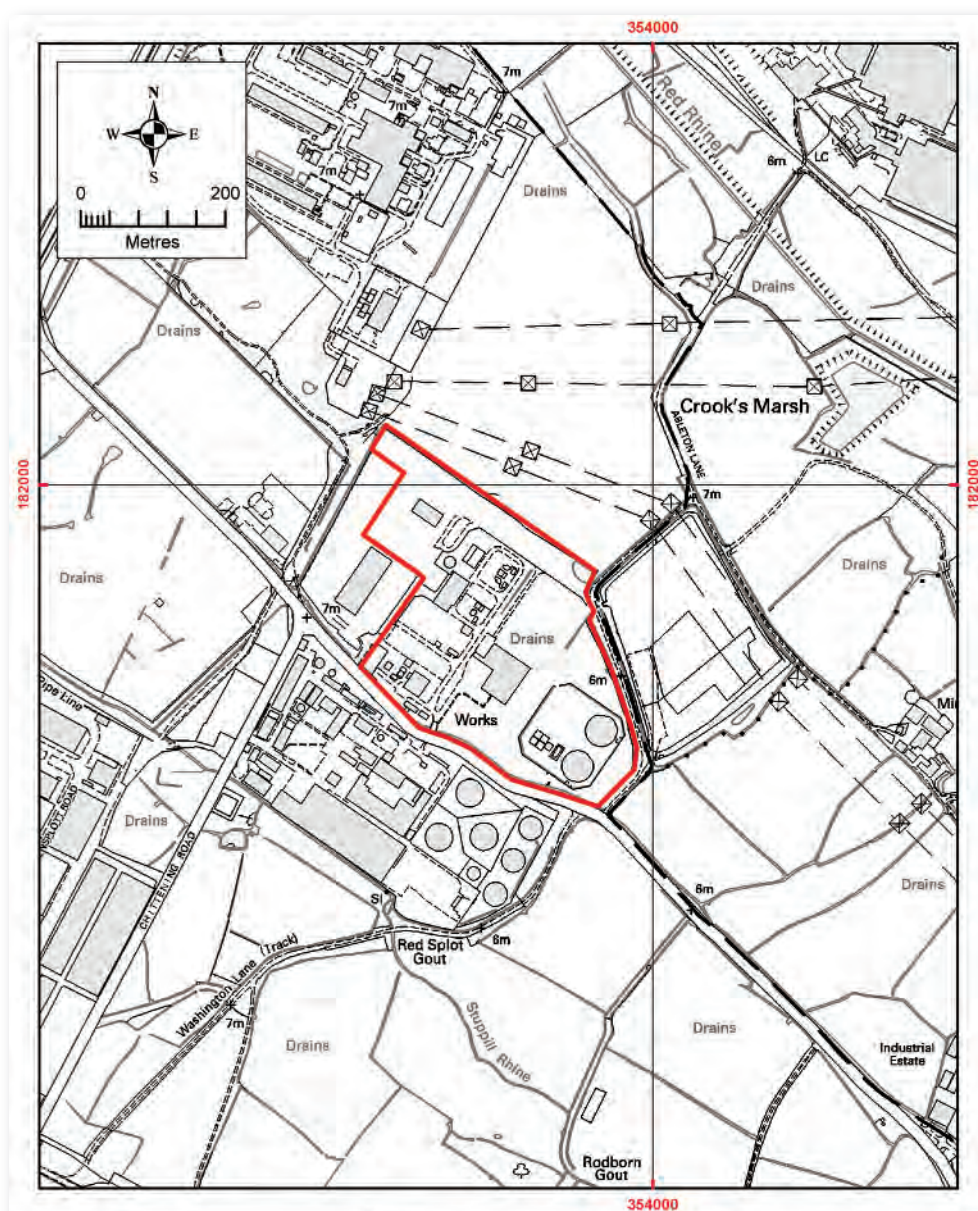
Site Area 11.07 ha

Key Development Criteria

- Access: Any proposal should look to improving the junction of Severn Road and Chittinging Road.
- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats

Regulations Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report. Possible mitigation has been proposed to avoid adverse effects on bird interests of European sites (see Annex G of the HRA report). Sites at which development has been identified as likely to result in significant disturbance to birds must be able to demonstrate that no adverse effects on the integrity of European sites will result.

- Land Contamination: Any proposal should consider potential land contamination on site and appropriate remediation.



KEY: Boundary of Site Area Considered	CLIENT: West of England Partnership	TITLE: Site DS07: Sevalco Plant (Northern Part), Severn Rd., Avonmouth
	<small> ERM Eastern House Watlington Court North Hinksey Lane Oxford, OX2 0QS Telephone: 01865 334800 Facsimile: 01865 204982 </small>	<small> DATE: 30/01/2009 CHECKED: NM PROJECT: 0086422 DRAWN: JFH APPROVED: SA SCALE: 1:10 000 </small>
Figure 3	<small> SOURCE: Reproduced from Ordnance Survey digital map data. © Crown copyright. All rights reserved. 2009 License number: 010031073. PROJECTION: British National Grid </small>	DRAWING: DS07_A5Grid.mxd

Figure 4 DS05 Merebank, Kings Weston Lane, Avonmouth

Identified for Policy Policy 5

Site Area 6.63 ha

Key Development Criteria

- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats

Regulations Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report. Possible mitigation has been proposed to avoid adverse effects on bird interests of European sites (see Annex G of the HRA report). Sites at which development has been identified as likely to result in significant disturbance to birds must be able to demonstrate that no adverse effects on the integrity of European sites will result.

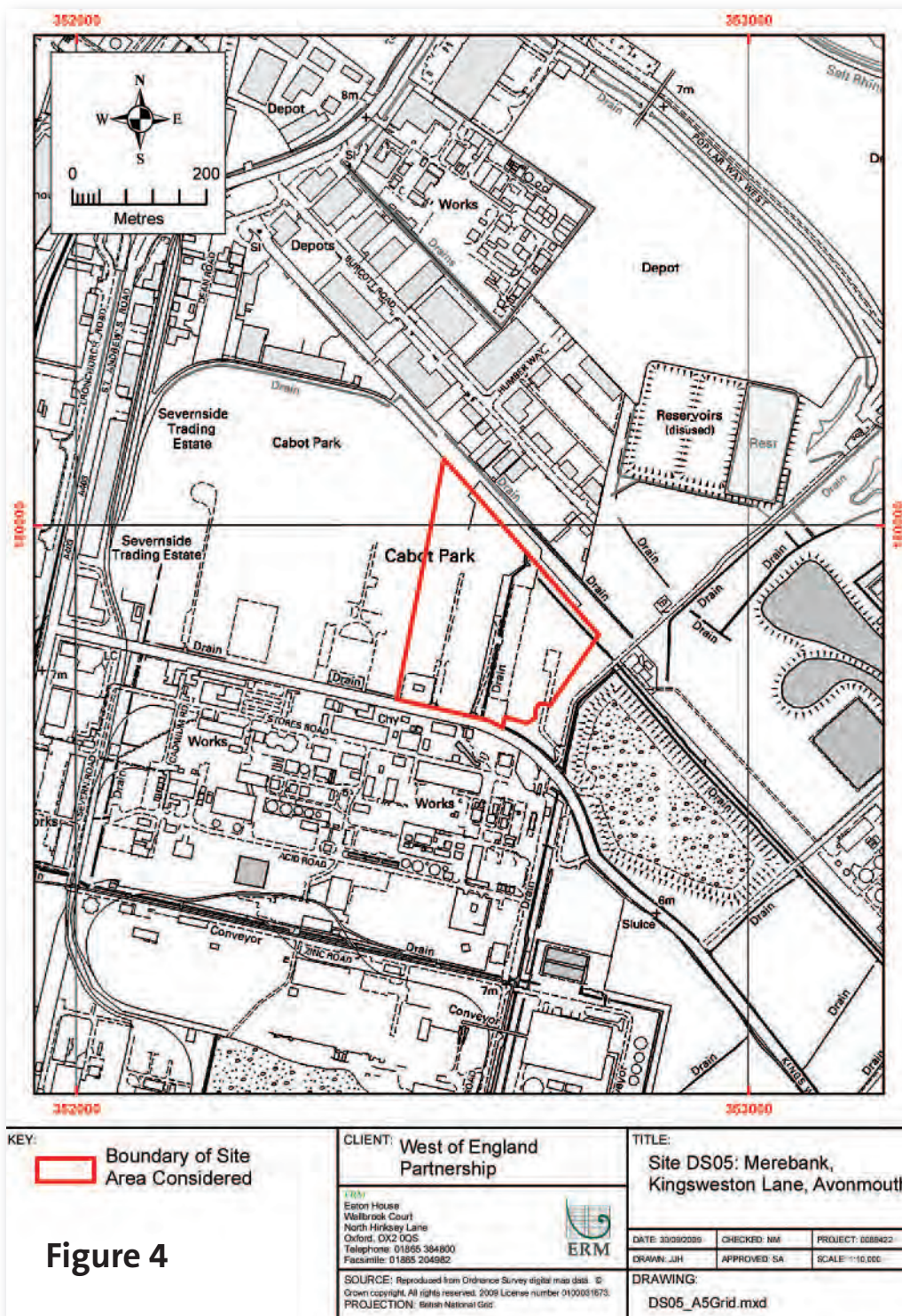


Figure 4

Figure 5 DS13 Rhodia Chemical Works, Kings Weston Lane

Identified for Policy Policy 5

Site Area 23.34 ha

Key Development Criteria

- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats Regulations

Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report. Possible mitigation has been proposed to avoid adverse effects on bird interests of European sites (see Annex G of the HRA report). Sites at which development has been identified as likely to result in significant disturbance to birds must be able to demonstrate that no adverse effects on the integrity of European sites will result.

- Land Contamination: Any proposal should consider potential land contamination on site and appropriate remediation.

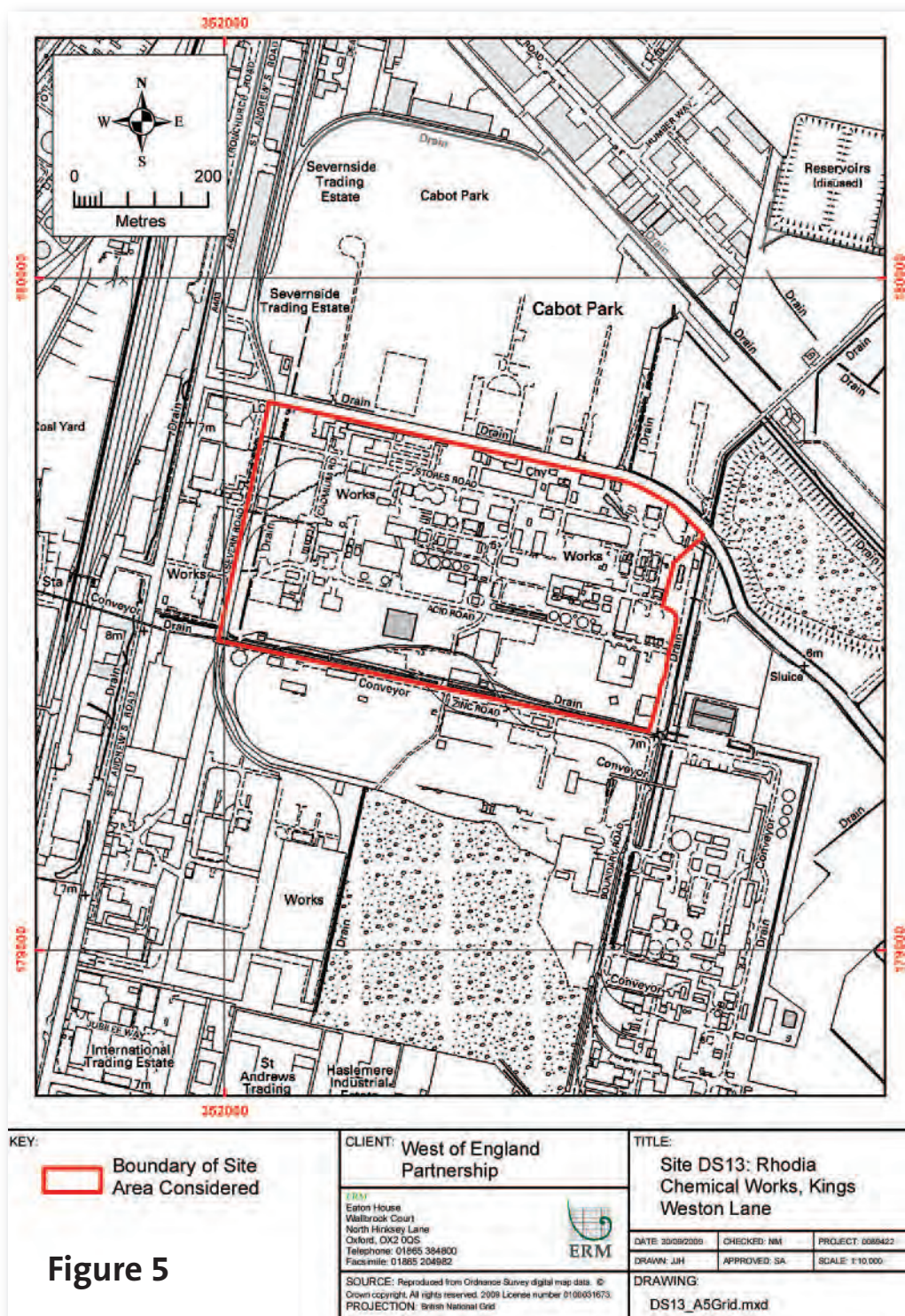
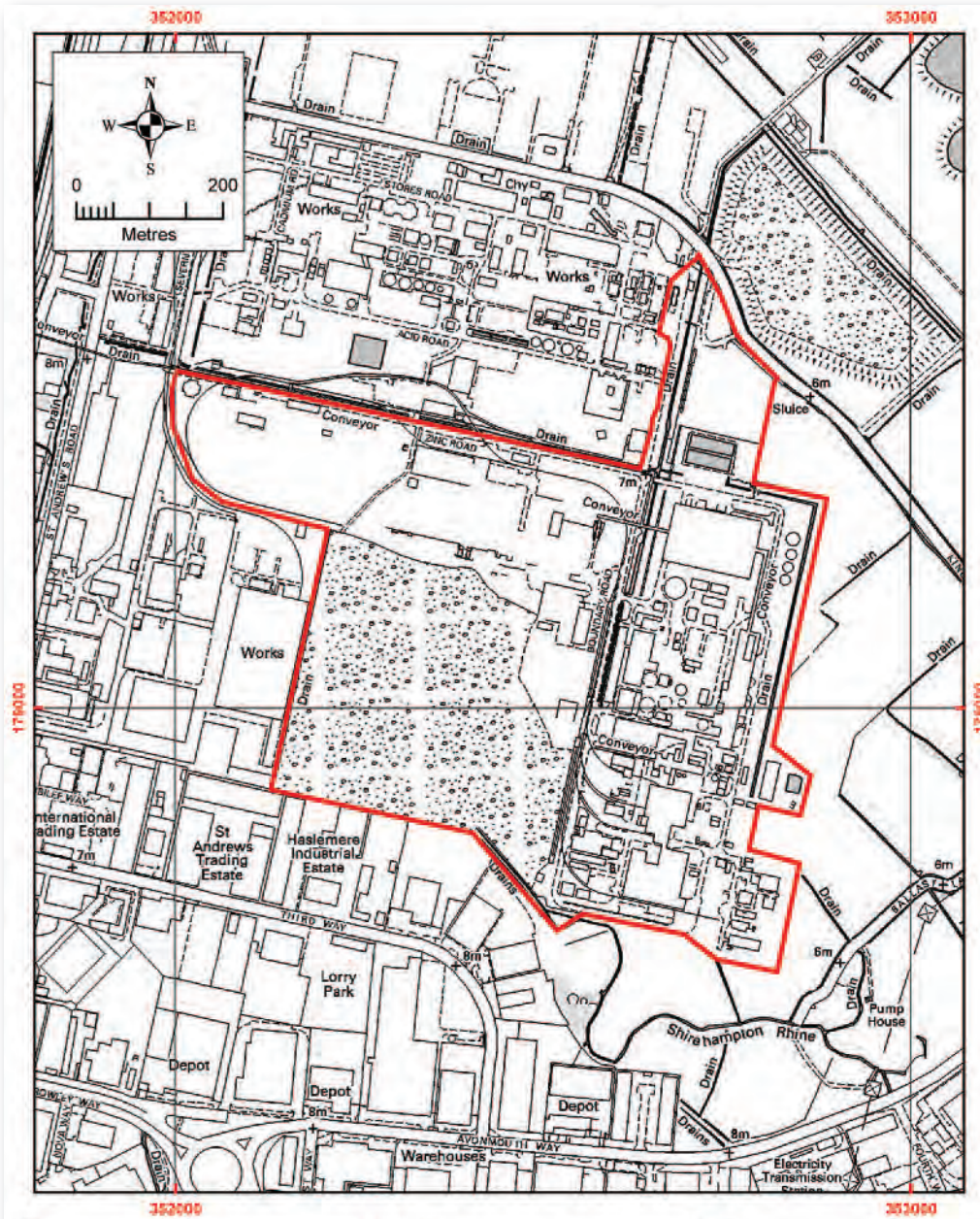


Figure 6 DS06 BZL site, Kings Weston Lane

Identified for Policy Policy 5
Site Area 46.20 ha
Key Development Criteria

- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats regulations

Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report. Possible mitigation has been proposed to avoid adverse effects on bird interests of European sites (see Annex G of the HRA report). Sites at which development has been identified as likely to result in significant disturbance to birds must be able to demonstrate that no adverse effects on the integrity of European sites will result.





KEY:  Boundary of Site Area Considered	CLIENT: West of England Partnership	TITLE: Site DS06: BZL site, Kings Weston Lane
	ERM Eaton House Wallbrook Court North Hinksey Lane Oxford, OX2 0QS Telephone: 01865 394800 Facsimile: 01865 204982	
SOURCE: Reproduced from Ordnance Survey digital map data. © Crown copyright. All rights reserved. 2009 License number 0100031673. PROJECTION: British National Grid		DRAWING: DS06_A5Grid.mxd

Figure 6

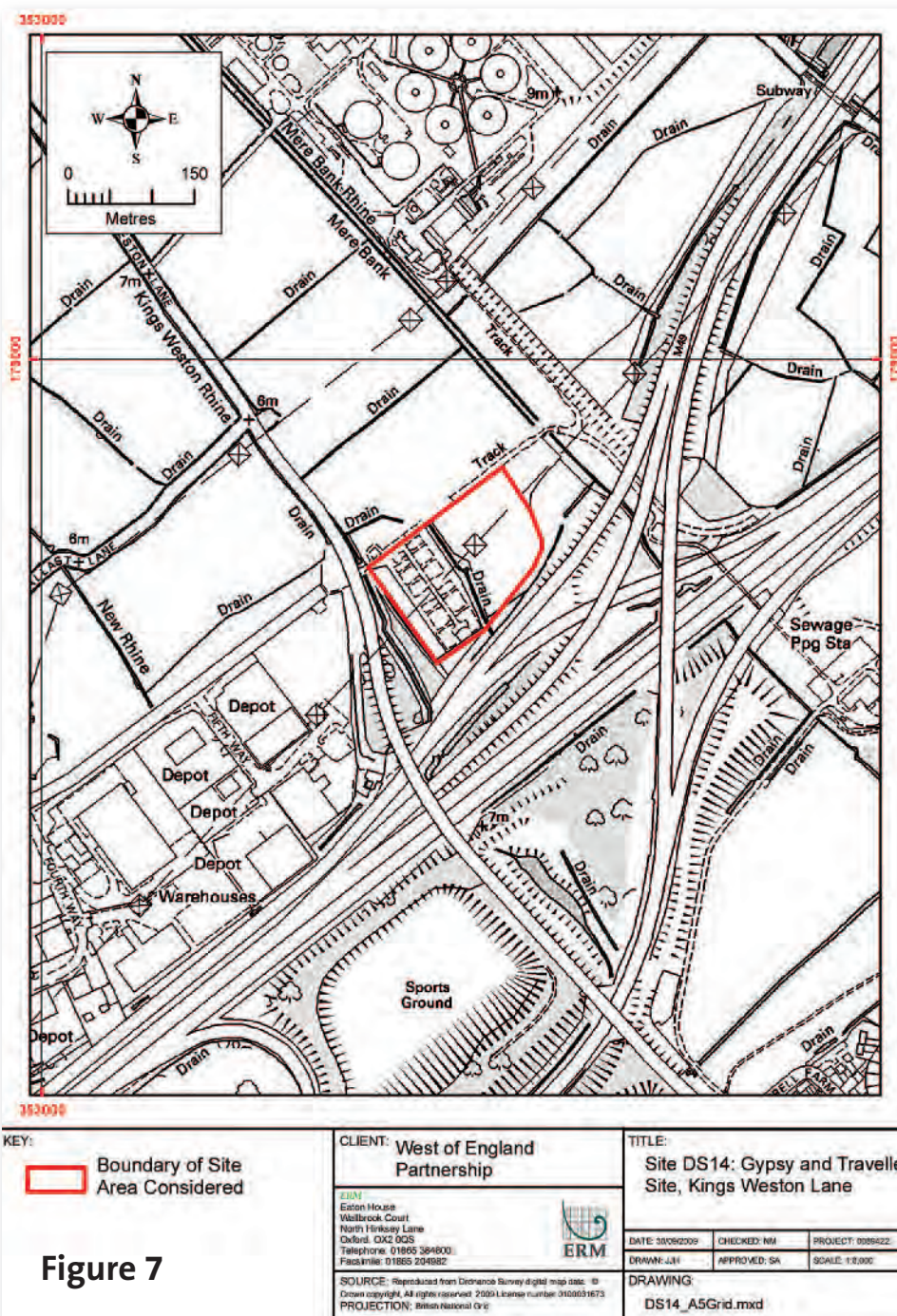
Figure 7 DS14 Gypsy Traveller Site

Identified for Policy Policy 5

Site Area 2.53 ha

Key Development Criteria

- Access: The current single track access should be improved. Any proposal should also look to linking the site access directly to the nearby motorway network.
- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009)



- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats Regulations Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report.
- Availability: Despite intentions by Bristol City Council to make the site available in the short term, the lack of an alternate site for Gypsies and Travellers means that Site DS14 is likely to be made available in the medium to long term. The timing of the development of this site will depend on the development and operation of a replacement Gypsy and Travellers' transit facility at an alternative location within Bristol.

Figure 11 BR505 Hartcliffe Way – Refuse Destructor

Identified for Policy Policy 5
 Site Area 2.20 ha
 Key Development Criteria

- Access: Any proposal should include improvements to access via the single track bridge.
- Strategic Flood Risk Assessment: Any proposal should refer to the flood mitigation measures listed in the Joint Waste Core Strategy Strategic Flood Risk Assessment Report (June 2009).
- Site Design: A high standard of design is expected for both built development and site layout, including landscaping. A visual impact assessment should be undertaken and submitted with any application

development and site layout, including landscaping. A visual impact assessment should be undertaken and submitted with any application

- Habitats Regulation Assessment: Development proposals at this site should refer to the Joint Waste Core Strategy Habitats Regulations Assessment (August 2009) to understand potential constraints regarding nature conservation designations. In particular proposals must take account of the findings set out in Table 8.1 of the HRA report.



KEY: Boundary of Site Area Considered	CLIENT: West of England Partnership	TITLE: Site BR505: Hartcliffe way - Refuse Destructor					
	<small> Drawn: Eikon House Watlock Court North Hinksey Lane Oxford, OX2 9QS Telephone: 01865 384900 Facsimile: 01865 204982 </small>	<table border="1"> <tr> <td>DATE: 30/09/2009</td> <td>CHECKED: NM</td> <td>PROJECT: 0308422</td> </tr> <tr> <td>DRAWN: JH</td> <td>APPROVED: SA</td> <td>SCALE: 1:5,000</td> </tr> </table>	DATE: 30/09/2009	CHECKED: NM	PROJECT: 0308422	DRAWN: JH	APPROVED: SA
DATE: 30/09/2009	CHECKED: NM	PROJECT: 0308422					
DRAWN: JH	APPROVED: SA	SCALE: 1:5,000					
<small> SOURCE: Reproduced from Ordnance Survey digital map data. © Crown copyright. All rights reserved. 2008 License number 010001673. PROJECTION: British National Grid </small>	DRAWING: BR505_A5Grid.mxd						

Figure 11