

Waste Planning Assessment

Inert Material Recovery Facility, Sluice
Farm, Broad Street Common, Peterstone,
Wentlooge, CF3 2TN

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1. Introduction

Overview & Legislative Requirement	This Waste Planning Assessment has been prepared to accompany and support an application seeking planning permission for the retrospective change of use of a livery yard and associated buildings to an inert material recovery facility, including an engineering fabrication unit. The WPA has been prepared in accordance with the requirements of Technical Advice Note 21 (Waste) (February 2014), which requires that all planning applications for waste management facilities are supported by a proportionate assessment of need, operational characteristics, and environmental considerations. The document also has regard to Planning Policy Wales (Edition 12), which promotes sustainable resource management and the transition towards a circular economy.
Purpose	The purpose of this WPA is to provide the Local Planning Authority with sufficient information to determine the application, demonstrating that: ▪ The development accords with national and local waste planning policy ▪ The facility contributes positively to sustainable waste management objectives ▪ Environmental and amenity impacts are appropriately managed In line with TAN 21, the level of detail provided is proportionate to the scale, nature, and operational characteristics of the development.

2. Waste Policy Statement

Site Location	The application site is located at Sluice Farm, Broad Street Common, Peterstone, Wentlooge, CF3 2TN, within the administrative area of Newport City Council, on the eastern fringe of Cardiff. The site occupies a previously developed parcel of land within the wider Gwent Levels, characterised by a mix of agricultural land and established industrial/commercial uses along Wentlooge Avenue. Its location adjacent to existing built development and established transport routes makes it a suitable and sustainable location for waste management infrastructure, particularly where it reuses previously developed land.
The Development	The development comprises the retrospective change of use of a redundant livery yard and its associated buildings to an inert Material Recovery Facility (MRF), alongside an engineering and fabrication unit which supports on-site operations and equipment maintenance. Key elements of the development include: ▪ Reuse and refurbishment of existing buildings, reducing the need for new construction and associated embodied carbon ▪ Construction of a purpose-built, enclosed MRF building to facilitate the sorting and segregation of inert materials under controlled conditions ▪ Formation of perimeter soil bunds to provide visual screening, noise attenuation, and ecological enhancement ▪ Installation of a sustainable drainage system, including an attenuation pond and a full-retention hydrocarbon separator to manage surface water runoff ▪ The facility is designed to receive and process inert waste streams, including household, commercial, and industrial materials, with the objective of maximising recovery and reuse.

Operational Capacity	The MRF accepts household, commercial, and industrial inert wastes at the site. The proposed operational limits are as follows: - Domestic, commercial and industrial waste: Up to 75,000 tonnes/year and not more than 1,000 tonnes per day - Treatment of waste to produce soils, soil substitutes, and aggregates: up to 2,000 tonnes per day and not more than 5,000 tonnes at any one time. These volumes are considered appropriate for the scale of the site and reflect the growing regional need for facilities capable of diverting inert waste from landfill.
Policy Context & Need	The proposal aligns with the Welsh Government's overarching waste strategy, Towards Zero Waste, which sets out a long-term vision to achieve high levels of recycling and waste reduction by 2050. Supporting this, the Collections, Infrastructure and Markets Sector Plan identifies the need for a network of appropriately located facilities to enable efficient waste recovery and resource management. These policy frameworks emphasise: - Movement away from landfill disposal - Increased recovery, recycling, and reuse of materials - Development of infrastructure that supports a circular economy The proposed MRF directly contributes to these objectives by: - Recovering reusable soils and aggregates from inert waste streams - Reducing reliance on primary raw materials - Providing local capacity for waste processing, thereby reducing transport distances and associated emissions
Sustainability & Socio-Economic Benefits	The development represents the beneficial reuse of a redundant rural site, avoiding the need for greenfield development elsewhere and supporting the efficient use of land resources. The facility delivers tangible socio-economic benefits, including: - Employment for approximately 40 staff - Provision of skilled and semi-skilled roles within the local area - Delivery of social value initiatives, including employment opportunities for ex-offenders as part of the operator's rehabilitation and reintegration programme In environmental terms, the scheme has been designed to accord with Planning Policy Wales requirements to achieve a net benefit for biodiversity and ecosystem resilience. A comprehensive package of mitigation, enhancement, avoidance, and precautionary measures is set out within the accompanying Green Infrastructure Statement.
Operational Details & Environmental Management	Detailed information relating to: - Site layout and infrastructure - Plant and machinery - Traffic movements and access arrangements - Amenity considerations (including noise, dust, and visual impacts) is provided within the suite of supporting application documents. These demonstrate that the facility can operate without giving rise to unacceptable impacts on neighbouring land uses or environmentally sensitive receptors.

The enclosed nature of the MRF building, combined with dust suppression systems and drainage controls, ensures that operations are undertaken in a controlled and environmentally responsible manner.

3. Technical Advice Note 21 (Waste) – Annex B Compliance

TAN 21 Annex B Assessment

Criteria (Annex B)	Assessment
1. The need for the facility	The proposed Material Recovery Facility (MRF) responds to an identified and on-going need for additional inert waste recovery capacity within the region. In line with Towards Zero Waste, there is a continued shift away from landfill disposal toward recovery and reuse. The facility will process up to 75,000 tonnes per annum of inert waste, contributing to regional infrastructure requirements and reducing reliance on landfill.
2. The extent to which the development supports the waste hierarchy	The development is strongly aligned with the waste hierarchy by prioritising recovery and recycling of inert materials. The facility enables the production of recycled soils, soil substitutes, and aggregates, thereby reducing the demand for primary raw materials and ensuring waste is diverted from disposal wherever practicable.
3. The proximity of the facility to the source of waste (proximity principle)	The site is strategically located on the eastern edge of Cardiff and within the administrative area of Newport City Council, both of which generate significant volumes of construction, demolition, and excavation waste. Its proximity to these urban centres reduces transportation distances, vehicle movements, and associated emissions.
4. The suitability of the site, including environmental and planning considerations	The site comprises previously developed land (a former livery yard) and is located adjacent to existing commercial and industrial uses, reducing sensitivity to the proposed use. While it lies within the wider setting of the Gwent Levels and near designated sites, it is outside statutory boundaries. Environmental safeguards, including drainage controls, hydrocarbon separation, and ecological mitigation measures, ensure that impacts are appropriately managed.

	5. The potential for adverse environmental impacts and how these will be controlled	Potential impacts (including noise, dust, lighting, and water pollution) have been carefully considered. Mitigation measures include: enclosed waste processing within the MRF building, dust suppression systems, bunding and screening, controlled lighting design, spill containment infrastructure, and sustainable drainage systems. These measures ensure no unacceptable impacts on adjacent receptors, including nearby reens and the Severn Estuary.
	6. The capacity of the local road network and transport impacts	The site benefits from direct access onto Wentlooge Avenue, a well-established route connecting to the wider highway network serving Cardiff and Newport. The scale of operations (up to 1,000 tonnes/day) is considered compatible with the local road network, and the proximity to waste sources minimises transport distances. Traffic impacts are not considered to be significant or detrimental.
	7. The contribution of the development to sustainable waste management and the circular economy	The facility makes a positive contribution to sustainable waste management by recovering valuable materials from inert waste streams and reintroducing them into the construction sector. This supports the transition to a circular economy, reduces landfill reliance, conserves natural resources, and aligns with national sustainability objectives set out in Planning Policy Wales.
The assessment demonstrates that the facility: - Meets a clearly identified need for waste recovery infrastructure - Operates in accordance with the waste hierarchy and proximity principle - Incorporates robust environmental safeguards - Contributes positively to regional and national waste strategy objectives As such, the facility is considered to be fully compliant with the requirements of TAN 21.		
4. Waste Hierarchy Declaration		
Declaration	It is confirmed that the development has been designed and operates in accordance with the waste hierarchy, prioritising: - Prevention - Preparation for reuse - Recycling - Recovery - Disposal (as a last resort)	

	The facility plays a key role in moving waste management practices up the hierarchy by enabling the recovery and reuse of inert materials that would otherwise be landfilled.
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