



Executive**23 December 2008**

Report of the Director of City Strategy

West of York Household Waste Recycling Centre - Site Options.**Summary**

- 1 Members are asked to confirm that a detailed appraisal should be carried out for a Household Waste Recycling Centre at Harewood Whin, as it has emerged as the preferred option to replace the Beckfield Lane Household Waste Recycling Centre to serve the west of the City.

Background

- 2 As part of the policy prospectus for 07/08, Members, via the group leaders, agreed that options relating to Beckfield Lane HWRC should be considered largely because of the position of the site within a residential area and the traffic congestion associated with the site.
- 3 Members also agreed to further development of the feasibility study to determine the most suitable location for the replacement facility and the detail design and cost for that facility. That work on site selection is complete and shows that Harewood Whin is an option that fulfil Members expectations to replace the Beckfield Lane HWRC, see Annex A.
- 4 The facility would fulfil the objectives of providing an improved service for the west of the City by having longer opening hours and able to operate to modern health and safety standards.

Consultation

- 5 As part of the consultation on the Issues and Options of the Allocations for the Development Plan Document (DPD), two sites at Harewood Whin were included for comment. See Annex C and D for details. During the feasibility study for an alternative for Beckfield Lane HWRC it became evident that the available land area at Option A has been very much restricted by the volume of Landscaping required to screen Harewood Whin Landfill Site. Also the access to this site, from the B1224 Wetherby Road, would not be easy to develop safely, due to its proximity of bends in the road. For these reasons that option has not been considered further.

- 6 The feedback from the DPD consultation has raised some issues and a selection of the types of comments made as part of the Allocations Issues and Options is summarised below:
- There are some comments that preference should be given to Option A as it does not effect the Flood Zone. Whilst it is too early to confirm at the moment, it is felt that the design of the HWRC scheme, Option B, could accommodate mitigation measure with respect to flooding issues.
 - There is an aspiration to link Rufforth to the Outer Ring Road with a cycle track and a study is ongoing to explore this. One of the consultees raised the issue of safety for cyclists as the roadside edge of the field in question could be a potential route for this cycle track. Purchase of the field now would give the Council the potential to fulfil that aspiration because within the design of the proposed HWRC space would be allocated for the route of the cycle track and safe crossing to the access road into the HWRC.
 - A concern was raised about the potential for queues to build up on the B1224 caused by traffic waiting to enter the HWRC. Officers had already recognised this as an issue and it is intended that within the design of the new HWRC a long off highway stacking lane will be provided within the site to accommodate queuing traffic. Whilst on the highway, the B1224 will be widened to accommodate a right-turn lane for vehicles to stand in, allowing Wetherby bound traffic to continue moving.

Options

Option 1 Accept the finding of the study.

- 7 Members accept the findings of the study detailed in Annex A and approve Harewood Whin as the preferred option for detailed appraisal of the West of York HWRC.

Option 2 Require further sites to be investigated

- 8 Members could take the opportunity to ask officers to seek out further sites for investigation as options for the West of York HWRC and report back to Members on their findings.

Analysis

Option 1 - Accept the finding of the study.

- 9 Members will see in Annex A that a number of studies and investigations have been carried out to identify possible sites for a HWRC to serve the west of York, with Harewood Whin emerging as the preferred option.

Option 2 - Require further sites to be investigated.

- 10 Members could suggested the location of other sites or request officers to continue searching for further locations to consider for a HWRC to serve the west of the City.

Corporate Priorities

- 11 Corporate Priority Number 1 is to decrease the tonnage of biodegradable waste and recyclable products going to landfill. A contribution to this priority would be made by improved facilities over and above that of the existing Beckfield Lane HWRC.
- 12 Corporate Priority Number 10 is to improve our focus on the needs of customers and residents in designing and providing services. This would be achieved by providing a more accessible, and easier to use facility.
- 13 Corporate Priority Number 12 is to improve the way the council and its partners work together to deliver better services for the people who live in York. This would be achieved by consulting with contractors on optimisation of facility design, and continuous monitoring of contractor performance.

Implications

Financial

- 14 See confidential Annex E for details.

- **Human Resources (HR)**

- 15 There are no HR implications relating to this decision.

- **Equalities**

- 16 There are no Equality implications relating to this decision.

- **Legal**

- 17 The Authority has power, under s120 of the Local Government Act 1972, to purchase land by agreement, or compulsorily under s121 of the Act. If land is purchased by way of a Compulsory Purchase Order, the process and risks referred to in Annex E would need to be considered.

- **Crime and Disorder**

- 18 There are no Crime and Disorder implications relating to this decision.

- **Information Technology (IT)**

- 19 There are no IT implications relating to this decision.

- **Property**

20 See confidential annex E for details.

Risk Management

21 There are a number of risks which relate to this report:

22 **Planning Permission:** As the feasibility study of the project is not yet complete it is not possible to indicate the likelihood of the scheme receiving planning permission. The proposed site is located within the Green Belt. Policy GB1 in the City of York Draft Local Plan and paragraph 3.4 of PPG2 (Green Belts) outlines a list of purposes which are appropriate development in the Green Belt. This proposal does not specifically correspond with any of these uses, therefore the applicant must be able to justify a 'very special circumstances' argument, as outlined in paragraph 3.2 of PPG2. It must be demonstrated that the harm to the Green Belt is clearly outweighed by the need for the development in that location. An assessment of potential sites must be carried out, including both non-Green Belt and other Green Belt sites. Work has been carried out to view other urban and Green Belt sites, refer to Annex A. Planning consent would only be confirmed following the decision of the planning committee and the actions of Government Office for Yorkshire and The Humber (GOYH).

23 **Financial:** Should Members choose to proceed with the development of a HWRC, to serve the west of York, at Harwood Whin, it could have a net cost in the order of £2.4m. This would be confirmed following a detailed appraisal of the project. See confidential Annex E for other details.

Recommendations

24 Members are recommended to confirm that a detailed appraisal for a Household Waste Recycling Centre to serve the west of the City should be carried out on Harewood Whin, as this has emerged as the preferred option to replace the Beckfield Lane Household Waste Recycling Centre. A report should be brought back to Members giving details of that appraisal.

Reason:

To provide a more suitable location than Beckfield Lane for a Household Waste Recycling Centre.

Contact Details

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Report Approved

Date 15/12/08

Specialist Implications Officer(s)

Legal – Quentin Baker
 Financial – Ian Floyd/Patrick Looker
 Property – Philip Callow/Paul Fox

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Background Papers:

Report to the Executive on 9 September 2008 “Waste Update”

Annexes:

- Annex A Beckfield Lane, Household Waste Recycling Centre Relocation – Site Selection.
- Annex B Plan of Preferred Option
- Annex C LDF Plan of Harewood Whin showing Option A.
- Annex D LDF Plan of Harewood Whin showing Option B.
- Annex E Confidential Data.