

Topic Paper 11 – Waste Infrastructure Facilities

This document is one of the supporting topic papers of Suffolk's supplementary guidance "Section 106 Developers Guide to Infrastructure Contributions in Suffolk". It is intended as a guide for landowners, developers and residents and sets out how Suffolk County Council will deal with planning applications where contributions towards waste infrastructure facilities may be sought.

1 BACKGROUND

- 1.1 The county council, as Waste Disposal Authority, is pursuing a strategy of reducing reliance on landfill and moving towards alternative methods of disposal, but with the emphasis on waste minimisation and recycling. In terms of the disposal of municipal residual waste the county council will have Energy from Waste (EfW) facility serving Suffolk from December 2014. At present, around 47% of municipal waste goes to landfill. In order to meet targets for reducing the land filling of biodegradable municipal waste under Article 5(2) of the EC Landfill Directive, the EfW facility will assist. However an important part of this overall strategy is encouraging residents to minimise and recycle waste arisings to reduce the need for collection and disposal.
- 1.2 New development places additional pressure on the waste service (for both the waste collection authorities and the waste disposal authority), which needs to be considered and addressed when planning applications are determined.
- 1.3 The provisions of strategically located household waste sites, helps to encourage residents to recycle waste i.e. Household Waste Recycling Centres (HWRCs).

2 STANDARD CONTRIBUTION

- 2.1 A standard developer contribution, dependent on local need, towards waste disposal facilities has been calculated on a county-wide basis, using the assumptions below.
- 2.2 There are currently 11 existing HWRCs which serve the total population of Suffolk (325,000 households). Each HWRC serves an average of 29,550 households. A new HWRC costs in the region of £1.5m to construct (not including the land purchase costs); therefore £1.5m for 29,550 households is equivalent to £51 per household for HWRC improvement, expansion or new provision.
- 2.3 Recent experience in Suffolk that required the purchase of a plot of land for an HWRC involved the sum of £1.25m for land purchase alone. It is estimated that land in the Ipswich/Bury St Edmunds area of the county will cost in the region of £400,000 per acre and that in the north of the county will be in the region of £200,000 per acre.
- 2.4 A 'standard' site size for an HWRC is roughly 110 metres x 61 metres (6,710 m²) with construction costs of £1.5m to include preliminary site investigation works, site works, drainage, external services, and minor building works.
- 2.5 These costs exclude other variables such as legal fees, licensing fees, other charges e.g. planning, highways, and any costs associated with dealing with other land users, maintenance agreements, boundary works, extras such as weighbridges etc.

- 2.6 The Energy from Waste (EfW) plant currently under construction will have capacity to process (from December 2014) 269,000 tonnes of residual waste, the majority of which will be municipal waste. To support the EfW facility a network of transfer stations (minimum three) will be required, with land. It is estimated that the network of these facilities will total £15m, for which funding has largely been identified but new development should be expected to make proportionate contributions. Based on 325,000 households, the average capital share per household for the waste transfer stations project is £46 and this contribution may be sought in circumstances where further investment in facilities is required and can be justified.

3 USE OF PLANNING CONDITIONS

- 3.1 For most new development it may be more appropriate to use planning conditions to reduce waste through on-site measures such as providing composting and recycling facilities.