

This response is provided by officers of the County Council acting only in its capacity as the minerals and waste planning authority for Gloucestershire. Further notifications to the County Council in respect of its other regulatory responsibilities may still be necessary in order to establish a holistic view from Gloucestershire County Council.

GCC M&W Reference:	PR2022/0088/1/LP	Notifiers Reference (if provided):	n/a	Notifying Organisation:	Gloucester City Council
GCC M&W Responding Officer:	Robin Drake	Date of GCC M&W Response:	21/06/2022	Type of Consultation:	Local Development Plan Document
Consultation Title:	Main Modifications to the Gloucester City Plan Consultation				

'X' in a box represents the officer-level response given at this time

M&W officers have reviewed the consultation information and at this time do not consider it likely that materially significant mineral and waste impacts will emerge as a result of implementing the consultation's proposals. M&W officers have based this response on potential impacts relating to: - Gloucestershire's mineral resources; the supply of minerals from and / or into Gloucestershire; and the ability of the county's network of waste management facilities to operate at its full permitted potential M&W OFFICERS RAISE NO OBJECTION	<input type="checkbox"/>
M&W officers have reviewed the consultation information and have further comments to make.	<input checked="" type="checkbox"/>
M&W officers have reviewed the consultation information and recommend that a revision(s) would be of benefit to the next version of / the final version of the item being consulted upon:- (e.g. document; plan; policy; policies; strategy; road-map; framework; guide; guidance; statement; paper; appraisal etc...)	<input type="checkbox"/>
Detailed recommended revision(s) put forward by M&W officers:	
See 'Other officer-level observations' over page for more details.	
M&W officers have reviewed the consultation information and have some concern that materially significant mineral and waste impacts could emerge as a result of implementing the consultation's proposal(s). M&W officers have based this response on potential impacts relating to: - Gloucestershire's mineral resources; the supply of minerals from and / or into Gloucestershire; and the ability of the county's network of waste management facilities to operate at its full permitted potential M&W OFFICERS OBJECT TO THE CONSULTATION'S PROPOSAL(S) AT THIS TIME	<input type="checkbox"/>

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Detailed reason(s) for objecting and / or possible resolution(s) (if possible) put forward by M&W officers:

See 'Other officer-level observations' below for more details.

Other officer-level observations |

...any other matters that M&W policy officers consider relevant to the consultation

MM reference	Policy No. / Paragraph No.	Proposed Main Modification of interest	GCC (MWPA) representations June 2022
MM4	Resource efficiency and waste reduction Paragraph 2.16	Additional text (in green): - 'The JCS and GCP contain policies that will require new development to be designed in ways that promote <u>the efficient use of resources and waste reduction, greater</u> use of sustainable transport, uplift in the generation of renewable energy, provide tree planting, create and connect to public open spaces...'	Officers fully support the additional text to paragraph 2.16 as set out under main modification reference MM4.
MM5	Vision and Key Principles	Additional text (in green): - Vision New development will be built to the highest possible standard of design, focused on protecting the quality and local distinctiveness of the city, whilst responding to and <u>building resilience and adaptability to</u> the implications of climate change. Key Principle 1 Ensure that new development contributes to the delivery of a transforming, <u>low carbon</u> city which <u>is resilient and adaptable to a changing climate</u> , brings regeneration benefits, promotes sustainable	Officers fully support the additional text to the Vision and Key Principles as set out under main modification reference MM5.

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		development, <u>incorporating measures to reduce waste</u> , and makes the most efficient use of brownfield land and the reuse of vacant <u>and underused</u> buildings and space.	
MM22	Policy B2 – Safeguarding employment land and buildings Paragraph 3.2.16	Additional text (in green) and deleted text (in red): - For the avoidance of doubt. This policy applies to all employment falling into Class B of the Town and Country Planning (Use Classes) Order 1987 (as amended) including Class B1 (a, b and c), B2 and B8. It applies to all existing employment land and premises, consented employment land and premises, and allocations made in the GCP.	Officers object to the proposed modification to paragraph 3.2.16 as set out under main modification reference MM22. The deletion does not reflect the recommended change put forward by the County Council, most recently articulated in the Statement of Common Ground between Gloucester City Council and the County Council as of Autumn 2020. Officers are concerned that the lack of clarification regarding the status of waste management infrastructure in the context of safeguarding provisions for employment land, will create a policy anomaly that is not in line with local policy (Waste Core Strategy) and national policy (NPPW) covering this matter. In light of the main modification changes proposed to Policy B2, officers strongly encourage a revised modification be brought forward to former paragraph 3.2.16 by way of the following extra sentence: - <i>‘Waste management infrastructure is an employment use that could occur on existing, consented and allocated employment land. Waste management does not fall under ‘other uses’ that would generally be resisted by Policy B2.’</i>
MM23	Policy B3 – New employment development and intensification and improvement to existing employment land New paragraph	Additional text (in green): - Policy B3 3. The proposal would not result in significant adverse impact on the amenity of neighbouring uses, particularly residential properties <u>and it would not place unreasonable operational restrictions on adjacent existing or allocated land uses</u> ; and... <u>6. Provision is made for the delivery of efficient and effective commercial waste collection services.</u> New paragraph 4.2.26 <u>With regards to waste collection from employment sites the City and County Council wish to see high</u>	Officers fully support the additional text and criterion to Policy B3 and new paragraph 4.2.26 as set out under main modification reference MM23.

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		<u>quality facilities which support the implementation of the waste hierarchy and encourage the practices of resource efficiency and waste reduction.</u>	
MM24	Policy B4 – Development within and adjacent to Gloucester Docks and Canal Paragraph 3.2.21	Additional text (in green): - Policy B4 <u>5. The development would not adversely affect the functioning of existing businesses; and</u>	Officers fully support the additional criterion to Policy B4 as set out under main modification reference MM24.
MM31	Policy C6 – Cordon Sanitaire Paragraphs 3.3.31 – 3.3.33 New paragraphs	Additional text (in green) and deleted text (in red): Policy C6: Cordon sanitaire – <u>Netheridge Sewage Treatment Works</u> Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted. <u>Planning permission will be granted for development within the Cordon Sanitaire, as shown on the policies map, where it can be clearly demonstrated through a robust odour assessment that:</u> <u>1. The users/occupants of the proposed development will not be adversely affected by odour nuisance; and</u> <u>2. The introduction of the proposed use will not adversely affect the continued operation of the</u> <u>Netheridge Sewage Treatment Works.</u> <u>Paragraphs</u> <u>4.3.33 Severn Trent Water PLC (Severn Trent) is responsible for sewerage and sewage disposal. They operate Netheridge Sewage Treatment Works (NSTW) south of Hempsted, a facility that</u> processes a significant amount of waste from	Officers fully support the revised Policy C6 and revised and additional paragraphs as set out under main modification reference MM31.

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Gloucester City and beyond. The fields adjoining Netheridge are used for sludge disposal that, in addition to the works itself, create unavoidable smell problems within the area. In order to reasonably prevent development that would be adversely affected by smell, a cordon sanitaire area is shown on the proposals map within which development will not be permitted which is a strategic regional / sub-regional waste facility, processing permitted and non-permitted waste, for sewerage/sludge, domestic waste and trade waste. In order to prevent development that would be subject to odour nuisance and to prevent unreasonable constraints on the operation of NSTW, a Cordon Sanitaire is shown on the policies map. Development within the Cordon Sanitaire will not be permitted unless it can be shown that odour nuisance risk is negligible to future occupiers of that development.

4.3.34 NSTW is identified in the Gloucestershire Waste Core Strategy 2012 under Core Policy WCS11 'Safeguarding Site for Waste Management', which states:

'Existing and allocated sites for waste management use will normally be safeguarded by local planning authorities who must consult the Waste Planning Authority where there is likely to be incompatibility between land uses. Proposals that would adversely affect, or be affected by, waste management uses will not be permitted unless it can be satisfactorily demonstrated by the applicant that there would be no conflict.

The Waste Planning Authority will oppose proposals for development that would prejudice the use of the site for waste management.'

4.3.35 To support this Policy C6, an assessment of odour nuisance arising from NSTW has been undertaken and has informed the boundary on the policies map. The study is informed by a review of

~~odour complains, odour surveys, a detailed dispersion model assessment and a review of a previous model assessment. Severn Trent were engaged in the review process in order to understand currently and future operations, including plans for any proposed future infrastructure improvements to accommodate additional waste and/or to reduce the impact of odour on the surrounding area. It categorises likely odour nuisance on the basis of odour contours from the sewage works. The extent of the cordon sanitaire has been drawn on the basis the area most likely to be affected by odour nuisance, within the 3 – 5 odour contour area. This boundary does not represent the absolute limit of the area where smells can be detected but is drawn so as not unreasonably to constrain development in the existing built-up area.~~

4.3.36 The Cordon Sanitaire is necessarily conservative as there is uncertainty as to how odorous emissions from NSTW might alter over the plan period – for example from the intensification of waste facilities at the site due to new development and/or from the closure of nearby facilities, or from a reduction in odour emissions from NSTW through the introduction of new technology.

4.3.37 If development is proposed within the Cordon Sanitaire, whose occupants/users are likely to be sensitive to odours from NSTW, then applicants will be required to undertake appropriate assessments to show that odour nuisance would not occur, or the new use pose a risk to NSTW's operation.

4.3.38 Without Policy C6, an increase in nuisance impacts on new development within the Cordon Sanitaire could unduly prejudice NSTW's operation, requiring it to pursue changes to its operation that would entail excessive cost; which would be contrary to Core Policy WCS11.

		<p><u>4.3.39 Development proposed within the Cordon Sanitaire must be supported by an appropriate odour assessment in line with the Institute of Air Quality Management (IAQM) guidance. Planning applications for residential development and similarly sensitive uses must be supported by comprehensive and detailed odour dispersion modelling, and appropriate source monitoring and ground-based observations. It is strongly advised that the scope of any such odour assessment is agreed with the City Council in advance.</u></p>	
MM45	<p>Policy F1 – Materials and finishes</p> <p>Paragraphs 3.6.7 – 3.6.8</p>	<p>Additional text (in green) and deleted text (in red):</p> <p>3.6.7 Attention to detail can really make or hinder the overall design, appearance and sense of quality of a place. Particular attention will <u>should</u> be paid to: finishes, materials, joins and fixing methods between materials, window sills (double sub-sill window sills are architecturally inappropriate), window reveals, window design, lintels, door design, the placement of meter boxes, flues, vents, chimneys, gutters and down water pipes, aerials, antenna and boundary treatments (although this list is not exhaustive) <u>and the placement of external features to ensure the architectural design remains uncluttered, well designed and beautiful.</u></p> <p>3.6.8 The wider landscape of a scheme needs to be carefully considered. New developments should avoid the use of light coloured or reflective roofing materials so that the development does not have undue prominence <u>or create glare</u>, when viewed from the surrounding landscape.</p>	<p>Officers object to the proposed change to former paragraphs 3.6.7 and 3.6.8 as set out under main modification reference MM45.</p> <p>The additions and deletions do not reflect the recommended change put forward by the County Council, most recently articulated in the Statement of Common Ground between Gloucester City Council and the County Council as of Autumn 2020.</p> <p>Officers consider Policy F1 to be the most appropriate and relevant part of the local development plan in which to advance the positive role that material and design choices can have on the wider challenge of achieving greater efficiency and effectiveness in material resource management for Gloucester City and more widely the county of Gloucestershire (i.e. the transition to a circular economy). There is also a further link to tackling climate change and the urgency to decarbonise the city over the coming decades. The 'right' material / design choices are going to be critical to reducing embodied carbon in the city's built environment.</p> <p>Policy F1 as proposed states; <i>'Innovative modern materials will be encouraged where they complement local distinctiveness.'</i> Officers would strongly encourage an additional supporting paragraph aimed at expressing the links highlighted above and to explain how decisions on individual development proposals could make a positive difference. Any policy support that is looking to champion innovation must be purposeful. The additional supporting paragraph could read as follows: -</p>

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			<i>'Innovative modern materials would receive support where they will contribute towards wider resource efficiency gains. This might involve the greater use of low-carbon products; and / or components made from more recycled materials; and / or products that are more easily recyclable. Innovation modern materials will also be supported where they will contribute towards a reduction in the amount of embodied carbon in the city's built environment.'</i>
MM50	Sustainable living, transport and infrastructure – Introductory section Paragraphs 3.7.4 – 3.7.9 New paragraphs	Additional text (in green): <u>4.7.7 JCS Policy SD3 requires the submission of an Energy Statement as well as a Waste Minimisation Statement for all major development. The GCP strongly encourages all applications for new buildings to supply an Energy statement and a Waste Minimisation Statement.</u>	Officers fully support the additional paragraph as set out under main modification reference MM50
MM68	Site Allocation Statement for SA01: Land at the Wheatridge	Additional text (in green): <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u>	Officers fully support the additional text as set out under main modification reference MM68
MM69	Site Allocation Statement for SA02: Land at Barnwood Manor	Additional text (in green): <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u>	Officers fully support the additional text as set out under main modification reference MM69

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MM70	Site Allocation Statement for SA03: Former Prospect House, 67-69 London Road	<p>Additional text (in green):</p> <p><u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p>	Officers fully support the additional text as set out under main modification reference MM70
MM71	Site Allocation Statement for SA04: Former Wessex House, Great Western Road	<p>Additional text (in green):</p> <p><u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p>	Officers fully support the additional text as set out under main modification reference MM71
MM72	Site Allocation Statement for SA 08: Former Fleece Hotel & Longsmith Street Car Park	<p>Additional text (in green):</p> <p><u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p>	Officers fully support the additional text as set out under main modification reference MM72
MM73	Site Allocation Statement for SA13: Land off Lower Eastgate Street	<p>Additional text (in green):</p> <p><u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p>	Officers fully support the additional text as set out under main modification reference MM73
MM74	Site Allocation Statement for SA15: Jordan's Brook House	<p>Additional text (in green):</p> <p><u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged</u></p>	Officers fully support the additional text as set out under main modification reference MM74

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		<u>to establish whether a Mineral Resource Assessment (MRA) is necessary.</u>	
MM75	Site Allocation Statement for SA17: White City Community Facility	<p>Additional text (in green):</p> <p><u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p>	Officers fully support the additional text as set out under main modification reference MM75
MM76	Site Allocation Statement for SA09: Land rear of St. Oswalds Retail Park	<p>Additional text (in green):</p> <p><u>Mineral Consultation Area (MCA)</u> <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p> <p><u>Land contamination</u> <u>The site allocation lies within an area subject to historic unlicensed landfill activity. Consequently, an appropriate land contamination risk assessment and options appraisal may be required. Early engagement with the Environment Agency in respect of this matter is strongly encouraged.</u></p>	Officers fully support the additional text as set out under main modification reference MM76
MM77	Site Allocation Statement for SA05: Land at Great Western Road Sidings	<p>Additional text (in green):</p> <p><u>Mineral Consultation Area (MCA)</u> <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p> <p><u>Mitigation measures</u></p>	Officers fully support the additional text as set out under main modification reference MM77

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		<p><u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u></p>	
MM78	<p>Site Allocation Statement SA10: Former Colwell Youth & Community Centre</p>	<p>Additional text (in green):</p> <p><u>Mineral Consultation Area (MCA)</u> <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p> <p><u>Mitigation measures</u> <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u></p>	<p>Officers fully support the additional text as set out under main modification reference MM78</p>
MM79	<p>Site Allocation Statement for SA14: Land South of Triangle Park (Southern Railway Triangle)</p>	<p>Additional text (in green):</p> <p><u>Mineral Consultation Area (MCA)</u> <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p> <p><u>Mitigation measures</u> <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u></p>	<p>Officers fully support the additional text as set out under main modification reference MM79</p>

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MM80	Site Allocation Statement for SA16: Land off Myers Road	<p>Additional text (in green):</p> <p><u>Mineral Consultation Area (MCA)</u> <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></p> <p><u>Mitigation measures</u> <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u></p>	Officers fully support the additional text as set out under main modification reference MM80
MM89	<p>Plan-wide – Relationship with other plans</p> <p>New paragraph</p>	<p>Additional text (in green):</p> <p><u>1.6 The other Development Plan Documents for Gloucester City are the Gloucestershire Waste Core Strategy 2012 – 2027, and the Minerals Local Plan for Gloucestershire 2018 – 2032. For ease of use, each policy in the GCP is accompanied with a table that identifies other policies in the Development Plan where there is a direct relationship. A full schedule is provided at Appendix 2.</u></p>	Officers fully support the new paragraph as set out under main modification reference MM89
MM90	<p>Plan-wide – Relationship with other plans</p> <p>New appendix</p>	The addition of the entire schedule under Appendix 2 – Relationship with the Adopted Development Plan	<p>Officers support the introduction of new appendix 2 – Relationship with the Adopted Development Plan as set out under main modification 90. However, a few further revisions are also recommended: -</p> <p>For Policy B2: Safeguarding employment sites and buildings, add an additional link to Gloucestershire Waste Core Strategy (2012 – 2027): Core Policy WCS11 – Safeguarding Sites for Waste Management. This would be a necessary addition if recommended further changes by officers are taken forward under main modification 22.</p> <p>For Policy B3: New employment development and</p>

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				<p>intensification and improvements to existing employment land, add additional links to Gloucestershire Waste Core Strategy (2012 – 2027): Core Policy WCS11 – Safeguarding Sites for Waste Management <u>and</u> Core Policy WCS2 – Waste Reduction;</p> <p>For Policy B4: Development within and adjacent to Gloucester Docks and Canal, add an additional link to Gloucestershire Waste Core Strategy (2012 – 2027): Core Policy WCS11 – Safeguarding Sites for Waste Management;</p> <p>For Policy F1: Materials and finishes, add additional links to Gloucestershire Waste Core Strategy (2012 – 2027): Core Policy WCS2 – Waste Reduction and Minerals Local Plan for Gloucestershire (2018-2032) Policy SR01 – Maximising the use of secondary and recycled aggregates. This would be a necessary addition if recommended further changes by officers are taken forward under main modification 45.</p> <p>For Site Allocations, add additional links to Gloucestershire Waste Core Strategy (2012 – 2027): Core Policy WCS11 – Safeguarding Sites for Waste Management and Minerals Local Plan for Gloucestershire (2018-2032) Policy MS02 – Safeguarding mineral infrastructure</p>
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