

BACKGROUND PAPER 4 PAPUR CEFNDIR 4



WASTE MANAGEMENT DEPOSIT LOCAL DEVELOPMENT PLAN UP TO 2021

SUPPLEMENTARY PAPER 2: LAND AVAILABILITY

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RHEOLI GWASTRAFF CYNLLUN ADNEUO DATBLYGU LLEOL HYD AT 2021

PAPUR ATODOL 2: ARGAELEDD TIR

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1 Introduction

- 1.1 This note aims to provide further clarification of the background information and evidence on the topic of waste management to support the policies in the Deposit Version of the Local Development Plan.
- 1.2 It should be read in conjunction with the LDP Background Paper 4 – Waste Management, October 2008. The following aspect is covered in this supplementary note:
- An in-depth explanation of the calculation that has found that the industrial site availability for class B2 land use in the CBC to be fully adequate to meet both the expected needs of further waste management facilities and the desired creation of additional factory employment in the plan period.

2 Calculation of Supply & Demand for New Waste Facilities

Areas of Search / Identification of sites, for “In-Building” Facilities

Demand

- 2.1 The Regional Waste Plan, 1st Review, considered the whole range of waste treatment processes in order to best meet the requirements of the new legislative framework. It concluded that certain treatment options presented most promise for the South East Wales circumstances.
- 2.2 Table 1 (drawn from page 4.13 of LDP Background Paper 4) below lists these options and indicates that land in a range of from 3.7 ha to 10.4 ha is required to meet the needs of additional waste treatment facilities in the County Borough. The following paragraphs explain how the needs for waste facilities are to be met through the LDP provisions.

Table 1: Estimated Need for Waste / Recycling ‘IN-Building’ Facilities

Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	Rank 7
Option 2A	Option 3B	Option 2C	Option 3A	Option 3D	Option 3C	Option 4D
Pyrolysis	MBT followed by gasification	Incineration with energy recovery	MBT followed by pyrolysis	MBT followed by fuel to offsite energy use	MBT followed by incineration with energy recovery	Autoclave followed by fuel to offsite energy use
4.1 ha	9.1 ha	3.7 ha	8.2 ha	6.9 ha	10.4 ha	3.9 ha

Source: Draft RWP 1st Review, Appendix E, Table 6a for each of the 7 options for CCBC Area

Supply

- 2.3 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 class B2 'general industrial' employment sites will be suitable locations for the new generation of in-building waste management facilities that will be required in accordance with the RWP Technology Strategy. Some new in-building waste management facilities could be developed within vacant existing industrial buildings and, in certain circumstances, some of these may lawfully be developed without the need to submit a planning application.

- 2.4 However, the quantity of vacant sites on industrial estates will have to be sufficient to meet requirements for both the estimated future in-building waste management facilities and the needs of all other forms of anticipated employment growth, which also commonly locate on such sites. Next, the general employment additional land need for the plan period is examined. This following section seeks to be a concise summary of the relevant findings of LDP Background Paper 7 Employment.

Projected Requirements for Employment Land

- 2.5 As part of the Employment Sites Supply and Market Appraisal prepared by Atkins consultancy, three key future economic scenarios were identified to take account of differing possible rates of restructuring:

- Scenario 1 – Limited success: the problems remain
- Scenario 2 – A story of mixed success
- Scenario 3 – A policy success story – Caerphilly revived

- 2.6 Number 3 was selected as the preferred scenario where the funding on offer and the availability of employment land leads to successful regeneration, particularly in terms of employment. Using this preferred scenario, an employment forecast for the period 2004 to 2016 has been derived using information from three techniques. These forecasting techniques were used to calculate the potential number of jobs that would be required in the County Borough over a 10-year period. The total number of jobs was then translated into the floorspace requirements necessary for determining land requirements for the LDP process.

- 2.7 The annual land requirement for employment use during the plan period was projected to 4.28 ha per annum. Therefore, the 15-year projection for land required for employment use is 64.2 ha. It was estimated that a total of 130.4 ha of land remains vacant on allocated employment sites within the County Borough, but that some of this land was no longer suitable for such use or might be allocated for other uses in the LDP. The realistic amount of employment land that is available is 104.3 ha, as set out in Background Paper 7, Table 26 - Realistic Land Vacancy. Taking into account the preferred scenario's potential requirement of 64.2 ha in the 15-year period up to 2021, it is apparent that there is an oversupply of land for industrial employment use in the County Borough.

Implications for the location of Waste Facilities on Industrial sites

- 2.8 There is only one vacant site in the employment allocations which, because it is limited to class B1 use, is clearly not suitable for the location of Waste Management Facilities. This is the Tydu sit at Nelson covering some 18.8 ha. Therefore, for the purposes of calculating the amount of land suitable to locate Waste Facilities, the figure of 104.3 ha of vacant employment land must be reduced to 85.5 ha.

- 2.9 The employment site allocations that make up this total of 85.5 ha are identified in table 2 below. It is more up to date and slightly different from table 3 of LDP Background Paper 4 because the Deposit Plan included one new site and deleted another site after that Background Paper was finalised.

Table 2: Use Class B2 Site Allocations in the Deposit LDP

	Site Name	Location	Available Area in Ha
HOVRA	Land at Heads of the Valleys	Rhymney	5.2
NCC	Plateau 1, Oakdale Business Park	Oakdale	30.2
	Plateau 2, Oakdale Business Park	Oakdale	7.0
	Plateau 3, Oakdale Business Park	Oakdale	3.4
	Plateau 4 Oakdale Business Park	Oakdale	4.3
	South Extension, Penyfan	Croespenmaen	2.4
	Hawtin Park North	Gellihaf	4.5
	Hawtin Park South	Gellihaf	8.8
	Dyffryn Business Park North	Ystrad Mynach	4.9
	Dyffryn Business Park South	Ystrad Mynach	6.3
	Penallta Extension	Hengoed	1.6
SCC	Land at Caerphilly Business Park	Caerphilly	3.6
	Land at Trecenydd	Caerphilly	2.2
	Land at Western	Caerphilly	1.1
		TOTAL	85.5

Only sites that contain vacant land parcels over 1 ha in size were listed in Policy EM1
Source: Caerphilly CBC, Deposit LDP employment site allocations

- 2.10 In addition to the available vacant land within the identified B2 sites amounting to over 85 hectares, the area of search for the location of “in-building” facilities extends to the protected built employment sites (see table 3 overleaf) and also to stand-alone unprotected class B2 use sites (not listed). These sites are equally relevant as Waste Management Facility locations where existing buildings may become vacant or be demolished in the future.
- 2.11 The RWP states that land in a range of from 3.7 ha to 10.4 ha is required to meet the needs of additional waste treatment facilities. Having established that the employment land need is for 64.2 ha, there is clearly a sufficient quantity of vacant land for the needs of anticipated waste management facilities as well, without taking into account the built industrial sites.
- 2.12 It will be noted that the vacant sites listed in table 2 represent a range of different sized sites, which together will be sufficient to cater for the range of different waste treatment technologies that the RWP considers possible. Most of these facilities will be delivered by the private sector, either serving market demand or under contract to the Local Waste Authority, so designation of particular technologies to particular sizes of site would, in the Council's view, be a pointless exercise.

Table 3: Employment Sites Protection in the Deposit LDP

	Site Name	Location
HOVRA	Land at New Tredegar Heads of the Valleys Capital Valley Maerdy Angel Lane Bowen	New Tredegar Rhymney Rhymney Rhymney Aberbargoed Aberbargoed
NCC	Plateau 2, Oakdale Business Park Penyfan North Celynen Hawtin Park Dyffryn Business Park Croespenmaen Britannia St. David's New Road Penallta Newbridge Road Tram Road Switchgear Penmaen Woodfieldside Caerphilly Road	Oakdale Croespenmaen Newbridge Gellihaf Ystrad Mynach Croespenmaen Pengam Pengam Tiryberth Ystrad Mynach Pontllanfraith Pontllanfraith Pontllanfraith Pontllanfraith Pontllanfraith Ystrad Mynach
SCC	Pantglas Caerphilly Business Park Prince of Wales Nine Mile Point Blackvein Newtown Park Road Rogerstone Park Bedwas House Pontygwindy Road Trecenydd Western	Bedwas Caerphilly Abercarn Cwmfelinfach Wattsville Crosskeys Risca Pontymister Bedwas Caerphilly Caerphilly Caerphilly

Source: Caerphilly CBC, Deposit LDP protection policy for employment sites