

LOCATING WASTE MANAGEMENT FACILITIES

SUPPLEMENTARY PLANNING GUIDANCE



DRAFT JANUARY 2017

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This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

1. INTRODUCTION

- 1.1 This Supplementary Planning Guidance Note (SPG) supplements policies in the adopted Cardiff Local Development Plan (LDP) relating to the location of waste management facilities.
- 1.2 Welsh Government supports the use of supplementary planning guidance to set out detailed guidance on the way in which development plan policies will be applied in particular circumstances or areas. SPG must be consistent with development plan policies and national planning policy guidance. SPG helps to ensure certain policies and proposals are better understood and applied more effectively. They do not have the same status as the adopted development plan, but are a material consideration in the determination of planning applications.
- 1.3 This SPG has been produced to provide further detail on the following waste policies contained within the LDP:
- KP12 'Waste';
 - W1 'Sites for Waste Management Facilities'.
- 1.4 It is intended to:
- Identify the developments to which the policies apply;
 - Identify locations which are acceptable in principle for waste facilities; and
 - Provide advice to prospective applicants and the general public on the criteria against which proposals for waste facilities will be considered.

2. POLICY CONTEXT

EUROPEAN POLICY

- 2.1 The **Waste Framework Directive** (2008/98/EC) provides the legislative framework for the collection, transportation, recovery and disposal of waste. It requires Member States to establish an integrated and adequate network of installations for the disposal of waste and for the recovery of mixed municipal waste. The network should be adequate to deal with the range and volume of waste arisings.
- 2.2 The **Landfill Directive** (1999/31/EC) aims to prevent or reduce the negative effects of landfilling on the environment, by introducing stringent technical requirements for the landfilling of waste and setting targets for the reduction of biodegradable municipal waste going to landfill. Facilities for the management of waste which has been diverted from landfill will be required, as well as facilities for the disposal of waste streams which have been prohibited from being disposed of by landfilling.

NATIONAL POLICY

- 2.3 The Welsh Government's general policy for waste management is contained in the document **Towards Zero Waste – One Wales: One Planet (2010)**, a long term overarching framework for waste management and resource efficiency in Wales until 2050. It sets out how Wales will reduce the amount of waste it produces and make the transition to a high recycling society. It sets out the following key targets:
- At least 70% recycling across all sectors by 2025;

- Zero waste by 2050, where all products and services are delivered with waste prevention in mind.

- 2.4 In order to deliver these outcomes, a series of ‘sector plans’ have been produced which contain specific targets and policies. The **Collections, Infrastructure and Markets Sector Plan (CIM) (2012)** sets out medium term plans for the waste collection services, reprocessing infrastructure and recycle markets that will be needed across Wales. It also explains the need for facilities for the sustainable recovery and disposal of wastes which cannot be dealt with higher up the waste hierarchy.
- 2.5 **Technical Advice Note 21 ‘Waste’ (2014)** sets out the framework for facilitating the delivery of sustainable waste management infrastructure through the planning process. It states that, when considering development proposals for waste management facilities, planning authorities should take into account their potential contribution to the objectives, principles and strategic waste assessments set out in Towards Zero Waste and relevant sector plans. It requires planning applications for waste management facilities to be accompanied by a waste planning assessment containing sufficient information to enable an assessment of the application and its contribution to meeting the requirements set out in the CIM Sector Plan. TAN21 provides advice on appropriate locations for waste management facilities.
- 2.6 Chapter 12 of **Planning Policy Wales (Edition 9, 2016)** aims to ensure that appropriate facilities are established to meet the Welsh Government’s objectives for waste management. The identification of suitable locations for waste management should be considered as part of plan preparation. The extent to which a waste management proposal demonstrates a contribution to the waste management objectives, policy, targets and assessments contained in national waste policy will be a material planning consideration.

LOCAL POLICY

- 2.7 This SPG provides more detail on LDP policies KP12 ‘Waste’ and W1 ‘Sites for Waste Management Facilities’.
- 2.8 Policy KP12 states:
Waste arising from Cardiff will be managed by:
- Promoting and supporting additional sustainable waste management facilities, measures and strategies in accordance with the Collections, Infrastructure and Markets Sector Plan (2012) and TAN 21 (2014) in a manner that follows the waste hierarchy and the principles of an integrated and adequate network of waste installations; nearest appropriate installation; self-sufficiency and protection of human health and the environment;
 - Encouraging the provision of in-building treatment facilities on existing and allocated areas of general industry;
 - Supporting the provision and maintenance of sustainable waste management storage and collection arrangements in all appropriate new developments; and
 - Supporting waste prevention and reuse and the provision of facilities that use recycled or composted products.
- 2.9 Policy W1 states:
Proposals for the development of waste management facilities will be permitted where:
- There is a demonstrable need assessed against regional requirements;
 - They conform with the waste hierarchy and the principles contained in the Waste

- Framework Directive of An Integrated and Adequate Network; Nearest Appropriate Installation; Self Sufficiency and the Protection of Human Health and the Environment;
- iii. They would not cause unacceptable harm to the environment, built heritage or to human health;
 - iv. They include acceptable proposals for restoration, aftercare and after- use, including the beneficial after-use of by-products;
 - v. They would not endanger aviation safety;
 - vi. They include acceptable proposals for the protection of adjoining and nearby land from landfill gas and leachate migration or contamination;
 - vii. They are not located within an area at risk from flooding;
 - viii. They would not cause unacceptable air, noise or light pollution, dust, vibration or odours, or attract excessive vermin;
 - ix. They provide safe means of access to the highway and adequate on- site parking and turning facilities; and
 - x. They are accompanied by a Waste Planning Assessment containing sufficient information to enable an assessment of the proposal.

Facilities for the handling, treatment and transfer of waste will generally be encouraged towards existing use class B2 general industrial land.

3. SCOPE OF GUIDANCE

3.1 This document provides guidance on the assessment of proposals for new waste management facilities, including those required to deliver the aims of Towards Zero Waste and the associated Sector Plans. These include:

- Facilities in which goods are prepared for re-use;
- Re-use facilities;
- Waste separation facilities;
- Recycling or recovery facilities;
- Composting sites;
- Waste collection facilities – civic amenity sites, bring sites, scrap yards etc;
- Waste transfer stations;
- Thermal processes e.g. gasification, pyrolysis;
- Thermal treatment (with or without energy recovery); and
- Landfilling or land-raising operations.

3.2 Such facilities should be capable of dealing with the full range of waste streams arising. Such waste streams include:

- Municipal waste;
- Industrial waste;
- Commercial waste;
- Construction and demolition waste;
- Special, hazardous or clinical waste; and
- Agricultural waste.

4. UNDERLYING PRINCIPLES

4.1 WASTE HIERARCHY

All proposals for the development of waste management facilities across the County should conform to the principle of the waste hierarchy. This is a theoretical hierarchy where the various options for waste management appear in priority order. The hierarchy favours prevention and reuse, followed by: preparation for reuse; recycling; recovery and finally disposal. The aim should be to ensure that waste is driven as far up the hierarchy as possible.

4.2 AN INTEGRATED AND ADEQUATE NETWORK

The broad aim is to achieve sustainable waste management by ensuring the provision of an integrated and adequate network of waste installations which will enable the aspirations of the waste hierarchy to be delivered in practice.

4.3 NEAREST APPROPRIATE INSTALLATION

Waste should be disposed of or recovered in one of the nearest appropriate installations, whilst ensuring that the environment and human health are protected. In order to achieve this, it is important that a broad range of waste management facilities are available, so that waste can be managed as close to where it arises as possible.

4.4 SELF SUFFICIENCY

Proposals should assist in the aim of moving towards self-sufficiency in waste management, although it is not necessary for all areas to have the complete range of waste facilities that may be needed.

4.5 PROTECTION OF HUMAN HEALTH AND THE ENVIRONMENT

Proposals for waste facilities should be designed and located so that a high level of protection for the environment and for human health can be ensured.

5. NEED FOR WASTE MANAGEMENT FACILITIES

5.1 It is important to establish a need for waste management facilities in order to assess a proposal's contribution towards the development of an integrated and adequate waste infrastructure network in the local area. Under provision or overprovision of facilities could encourage the import or export of waste over longer distances, contrary to the underlying principles identified above. It is also important to ensure that need outweighs any potential adverse harm to the environment or human health.

5.2 TAN21 indicates that, in considering development proposals for waste facilities, local planning authorities should take into account their potential contribution to the objectives, principles and strategic waste assessments set out in Towards Zero Waste and the Collections, Infrastructure and Markets Sector Plan.

5.3 These documents currently identify a continued need to develop more waste treatment and recovery facilities in the short to medium term, in order to reduce the quantity of waste disposed of by landfill. The long term aim is to develop an integrated and adequate waste infrastructure network based on high levels of reuse and recycling. This means that, at present, there is a need for further waste management facilities which will contribute towards these aims. The extent to which a proposal demonstrates a contribution towards these short, medium and long term aims will be a material planning consideration.

- 5.4 Under the provisions of TAN 21, the Welsh Government intends that joint arrangements for waste monitoring should be set up between local planning authorities, in conjunction with WG and Natural Resources Wales. It is intended that Waste Planning Monitoring Reports will be produced, containing information on predicted waste arisings and existing capacity data in order to determine whether there is a need for further waste facilities in each region. However, at present monitoring arrangements are yet to be established, but should this happen then this data will be used to determine need.

6. LOCATIONAL CONSIDERATIONS

APPROPRIATE LOCATIONS IN PRINCIPLE

- 6.1 The most appropriate locations for new waste management facilities will be those with the least adverse impacts upon human health and the local environment and which will allow the proposal to make the most significant contribution to the provision of an integrated and adequate network.
- 6.2 As waste is increasingly dealt with higher up the waste hierarchy, it is likely that many modern waste facilities will involve industrial processes which will be no different to any other industrial facilities in terms of appearance, operating conditions or impact on the local area. Waste management facilities will, therefore, be encouraged towards existing or allocated general industrial (Use Class B2) areas, unless it can be shown that they could be acceptably located elsewhere.
- 6.3 The LDP Proposals Map identifies areas of land which have been allocated for general industry. Waste facilities would also be acceptable in principle in other existing areas used for the purpose of general industry. The 'Cardiff Business and Industrial Landbank Monitor' is produced by the Council annually in July and provides information on unimplemented industrial consents and allocations across the County, including those for B2 use.
- 6.4 Given the potential of waste management facilities to generate significant numbers of vehicle movements, sites should be well located in terms of the primary road network. Consideration should also be given to alternative modes of transport, where possible.
- 6.5 The detailed environmental implications of specific proposals will need to be fully considered when any planning applications are received by the local planning authority.

SPECIFIC LOCATIONAL REQUIREMENTS

- 6.6 General industrial sites are not likely to be suitable for landfill operations or windrow composting. Careful consideration will be given to the location of waste facilities likely to create dust, litter or noise which may also not be suitably located within general industrial areas.
- 6.7 Proposals for waste facilities which include the recovery of heat from mixed municipal waste may be beneficially located in close proximity to heat users. Careful consideration will be given to the suitability of co-locating these facilities alongside potential users.
- 6.8 As waste is increasingly dealt with by reuse, more opportunities may be sought to locate

facilities within commercial areas or retail frontages. Reuse facilities which involve storage and distribution may be appropriately located on business land, dependent upon the nature of the industrial processes involved. Facilities which involve the resale of goods may be appropriately located in retail frontages where there is no detrimental impact upon the shopping role of the centre or the individual frontage, where a shop front can be maintained and where access for drop-offs and collections is adequate.

- 6.9 More onerous locational requirements will apply for some waste streams, in particular hazardous waste. The co-disposal of hazardous and non-hazardous waste is prohibited by the Landfill Directive. Hazardous waste destined for landfill will be directed to a dedicated hazardous waste landfill site. The Landfill Directive also imposes more stringent requirements on hazardous waste sent to landfill. Such waste may require additional treatment prior to landfilling. The CIM Sector Plan acknowledges that it is unlikely that a new hazardous waste landfill will be developed in Wales because so little hazardous waste requiring landfilling is produced and sufficient disposal capacity exists at four landfill sites within 40 miles of the Welsh border in England to deal with hazardous waste arisings. If the annual monitoring reports to be provided as set out in TAN 21 identify a shortfall of provision for hazardous waste treatment or disposal in the South East Wales area, then an application would be assessed against Policy W2.
- 6.10 The Landfill Directive provides specific locational advice for landfill sites. The following considerations should be taken into account:
- Distance from the boundary of the site to residential and recreational areas, waterways, water bodies and other agricultural or urban sites. Landfill facilities should be located at a minimum distance of 250m from occupied property;
 - The topography of the site and the impact on visual amenity and landscape character;
 - The impact on the highway network;
 - The existence of groundwater, coastal water or nature protection zones in the area;
 - Protection of the nature or cultural heritage of the area; and
 - The presence of nearby airports or heliports.
- 6.11 The need for additional landfill void will be assessed against the regional requirements set out in the CIM Sector Plan.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 Waste management proposals can generate concern due to the characteristics of the processing activities themselves, as well as the transportation of materials to and from the site. A wide range of environmental considerations should be addressed in any proposal in order to ensure that any potential adverse impact is minimised. Where environment impact is unacceptable and cannot be mitigated, it is unlikely that planning permission will be granted.
- 7.2 All proposals which fall within Schedule 1 to the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 must be subject to Environmental Impact Assessment. These include waste disposal installations for the incineration, chemical treatment, or landfill of hazardous waste and of other waste where the capacity exceeds 100 tonnes per day.

- 7.3 In terms of proposals which fall within Schedule 2 of these Regulations, the local planning authority will provide a screening opinion as to whether EIA is required. Proposals which would fall under Schedule 2 include those where:
- Disposal is by incineration; or
 - The area of the development exceeds 0.5ha; or
 - The installation is sited within 100m of any controlled waters; or
 - If any part is within a 'sensitive area' as defined in Regulation 2(1) of the 2016 EIA Regulations.

GENERAL ENVIRONMENTAL CONSIDERATIONS

EMISSIONS

- 7.4 Atmospheric emissions have the potential to cause public concern and air quality issues can be a material planning consideration. Emissions are controlled through the Environmental Permitting (England and Wales) Regulations 2010 and are regulated by Natural Resources Wales.

BIRDS AND VERMIN

- 7.5 Waste management sites can attract both birds and vermin. Vermin can present a potential health hazard. Congregating birds can be a nuisance to residential communities living near facilities, but can also cause a significant hazard to aviation safety. All applications for landfill, or areas where waste is temporarily stored outdoors, that fall within 8 miles of Cardiff International Airport will be referred to the Civil Aviation Authority for comment and all applications for landfill that fall within 10 miles of RAF St. Athan will be referred to the Ministry of Defence.

DUST

- 7.6 Dust has the potential to represent a nuisance and air quality can be a material planning consideration. Planning conditions may be imposed to require waste operators to prepare a scheme or enforce measures to suppress dust emissions.

LAND INSTABILITY

- 7.7 The stability of proposed waste sites should be investigated and facilities designed accordingly. Any new landform resulting from landfilling or land raising should be stable and should be designed to fit in with the scale and nature of the surrounding topology.

LITTER

- 7.8 Landfill sites, waste transfer stations and civic amenity sites can potentially cause problems in terms of litter. Operating plans and procedures should be used to reduce the impact of this issue.

NATURE AND ARCHAEOLOGICAL CONSERVATION

- 7.9 Where any ecological interest is known or suspected to be significant on or adjacent to proposed development sites, an ecological/geological/soil survey should be undertaken before any decision is taken on the future use of the site. Consideration should also be given to the potential effect on sites of archaeological importance. Facilities should not have an adverse impact on areas or sites designated for protection, such as:
- Local Nature Reserves (LNR);
 - Sites of Importance for Nature Conservation (SINC);
 - Sites of Special Scientific Interest (SSSI);

- Special Areas of Conservation (SAC);
- Special Protection Areas (SPA); or
- RAMSAR sites.

NOISE

7.10 Consideration will be given to the impact of waste proposals on residential development and other noise sensitive receptors. Planning conditions are likely to be imposed to limit the amount of noise and restrict the time of operation.

ODOURS

7.11 Waste facilities can produce unpleasant odours which will need to be given full consideration at the planning application stage. Measures to ensure that odour suppression techniques are used can be controlled by planning conditions.

PROTECTION OF SURFACE AND GROUNDWATER

7.12 Potential effects on surface and ground water resources are a material planning consideration. Planning conditions will be imposed to ensure that there is no possibility of run-off, spillage or leachate pollution of surface or ground waters. Waste management facilities proposed in areas that are regularly or potentially subject to flooding are unlikely to be acceptable. In areas where flooding is possible, the potential pollution of surface or ground water will be taken in to account.

TRANSPORT

7.13 Waste management facilities can generate a large number of vehicle movements. Consideration will be given to the traffic likely to be generated by the proposal. Sites should ideally be well located in terms of the primary road network, or in close proximity to alternative modes of transport. Planning permission may be refused if the existing road network is incapable of supporting the additional vehicle movements likely to be generated, or if the traffic impact on local communities is unacceptable and cannot be mitigated.

VISUAL IMPACT

7.14 The development of waste facilities can have significant impacts upon landscape and visual amenity, dependent upon the type of facility proposed and its location. Screening and amenity bunds may be required to reduce the potential impact.

8. MITIGATING MEASURES

PLANNING CONDITIONS

8.1 It should be expected that a range of conditions will be attached to any grant of permission for a waste management facility in order to address particular environmental concerns. These may include:

- Transport, access and vehicle movements;
- Restrictions on the types or quantities of waste that can be accepted;
- Hours of operation;
- Noise limits;
- Timescale of operations;
- Visual impact and landscaping;
- Site layout;

- Restoration and aftercare.

8.2 However, it should be noted that where such problems cannot be satisfactorily addressed through mitigating measures, permission is unlikely to be granted.

OPERATING HOURS

8.3 The proposed hours of operation of a facility will be closely linked to issues of noise control, traffic movements and levels of lighting. A condition setting out the hours of working will normally be attached to each waste management facility. Where sites are located close to residential areas or other sensitive land uses, it will normally be inappropriate to allow operations or traffic movement to occur at night, or on Sundays or bank holidays. However, it is appreciated that some activities may require 24 hour operation, such as plant maintenance, facilities to control gas emissions and surface water pumping.

9. LICENSING

9.1 A waste management licence is required under the Environmental Protection Act 1990. Licences are required to recover, transport, deposit or dispose of waste. They ensure that the authorised activities do not cause pollution of the environment, harm to human health or serious detriment to local amenities.

9.2 Planning permission is required before a new permit or waste management licence is granted. Developers who are considering the development of any waste management facility should discuss the proposal with the local planning authority and the relevant pollution control regulator. Further advice can be obtained from Natural Resources Wales.

10. WASTE PLANNING ASSESSMENTS

10.1 Technical Advice Note 21 introduced the requirement that all applications for a waste facility which is for disposal, recovery or recycling should be accompanied by a Waste Planning Assessment. This should contain all information necessary to enable the planning authority to make a decision on the application.

10.2 The Waste Planning Statement should include:

WASTE POLICY STATEMENT

- A description of how the proposals will contribute to the relevant provisions of 'Towards Zero Waste' and the Collections, Infrastructure and Markets Sector Plan;
- A statement of compliance with policy related to need and location requirements;
- A calculation of existing and projected future demand;
- Identify the markets that will be served by the proposed development;
- A calculation to identify the current shortfall in treatment capacity;
- A description of the consultation undertaken by the applicant;
- A signed declaration that in making the application the applicant has paid due regard to the waste hierarchy.

TIME SCALE

- Lifespan of the operation, including any proposed measures for future proofing;
- Days and hours of operation.

TYPES AND QUANTITIES OF WASTE TO BE MANAGED

- Estimated annual quantity of each waste type to be received and estimated total capacity where relevant;
- The destination of any end product (residues and any hazardous materials) from the site;
- The minimum and maximum quantities that the facility could process and remain operational;
- The amount of waste (in tonnes) the facility is designed to treat.

DESIGN, LAYOUT, BUILDINGS AND PLANT

- The processes involved, including transportation to and from the site;
- Layout and design of buildings, plant, operational areas, haul roads and external lighting;
- Details on landfill gas and leachate control, if relevant;
- Proposed restoration and aftercare.

AMENITY AND NUISANCE

- The compatibility of the proposed development with existing or neighbouring land uses;
- Measures to prevent and control land contamination, light pollution, noise, smell, dust, birds and vermin, and litter;
- Any emissions associated with the proposed operations.

AIR POLLUTION

- The impact of emissions to atmosphere of any product gasses resulting from specialist treatment/recovery processes.

ENERGY EFFICIENCY (if relevant)

- Explanation of how energy recovered from the incineration process will be maximised;
- Evidence that the proposal would or would not meet the R1 energy efficiency calculation.

103 Further information on Waste Planning Assessments can be seen in Annex B of TAN 21.

APPENDIX A

SUMMARY OF CONSULTATION

Public consultation was undertaken between the 8th of September and the 20th of October 2016. A press notice was placed in a local newspaper on Wednesday the 7th of September 2016. Copies of the draft guidance were placed in all Cardiff libraries and at County Hall Reception. The draft guidance was also placed on the Council website. Letters notifying that consultation was being undertaken on the draft guidance were sent to all Councillors, the Welsh Government, Community Councils in Cardiff, interested persons and the following organisations known to have a general interest in planning in Cardiff, or a potential interest in this guidance:

Alder King	Cardiff Heliport
Alternatives for Transport	Cardiff International Airport Ltd.
AMEC Environment & Infrastructure UK Limited	Cardiff Local Access Forum
Arts Council of Wales	Cardiff Metropolitan University
Arup	Cardiff Naturalists
Asbri Planning Ltd	Cardiff Pedestrian Liberation
Associated British Ports	Cardiff Transition
Association of Inland Navigation Authorities	Cardiff University
Atkins	Cardiff West Communities First
Austin-Smith: Lord	Carolyn Jones Planning Services
Baker Associates	CDN Planning
Barton Willmore	Celsa Manufacturing (UK) LTD
Bellway Homes (Wales Division) Ltd	Cemex Uk Operations Ltd
Biffa	CFW Architects
Bilfinger GVA	CGMS Consulting
Black Environment Network	Chartered Institute of Housing in Wales
Blake Morgan LLP	Chichester Nunns Partnership
BNP Paribas Real Estate	Chris Morgan
Bovis Homes	Chwarae Teg
Boyer Planning	Civil Aviation Authority
Bristol City Council	Coal Authority
Bryant Homes (South West)	Coleg Glan Hafren
BT Group plc	Communities First Adamsdown
Business in the Community Wales	Community Housing Cymru
C2J	Community Land Advisory Service Cymru
Cadwyn Housing Association	Confederation of British Industry
Caerau and Ely Communities First	Confederation of Passenger Transport
Caerphilly County Borough Council	Connections Design
Campaign for the Protection of Rural Wales	Country Land and Business Association
Cardiff & Vale Parents Federation	CSJ Planning Consultants
Cardiff & Vale University Health Board (UHB)	Danescourt Community Association
Cardiff Access Group	David Lock Associates
Cardiff Against the Incinerator	Davies Sutton Architects
Cardiff Bus	Davis Meade Agricultural
Cardiff Bus Users	Derek Prosser Associates
Cardiff Civic Society	Design Circle RSAW South
Cardiff Community Housing Association	Design Commission for Wales
Cardiff Cycling Campaign	Development, Land & Planning Consultants Ltd
Cardiff Ethnic Minority Elders	Disability Wales
Cardiff Greenpeace	Disability Arts Cymru

DLP Consultants
DPP Cardiff
Drivers Jonas
DTB Design
DTZ
Dwr Cymru Welsh Water
Edenstone Homes
Equality and Human Rights Commission
Ethnic Business Support Project
Federation of Small Businesses
First City Limited
FirstGroup plc
Firstplan
Forestry Commission Wales
Freight Transport Association
Friends of Nantfawr Community Woodland
Fulfords Land & Planning
G L Hearn
G Powys Jones MSc FRTPI
Garden History Society
Geraint John Planning Ltd
GL Hearn Ltd
Glamorgan - Gwent Archaeological Trust Ltd
Glamorgan Gwent Housing Association
GMA Planning
Graig Community Council
Graig Protection Society
Great Western Trains Company Limited
Grosvenor Waterside
GVA
GVA Grimley
H O W Commercial Planning Advisors
Hafod Housing Association Limited/ Hafod Care Association Limited
Halcrow
Hammonds Yates
Harmers
Heath Residents Association
Herbert R Thomas LLP
Home Builders Federation
Hutchinson 3G UK
Hyland Edgar Driver
Hywel Davies
Interfaith Wales
Jacobs Babtie
Jeremy Peter Associates
JLL
John Robinson Planning & Design
John Wotton Architects
Jones Lang LaSalle
Keep Wales Tidy
Kelly Taylor & Associates

Kingsmead Assets Limited
Knight Frank
Landscape Institute Wales
Level Ltd
Linc-Cymru
Lisvane Community Council
Llandaff Conservation Group
Llandaff Society
Lovell Partnership
Loyn & Co Architects
LUC
Madley Construction
Mango Planning and Development Limited
Marshfield Community Council
Martin Robeson Planning Practice
McCarthy & Stone (plc)
McCarthy and Stone (Western Region)
Meadgate Homes Ltd
Mineral Products Association
Morgan Cole
Mott MacDonald
Nathaniel Lichfield and Partners
National Youth Arts
Natural Resources Wales
Neame Sutton
Network Rail
Network Rail Infrastructure Ltd
Newport City Council
NFU Cymru
North West Cardiff Group
Novell Tullet
O2 UK
Oakgrove Nurseries
Old St Mellons Community Council
Orange
Origin3
Pantmawr Residents Association
Peace Mala
Peacock & Smith
Pegasus
Pentyrch Community Council
Persimmon Homes
Peterson Williams
Peterstone Community Council
Philippa Cole
Planning Aid Wales
Planning Potential
Police & Crime Commissioner
Powell Dobson
Powergen
Prospero Planning
Quarry Products Association

Quinco
Race Equality First
Radyr & Morganstown Association
Radyr and Morganstown Community Council
Radyr and Morganstown Partnership and
Community Trust (PACT)
Radyr Farm
Radyr Golf Club
Rapeleys
Redrow Homes (South Wales)
Reeves Retail Planning Consultancy Ltd
Renplan
Reservoir Action Group (RAG)
Rhiwbina Civic Society
Rhondda Cynon Taf County Borough Council
RICS Wales
Rio Architects
Riverside Communities First Team
Robert Turely Associates
Roberts Limbrick
Robertson Francis Partnership
Royal Commission on the Ancient & Historical
Monuments of Wales
Royal National Institute for the Blind
RPS Group Plc
RSPB Cymru
Save Creigiau Action Group
Savills
Savills (Cardiff)
Scope Cymru
Scott Brownrigg
Sellwood Planning
Shawn Cullen
SK Designs
SLR Consulting
South Wales Chamber of Commerce Cardiff
South Wales Police Crime Prevention Design
Adviser
South Wales WIN
Splott and Tremorfa Communities First
Sport Wales
SSE Energy Supply Ltd
St Fagans Community Council
Stedman Architectural
Stewart Ross Associates
Stonewall Cymru
Stride Treglown Town Planning

Stuart Coventry Scott Wilson
Sullivan Land & Planning
Sustrans Cymru
SWALEC
Taff Housing Association
Tanner & Tilley
Taylor Wimpey
Terry Nunns Architects
The 20th Century Society
The Boarding Centre Ltd
The Design Group 3
The Georgian Group
The Institute of Cemetery and Crematorium
Management
The Land Mark Practice
The Planning Bureau
The Royal Town Planning Institute
The urbanists
The Victorian Society
The Wildlife Trust of South & West Wales
Theatres Trust
T-Mobile (UK) Ltd
Tongwynlais Community Council
Torfaen County Borough Council
Turley Associates
United Welsh Housing Association
Urban City Ltd
Urdd Youth Group
Velindre NHS Trust Corporate Headquarters
Virgin Media
Vodafone
Wales & West Housing Association
Wales Council for Voluntary Action
Wales Women's Aid
Watts Morgan
Welsh Ambulance Services NHS Trust - South East
Region
Welsh Government
Welsh Government - Economy Skills and Transport
Division
Welsh Language Commissioner
Welsh Language Society
Welsh Tenants Federation Ltd
Wentlooge Community Council
White Young Green Planning
Wimpey Homes
Wyevale Garden Centres Ltd

No responses were received as a result of the public consultation exercise, as such no alterations were made.