



Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent

Waste Background Paper

Papur Cefndirol Gwasttraff

Deposit Local Development Plan
Cynllun Adeneuo Datblygu Lleol

WASTE BACKGROUND PAPER

1.0 INTRODUCTION

Aim of this Paper

- 1.1 To set out the background and evidence for how objectives, allocations and policies have been identified and developed.

Overview of how this Paper fits into Plan preparation

- 1.2 This paper will provide information for Officers and Members of the Authority, stakeholders, members of the public and the Inspector to help explain the approach taken on Waste.

Context

- 1.3 Local Authorities in Wales have a wide range of responsibilities for waste and historically has an over reliance on landfill for the disposal of its waste. One of the biggest challenges facing Local Authorities in Wales is the better use of natural resources, which includes minimising and reducing waste. Much of the waste which is sent to landfill is capable of being reused, recycled, composted or treated in different ways to recover valuable materials and energy from it.
- 1.4 Tough statutory targets have been set at European Union (“EU”), United Kingdom (“UK”) and Welsh Assembly Government (“WAG”) level to divert waste from landfill and increase recycling and composting, which ultimately aims to reduce the amount of recyclable and biodegradable (paper, cardboard and organic materials) waste sent to landfill and reduce the impact on global warming and to protect the land and water from pollution. If a Local Authority fails to meet its landfill allowances and / or recycling and composting targets it will face significant infraction fines. Blaenau Gwent County Borough Council (“BGCBC”) is urgently addressing the issue of waste disposal and is procuring alternative treatment solutions for residual, recycling and biodegradable waste.
- 1.5 Local Authorities must change the way we deal with waste in order to comply with these various requirements. Modern waste management facilities need to be



WASTE BACKGROUND PAPER

the consultation and will present its response to the consultation in the form of transposing regulations laid before parliament. It is anticipated that it will be laid before parliament and the National Assembly for Wales in 2011.

- 2.8 The aim of the revised waste framework directive is to promote waste prevention, recycling and ensure better use of resources while protecting human health and the environment.
- 2.9 The main new features of the revised waste framework directive are that it requires member states:
- x To apply the “Waste hierarchy” as a priority order in waste prevention and management legislation and policy;
 - x To set up “separate collections” of waste for at least paper, metal, plastic and glass by 2015 where technically, environmentally and economically practicable. This applies to both household and business waste;
 - x To recycle 50% of waste from households by 2020; and
 - x To recover 70% of construction and demolition waste by 2020.
- 2.10 The revised waste framework directive allows for departure from the hierarchy where that would deliver a better overall environmental outcome. The consultation proposals would implement this in England and Wales by:
- x Updating national planning policy to reflect the new waste hierarchy andsd.0006Alic

WASTE BACKGROUND PAPER

BGCBC as the LPA should:

'Towards Zero Waste One Wales: One Planet, The Overarching Waste Strategy Document for Wales' (adopted June 2010)

- 2.19 Towards Zero Waste is Wales' overarching waste strategy document. It was launched in June 2010. The strategy document outlines the actions we must all take if we are to reach our ambition of becoming a high recycling nation by 2025 and a zero waste one planet nation by 2050.
- 2.20 The strategy details high-level outcomes, policies and targets and forms part of a suite of documents that comprise the national waste management plan for Wales.
- 2.21 The strategy sets out new targets for waste recycling and composting, landfill and residual waste treatment for consultation. These targets are set out in the table below.

Table 1: WAG Waste Strategy targets

TARGET FOR EACH INDIVIDUAL LOCAL AUTHORITY:	TARGETS FOR EACH TARGET YEAR				
	09-10	12-13	15-16	19-20	24-25
Minimum levels of recycling / composting (or Anaerobic Digestion ("AD"))	40%	52%	58%	64%	70%
Minimum proportion of reuse/recycling/composting that must come from source separation (kerbside, bring and/or civic amenity ("CA") site	80%	80%	80%	80%	80%
Maximum level of landfill	-	-	-	10%	5%
Maximum level of energy from waste	-	-	42%	36%	30%
Minimum levels of preparing for reuse (including WEEE)		0.4%	0.6%	0.8%	1.0%

2.22



WASTE BACKGROUND PAPER

- 2.37 This sector covers the waste collected by Local Authorities and contains a number of proposals about how we manage and treat our waste to achieve more sustainable and affordable outcomes.
- 2.38 It focuses on the key role that Local Authorities play through working with their citizens and communities to achieve the twin goals of one planet living and zero waste.

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- 2.44 Defra and the Welsh Assembly Government wish to acknowledge the contribution made by these organisations to sustainable waste management by encouraging and facilitating the reuse of surplus goods.
- 2.45 It is proposed that the legislation is amended to address these issues, in particular:
- x Give local authorities the power to charge for the disposal of non-domestic 'Schedule 2' waste;
 - x Retaining local authority discretion on charging so that decisions can be made which are best suited to local circumstances;
 - x Free disposal provided to charity shops and re-use organisations who contribute towards reducing household waste by encouraging re-use;
 - x Making the regulations easier to use by restructuring, clarifying terminology and updating references to other waste legislation; and
 - x Retaining local authorities duty to collect, if requested, waste from institutions currently listed in Schedule 2, in the interests of public health.
- 2.46 The consultation is seeking views on the draft regulations to replace the current Controlled Waste Regulations 1992 (CWR).

REGIONAL POLICY CONTEXT

- 2.47 Regional Waste Plans provide the land use planning document to assist the Authorities in Wales to plan for future waste management facilities, that will be required to treat or dispose of most forms of waste produced in the different regions including industrial waste, construction and demolition waste, hazardous waste and municipal waste.
- 2.48 There are three regional waste plans in Wales - North Wales, South East Wales, and South West Wales.

South East Wales Regional Waste Plan

- 2.49 The South East region of Wales includes the following authorities:
- x Blaenau Gwent
 - x Brecon Beacons National Park
 - x Cardiff
 - x Caerphilly
 - x Merthyr Tydfil
 - x Monmouthshire
 - x Newport
 - x Rhondda Cynon Taff
 - x South Powys
 - x Torfaen and
 - x Vale of Glamorgan
- 2.50 The South East Wales Regional Waste Group produced the first SEWRWP in 2004, to be updated every three years. The SEWRWP 1st Review consultation ended in December 2007, and was endorsed by all authorities in the region in 2008. The SEWRWP and its 1st Review are primarily land use document, setting

WASTE BACKGROUND PAPER

out the regional framework for the preparation of Loc

- 2.61 Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities on the outside look no different to any other industrial building and on the inside contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. For this reason, many existing land use class B2 'general industrial' employment sites, existing major industrial areas, and new B2 sites allocated in development plans



- x To carry out such procurement in timescales which fully reflect and take account of all relevant legislative and practical imperatives (such as the need to replace existing contracts when they expire)
- x To carry out such procurement in a way which maximises value for money and efficiency and generates credible competitive bids capable of delivering the Project Objectives
- x To seek to develop funding bids and to maximise the external funding available to each Party to invest in the Project to reduce either the level of capital costs to be met from existing resources or the level of annual payments which would otherwise be required under the waste management contract (depending on contract structure chosen)
- x To seek to adopt arrangements, structures and procedures (including in respect of the procurement process and procurement decisions) which:
 - (a) Minimise the cost of waste disposal to each individual Party
 - (b) Shares risk and reward between the Parties (and operates in all other ways) in an equitable and fair way which is demonstrably justifiable
 - (c) Are transparent, are based on and recognises accountability and are auditable (capable of being verified and justified)
 - (d) Are efficient and capable of being understood and recognised by contractors and third parties
 - (e) Recognises and respect limits on availability of resources and the legal, managerial, financial and political constraints affecting each Party
 - (f) That attempts to respect and deliver where appropriate the Preferences.
- x To seek a solution through the procurement process which best delivers the Project Objectives and is in the best interests of both Parties
- x To seek to ensure that the proposed solution provided by the contract is synergistic with the needs of South East Wales as a region (as defined in the SEWRWP) and each of the Parties' individual Council Waste Strategies.
- x To seek to ensure that the preferred proposed solution obtained as a result of the procurement should have regard to each Party's commitment to sustainable development and should reflect best practice in sustainable waste management.
- x To identify available assets in an open and transparent way and agree basis for committal of assets to the Project (including sites, plant and machinery) which (having regard to their benefit to the Project) is reflected in a fair and equitable distribution in risk and reward to the Parties
- x To ensure that at all times each Party has appropriate information and advice to make fully informed decisions.

WASTE BACKGROUND PAPER

3.0 CURRENT SITUATION AND FUTURE REQUIREMENTS

BGCBC CURRENT COLLECTION METHODS

3.1 Blaenau Gwent's current collection, disposal methods and contractual arrangements are detailed in the table below⁴.

Blaenau Gwent County Borough Council	
Residual waste	Collected fortnightly, collection is provided to all households using 120 litre, 240 litre or 360 litre wheeled bins
Recyclate	Weekly collection of paper and card in a clear bag mixed, sent onto the Materials Recovery/ Recycling Facility ("MRF") in Bridgend for reprocessing. Weekly collection of tins, glass & plastic in a blue bag mixed sent onto the MRF in Bridgend for reprocessing. Six bring sites are provided. Three HWRC are provided across the County Borough.
Organics	Weekly food waste collection service is provided to approximately 31,000 households. Household set out the material in 23 litre caddies. Caddy liners are provided by the Authority either 10 litre or 30 litre food/bio waste bags which are compostable. Weekly collection of green waste from domestic properties free of charge. This service is provided Borough-wide. Collected food and green waste is currently taken by the Council to its bulking and transfer facilities at Silent Valley landfill site, Cwm, Ebbw Vale, in preparation for onward transfer to treatment facilities.
Bulky waste	Collection of bulky household items is carried out via a booking system. These collections are limited to one collection of three large items or the equivalent of 12 black bags per 12 weeks. Electrical items such as fridges/freezers, microwaves, TVs, washing machines, dishwashers, radios, toasters, VCRs etc are collected by a section of the Council's recycling team via a booking system.
Trade waste	Weekly residual waste collections to approximately 300 trade customers. A commercial waste recycling service is also provided to customers collecting plastic bottles, mixed glass, food and drink cans, newspapers and magazines. A commercial (inclusive of schools) food and dry recyclate service was rolled out in January 2010. The collections take place using the same vehicle as

⁴ HoV Waste Programme: HoV Organics Project, Invitation to Submit Detailed Solutions, March 2011

	domestic collections. 140 litre wheeled bins are provided for Food Waste along with 80 litre food/bio Waste bags and 1100 litre caged wheeled bins are provided for cardboard and paper, 660 litre drop back wheeled bins for dry recycle.
Disposal	

WASTE BACKGROUND PAPER

3.4 BGCBC has numerous contracts in place for the provision of the bring sites. The details of these contracts are set out below:

Paper

3.5 Aylesford Newsprint owns the banks and empties them once a week. BGCBC are in a contract with other Local Authorities for the collection of paper from bring sites. These banks are on all sites apart from the doctor's surgery in Aberbeeg.

Textiles

3.6 Wilcox owns the textiles banks and is responsible for the banks being emptied. The textiles banks are only based on the two Tesco sites. The Salvation Army provide a textile collection on the other four sites. These banks are owned by The Salvation Army who are also is responsible for the banks being emptied.

Green Waste Collection Services

- 3.13 Residents opting for the green waste service will be provided with one-off reusable polypropylene sacks; a charge will be made for replacements.

HWRC Service

- 3.14 The Council are seeking a site within the Borough in order to build a new HWRC with a transfer station. The HWRC would r

WASTE BACKGROUND PAPER

around the future of the Company beyond the current contractual period (March 2012) are yet to be determined.

IDENTIFYING WASTE TREATMENT REQUIREMENTS

Historical Waste Data

- 3.23** Since 2003/04 total Municipal Solid Waste (“MSW”) arisings have varied considerably. There have been significant variations in data over the years due primarily to changes in MSW definition, data accuracy and reduction in waste tonnage dealt with by BGCBC. The historical waste arisings for BGCBC are displayed below⁵:

Table 3: Total historic MSW

- x The 'High Recycling' scenario is based on BGCBC meeting the recycling and composting targets set out in the April 2009 paper, 'Future Directions for Municipal Waste Management in Wales v3' and 'Towards Zero Waste One Wales: One Planet, the Overarching Waste Strategy Document for Wales' (adopted June 2010).
- x The 'Reasonable' scenario is based on BGCBC achieving current best practice recycling and composting rates (62 - 65% (in 2019)).

3.26 Current data indicates that BGCBC may exceed its Landfill Allowance target before 2012/13. These figures are based on the recently revised LAS figures which had a negative impact on BGCBC. The Authority is taking steps to mitigate the risk of exceeding these targets.

3.27 In order to mitigate the impact of the LAS shortfalls BGCBC will procure an interim treatment and disposal contract for residual waste. Any waste exceeding the LAS allowance will be treated via an existing facility. BGCBC is working with TCBC as part of the HoV Waste Programme and intend to procure a contract during 2011/12 to ensure disposal and treatment capacity is secure from the end of their respective landfill disposal contracts.

3.28 The tables below set out how BGCBC recycling rate will compare with the WAG targets set out in the 'Towards Zero Waste One Wales: One Planet, the Overarching Waste Strategy Document for Wales' (adopted June 2010):

Table 4 Comparison with Towards Zero Waste targets – Reasonable

Reasonable					
Year	Total MSW Arising	BMW in MSW (61%)	MSW diverted through recycling and composting	BMW diverted through recycling and composting	Foo5990 scn

Table 5 Comparison with Towards Zero Waste targets – High

3.29 Future projections on housing and population figures have been taken into account to determine the future growth rate for projecting waste arisings. The figures used were based on 2006 population projections from WAG which would see BGCBC's population grow from 69,300 to 69,700 by 2011. From this information it was estimated the household numbers would grow to 31,800 by 2011. No increase over time was included as, at the time, the HoV Organics

WASTE BACKGROUND PAPER

Project weren't sure how accurate the projected figures were. The waste growth rates therefore were not based on population increase, but were rather best estimates based on previous performance. Maintaining the current MSW arisings per household, 1.65 tonne per household, and combining with future housing numbers, the maximum waste growth is 1% per annum. Input from the local and national government to encourage waste minimisation initiatives may change this and serve to reduce the waste arisings, but it is not possible to predict with any degree of certainty.

- 3.30 On this basis, our projections are based on 1% growth per annum for all waste streams up to 2011/12, and 0% per annum thereafter. This allows for growth due to population increases in the short term, but allows time for the partnership to develop waste minimisation strategies in conjunction with the wider national focus. In consideration of capacity and performance, consideration will be given to the risk that waste growth may be different.

The MSW arisings projections for BGCBC are displayed below⁶:

Table 6: Total predicted MSW

Year	Household Collected Waste	Collected Trade Waste	HWRC Collected Household Waste	Other MSW	Total MSW Arising (inc. inert)	Change
	Tonnes	Tonnes	Tonnes	Tonnes	Tonnes	%
2009/10	27,478	1,657	9,642	1,568	40,345	-0.21%
2012/13	28,031	1,690	9,836	1,598	41,156	2.01%
2015/16	28,030	1,691	9,836	1,598	41,156	0.00%
2019/20	28,030	1,691	9,836	1,598	41,156	0.00%
2024/25	28,030	1,691	9,836	1,598	41,156	0.00%

Percentage change of Total MSW based on 2007/08 figures.

- 3.31 The detailed waste flow modelling that has been undertaken for BGCBC has been developed using a number of assumptions. One of the key assumptions is the composition of municipal waste. The composition is displayed overleaf:

⁶ HoV Waste Programme: HoV Organics Project, OBC, September 2009 (revised 2010)

FUTURE REQUIREMENTS FOR LDP

- 3.34** The Regional Waste Plan identifies that Blaenau Gwent needs to allocate between 0.3 and 4ha of land depending on the type of waste management /resource recovery facility involved. Two possible sites to meet these requirements were assessed through the Candidate Site Assessment Process: Silent Valley and Waun- y-Pound.
- 3.35** Work undertaken for the HoV Waste Programme looked at sites from across the three authorities to identify a preferred site for identification as part of the procurement process. The report identified three possible sites across the HoV project area and Waun-y-Pound was determined to be the preferred site.
- 3.36** In allocating land through policy W1 the Plan meets the South Wales Regional Plan requirements. Policies DM11 and DM21 put a framework in place for allowing further waste facilities in Blaenau Gwent if required. The HoV Partnership is procuring the facilities to ensure that Blaenau Gwent meets its targets.

5.0 DRAFT LOCAL DEVELOPMENT PLAN POLICIES

Objective

- 5.1 The Preferred Strategy did not include a specific objective on Waste it is however considered appropriate to include one in the Deposit Plan.

Objective 16

A sustainable, integrated approach to waste management has minimised the production of waste and its impact on the environment, and maximised the use of unavoidable waste as a resource. By 2021, national recycling and composting targets outlined in 'Towards Zero Waste One Wales: One Planet, the Overarching Waste Strategy Document for Wales' (adopted June 2010). have been met.

Strategic Policy

- 5.2 The following Strategic Waste Policy has been included within the Plan:

SP13 Delivering Sustainable Waste Management

To help deliver sustainable waste management across Blaenau Gwent the Council will ensure that:

1. Sufficient land is identified to enable an integrated network of waste management facilities to be developed across the County Borough through:
 - a. Allocating land to meet the South East Wales Regional Waste Plan requirement of 0.4- 4 hectares (Policy W1);
 - b. Encouraging the provision of in-building treatment facilities on Primary and Secondary Employment Sites (Policy DM11); and
 - c. Allocating land to meet local needs.
2. Support is provided for treatment facilities, measures and strategies that represent the best practicable environmental option, having regard to the waste hierarchy and the proximity principle (Policy DM21);
3. Provision is made for sustainable waste management storage and collection arrangements in all appropriate developments; and
4. Waste minimisation is encouraged during construction.

Blaenau Gwent produces around 35,000 tonnes of municipal waste each year, varying from harmless inert materials to chemical by-products and residues. It is important for the Council to manage the land use implications of this waste in an environmentally acceptable and sustainable way. Currently the main method of waste disposal is through landfill. However, the Council is moving towards more sustainable waste management practices in line with European and National

Guidance. This involves increasing the amount of municipal waste recycled or composted and reducing the amount of biodegradable waste sent to landfill. As a result, additional treatment facilities are likely to be required to achieve these aims.

In line with the National Waste Strategy and the Regional Waste Plan (RWP), the Council will seek to promote the reduction, re-use and recycling of materials in order to reduce land take-up for waste facilities. The RWP estimates that the total land required in Blaenau Gwent for waste facilities by 2013 ranges between 0.4 and 4 hectares depending on the type of waste management /resource recover facility involved. The Plan allocates nearly 6 hectares of land for waste facilities which is above that required in the RWP.

Primary and Secondary employment sites identified through Policy DM11, EMP1 and EMP2 are also considered appropriate locations for new waste facilities. Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities (on the outside) look no different to any other industrial building and (on the inside) contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of operation and impact. The identification of these sites as suitable in principle for waste management facilities, represents a more than adequate network and demonstrates a genuine choice of suitable sites exist.

The Plan also identifies sites to meet local waste treatment requirements.

Appropriate new development should include provision for the storage, recycling and management of waste. This will encourage waste reduction, recycling, composting and separation at source, in order to contribute towards meeting European and national waste management targets and divert waste from landfill.

Minimising or re-using waste generated through site development (including demolition waste) will reduce the amount of waste that has to be managed and ultimately disposed of. This in turn will contribute to a reduction in greenhouse gas emissions and the amount of primary construction materials extracted, processed and transported.

Development Management Policy

- 5.3 In addition to a strategic policy a development management policy has been included on waste in response to comments from the Sustainability Appraisal.

WASTE BACKGROUND PAPER

DM21 Waste

Proposals for the development of a waste collection or treatment facility will be permitted where:

1. There is a proven local or regional need for the facility; and
2. The proposed facility is the Best Practicable Environmental Option (BPEO); and
3. The proposed application has undertaken a sequential site selection process looking at: -
 - a. Allocated sites;
 - b. Employment sites allocated or identified as a primary or secondary site through Policy DM 11 (outside flood risk areas);
 - c. Other sites taking into consideration their suitability as identified through the Area of Search maps in the Regional Waste Plan;
4. In the case of a civic amenity facility the site is located in terms of access to service a neighbourhood or settlement whilst avoiding unacceptable adverse impact on the character, environmental quality and amenities of the local area;
5. The proposal is in the countryside, it involves the reuse of existing buildings or is on land within or adjacent to existing building groups. Alternatively where it is demonstrated that new buildings/plant are needed these must have an acceptable visual and environmental impact; and
6. The following criteria are also met:
 - a. In the case of regional scale facilities, its location relates closely to and benefits from an easy access to key transport corridors and, where practicable makes use of alternative transport modes;
 - b. Proposals involving the sorting and processing of waste, are carried out within a purpose built or appropriately modified existing building, unless it can be demonstrated that part or all of the proposed operation can only be carried out in the open;
 - c. The built development associated with the proposed methods of handling, storage, treatment and processing of waste is appropriate to the nature and hazards of the waste(s) concerned;
 - d. Proposals for the incineration of waste and other thermal processes, shall incorporate measures to maximise energy recovery both in the form of heat and electricity, taking account of prevailing technology, economics and

- e. Opportunities for co-locating and networking Energy for Waste (EfW) facilities with energy consuming land uses such as district heating systems or large industry energy users have been fully explored; and
- f. It will not result in an unacceptable adverse environmental impact that cannot be appropriately controlled by mitigating measures.

Targets contained within 'Towards Zero Waste One Wales: One Planet, the Overarching Waste Strategy Document for Wales' (adopted June 2010) require a significant shift away from landfill. Waste treatment facilities reuse, recycle and recover waste materials and can significantly reduce the amount of waste going to landfill. Applicants must demonstrate that the proposal is consistent with the latest national guidance and is the BPEO or a constituent part of the BPEO for a waste stream.

Blaenau Gwent will seek to facilitate the increase in the number, type and range in size of treatment facilities in line with the requirements of the Regional Waste Plan 1st Review. The Plan allocates land to meet these requirements. National planning policy and guidance states that the majority of waste facilities are likely to be acceptable on existing industrial estates, with landfill and windrow composting likely to be suitable on farms as part of farm diversification. The Council considers that in some instances, facilities such as anaerobic digestion and in-vessel-composting may be acceptable on farms as part of farm diversification, particularly where it can be demonstrated that the output of the process is to be applied locally. In such cases, the RWP contains Areas of Search maps for use in identifying new sites for in-building and open-air waste management / resource recovery facilities. Developers are encouraged to use the recommendations to identify suitable site locations.

For the purpose of this policy waste treatment projects include waste separation, recycling, composting, the treatment and transfer of special waste, the thermal treatment of waste including incineration, pyrolysis, gasification and anaerobic digestion. Proposals for the extension of existing facilities and the recycling of construction and demolition waste are also considered under this Policy.

Allocations

5.4 The following land allocations are included in the Plan:

WASTE BACKGROUND PAPER

W1 Land for Waste Management

The following site is identified to accommodate regional waste management facilities:

1. Land south of Waun-y-Pound

The following sites are identified to accommodate local waste management facilities:

2. Silent Valley

South East Regional Waste Plan indicates that between 0.4 and 4 hectares of land will be required for waste management facilities within Blaenau Gwent to serve more than one local authority. The above site provides over 5 hectares for the location of waste management facilities to serve more than one local authority.

Land south of the existing Waun-y-Pound Industrial Estate in Ebbw Vale is well located in terms of the Heads of the Valleys Road and the principal hub of Ebbw Vale. Adjacent land is already used as a Civic Amenity Site for the recycling of waste and therefore there is an opportunity to co-locate facilities. The site is identified as being suitable for waste management facilities such as an Anaerobic Digestion or In Vessel Composting and may be suitable for other waste management facilities.

The existing Silent Valley waste facility is centrally located in the County Borough south of the principal hub of Ebbw Vale. The land identified is located to the north of the existing Silent Valley landfill site which continues to form the principal destination for much of the residual and unavoidable municipal waste generated in Blaenau Gwent. The site is identified as being suitable for a bulking / waste transfer facility.

Detailed descriptions of the sites can be found in supporting documentation.

- 5.5** Sites may also be permitted on appropriate Primary and Secondary employment sites:

The purpose of this Policy is to adopt a flexible approach to employment to best serve to fulfil the land requirements in terms of B1, B2 and B8 uses as well as facilitate continued economic growth within Blaenau Gwent in a diverse and sustainable fashion. The Policy also seeks to protect existing employment land and premises which are increasingly under pressure to be developed for non-employment uses.

The majority of industrial estates in Blaenau Gwent comprise businesses that are categorised within Use Classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 (as amended), however there are also examples of Sui Generis use on a number of employment areas. Examples of appropriate Sui Generis uses would include a builder's merchant, vehicle depots and taxi control offices.

Every industrial site that is allocated or identified as a primary or secondary site is considered suitable, in principle for the location of waste management facilities. Development proposals for waste management facilities on allocated or identified primary and secondary sites must be consi

WASTE BACKGROUND PAPER

on sites allocated or identified as Strategic Sites, Business Parks, Primary and Secondary sites. Examples include cafes and crèches.

Examples of commercial services which might be considered acceptable on a site allocated or identified as a secondary site would include indoor health and fitness, training facilities, day nurseries, vehicle repair and maintenance businesses and other uses that are not considered appropriate in a town centre location.

APPENDICES

WASTE BACKGROUND PAPER

APPENDIX 1: GLOSSARY OF TERMS

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WASTE BACKGROUND PAPER

Term or Abbreviation	Definition
TCBC	Torfaen County Borough Council
UK	United Kingdom
WAG	Welsh Assembly Government
WET Act 2003	Waste and Emissions Act 2003

For further Information please contact:

Planning Policy Team
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