



CABINET – 22 OCTOBER 2019

**WASTE TRANSFER STATION AT INTERLINK BUSINESS PARK,
BARDON**

REPORT OF THE DIRECTOR OF ENVIRONMENT AND TRANSPORT

PART A

Purpose of the Report

1. The purpose of this report is to seek agreement to assign the use of land owned by the Council at the Interlink Business Park in Bardon, in North West Leicestershire, for the development of a waste transfer station (WTS). The land was originally purchased by the Authority in 2008 as a possible location for a waste treatment facility as part of a Private Finance Initiative (PFI) bid. It is now intended to use part of the site for the development of a WTS. The site is shown on the Appendix to this report.

Recommendations

2. It is recommended that the use of the land at the Interlink Business Park, Bardon (indicated on the plan appended to this report) for a waste transfer station be approved subject to a satisfactory full business case being agreed by the Director of Environment and Transport and the Director of Corporate Resources.

Reasons for Recommendation

3. To clarify plans for the use of the Bardon site which has been the subject of various proposals since the cessation of the PFI project in 2011.

Timetable for Decisions (including Scrutiny)

4. The construction of the WTS will be the subject of a planning application to the Council's Development Control and Regulatory Board in due course.

Policy Framework and Previous Decisions

5. In June 2008, the Cabinet agreed that the land at Bardon should be acquired for the potential development of a waste treatment facility in order to comply with the requirements of the then PFI process.

6. In July 2011, the Cabinet considered a report on the procurement of long-term waste treatment facilities. It noted that the Department for Environment, Food and Rural Affairs (Defra) had withdrawn funding support in the form of £86.6m PFI credits for the waste treatment project and agreed that the project should cease and the land could be sold when judged appropriate.
7. In December 2016, the Cabinet considered options for the treatment and disposal of waste in Leicestershire after 2020 and agreed that the Council should seek to enter into medium-term (i.e. up to 2028-2031) merchanting arrangements to utilise available waste treatment and disposal capacity within the marketplace. The report noted that the Bardon site was believed to be suitable for waste management use and that a Prior Information Notice (PIN)/ Request for Information published in the Official Journal of the European Union (July 2016) had indicated that the land could be made available as part of a future commissioning process.

Resource Implications

8. The Medium Term Financial Strategy for 2019/20 to 2022/23 (MTFS), agreed by the Council in February 2019, includes £11.5m for the development of a WTS. Feasibility costs for the development of the site are expected to be available in November.
9. The MTFS contains a savings target of £300,000 per annum from the Future Residual Waste Strategy Project. The development of a WTS will support the delivery of this saving by facilitating the cost-effective movement of waste to treatment and/or disposal facilities.
10. The Director of Corporate Resources has been consulted on the content of this report.

Circulation under the Local Issues Alert Procedure

11. This report will be circulated to the local members, Mr. M. B. Wyatt CC, Mr. P. Bedford CC and Mr. D. Harrison CC.

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PART B

Background

Waste Disposal

12. The County Council has a statutory duty as the Waste Disposal Authority to arrange for the treatment and disposal of municipal and other waste collected in Leicestershire under the Environmental Protection Act 1990 (as amended). The collection of municipal waste is carried out by the district councils, the Waste Collection Authorities.
13. A WTS allows residual waste to be bulked up for more efficient onward transport to waste treatment/disposal points.

Land at Bardon Interlink Business Park

14. The new Leicestershire Minerals and Waste Local Plan (to 2031) states that the largest waste recycling and recovery facilities should be located in close proximity to the largest arisings, namely the urban areas near Leicester, and in/around Loughborough/Shepshed, Hinckley/Burbage, and Coalville.
15. After an extensive two-year site search, the site at Bardon has been identified as the preferred site for the WTS. Bardon Interlink Business Park is a large warehouse development in North West Leicestershire, close to Coalville and approximately 2 miles from junction 22 of the M1 motorway.
16. The Bardon site meets the requirements specified in the Minerals and Waste Local Plan and, as a single large 'strategic' site, is ideal from an operational perspective.

The Need for a New WTS

17. Since the unplanned closure of the Mechanical Biological Treatment (MBT) facility in 2017 the Council has lost access to a strategic sized, non-landfill, all-weather disposal outlet for residual waste. This, along with the closure of a number of local landfill sites has reduced the Council's resilience during inclement weather events, adding pressure to existing and third party waste transfer capacity.
18. Following the Cabinet decision in December 2016 (paragraph 7 above), the Authority has been exploring medium-term merchanting arrangements to utilise available waste treatment and disposal capacity within the marketplace. Realising the current MTFS savings target of £300,000 per annum from the Future Residual Waste Strategy Project will only be possible if the Council has cost-effective mechanisms for transferring waste to the preferred bidder.
19. Taken together, there is an increasing need to secure additional waste transfer capacity.

Next Steps

20. Subject to the Cabinet's approval of the recommendation of this report, revised development costs for a WTS at Bardon will be included within the upcoming MTFS refresh. It is expected that costs will be met within the existing allocation.
21. It is intended that a planning application for the WTS will be submitted to the County Council (Regulation 3 of the Town and Country Planning General Regulations 1992 which requires that such applications - by an authority to develop its own land - is determined by that authority). The application will be considered by the Council's Development Control and Regulatory Board and as such will be subject to public consultation as part of the statutory planning process.

Equality and Human Rights Implications

22. There are no equality or human rights implications arising from the recommendations in this report.

Environmental Implications

23. There are no environmental implications arising from the recommendations in this report. Any environmental implications arising from the construction of the proposed WTS will be considered as part of the planning process.

Background Papers

Report to the Cabinet on 26 July 2011 "Procurement of Long-term Waste Treatment Facilities" - <http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MId=3126>

Report to the Cabinet on 13 December 2016 "Waste Post-2020"
<http://politics.leics.gov.uk/ieListDocuments.aspx?CId=135&MId=4608>

Report to the County Council on 20 February 2019 "Medium Term Financial Strategy 2019/20 - 2022/23"
<http://politics.leics.gov.uk/ieListDocuments.aspx?CId=134&MId=5125>

Appendix

Plan showing WTS site at Interlink Business Park, Bardon