



Overwood ERF location

The Overwood site was chosen due to its proximity to the strategic road network, nearby waste sources and because planning permission already exists for an Energy Recovery Facility on the Dovesdale Complex approximately 350m to the north of the Overwood site.

An Alternative Sites Assessment has been undertaken to determine whether there are any other potentially suitable alternative sites to accommodate the proposed development.

The consideration of alternative sites is central to the planning application and the Environmental Impact Assessment (EIA) process to ensure the most appropriate site is taken forward for development. The assessment is broken down into a series of logical stages:

1) Defining the Area of Search

The Needs Assessment has identified a national and regional requirement for waste infrastructure and South Lanarkshire is located centrally to the source of the waste arisings. Therefore, Viridor's area of search for an appropriate site was contained within South Lanarkshire's administrative area.

2) Site Search Criteria

The site search criteria was informed by the Scottish Government's Planning and Waste Management Advice which sets out the criteria for identifying potentially suitable waste management sites, this includes:

- Industrial and employment areas;
- Degraded, contaminated or derelict land;
- Working and worked out quarries;
- Sites that have the potential to maximise the potential for the re-use of waste heat through co-location with potential heat users;
- Existing or redundant sites or buildings that can be easily adapted;
- Existing waste management sites, or sites that were previously occupied by waste management facilities; and
- Sites accessible to railways, waterways or the trunk and principal road network junctions.

As such, a site search was undertaken which identified potential sites in South Lanarkshire from the following sources:

- Sites identified in the Industrial and Business Land Supply Audit for South Lanarkshire.
- Sites identified in the Vacant and Derelict Land Supply Audit for South Lanarkshire.
- Mineral Deposits and Extraction Sites identified in the Local Development Plan 2.
- Existing and former waste sites identified by SEPA.
- Planning Permissions relating to ERFs within South Lanarkshire.

Following interrogation of the raw data from each of the above sources, the team identified 435 sites that met the above criteria.

3) Long List: Sieving Stage

The long list sieving stage involved a review of sites driven by the following criteria:

- Site Size – The development area for the proposed ERF extends to around 6 hectares. However, ERFs have been built elsewhere on a smaller footprint and therefore, for robustness, Viridor reduced the land requirement in the site search to 3 hectares. Therefore, any sites below 3 hectares in size were discounted.

- Distance to Residential Properties – Scottish Planning Policy provides guidance which recommends a minimum distance of 250 metres between the type of development proposed and residential properties. Therefore, any sites with residential properties within 250m were discounted.
- Conflicting Planning Applications – Where a site or adjacent site is subject to a conflicting development use i.e. approved residential planning application, it was reviewed to determine whether this would form a constraint to development.
- Development Potential – This criteria is specifically relevant to sites identified in the Vacant and Derelict Land Supply Audit. South Lanarkshire identify the development potential of the sites based on whether they are developable or not. Sites identified as uneconomic to develop or suitable for a soft end use were discounted.
- Geo-Environmental – There are a number of active and former peat sites within South Lanarkshire. Due to the geological constraints and climate related effects of developing on peat sites, these have been discounted at this stage.
- Potential for heat recipients - the ability for the ERF to provide a heat connection is a key sustainability benefit of the development. This involves identifying any high heat demand uses within the vicinity of the site which could be suitable as a heat offtake.

4) Short List: Detailed Assessment

Following the long list sieving stage, the remaining alternative sites were identified and brought forward to the short list for further consideration. The proposed development site was included in this assessment to review it against the short list alternative sites identified.

The criteria which formed this review comprised:

- Alternative planning policy designation;
- Distance and journey time to the strategic highways network;
- Highways amenity effects;
- Sensitive landscape areas & designations;
- Heritage receptors;
- Prime agricultural land;
- Flood risk constraints;
- Sensitive ecological sites;
- Green belt;
- Land assembly;
- Proximity to waste source.

The sites which were assessed as part of the short list will be set out within the Alternative Sites Assessment provided as part of the planning submission.