

Land to the West of Thaxted Road

784-B046206

Waste Infrastructure Assessment

Kier Ventures Limited

January 2023

**Document prepared on behalf of Tetra Tech Environment Planning Transport Limited.
Registered in England number: 03050297**



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1.0 INTRODUCTION

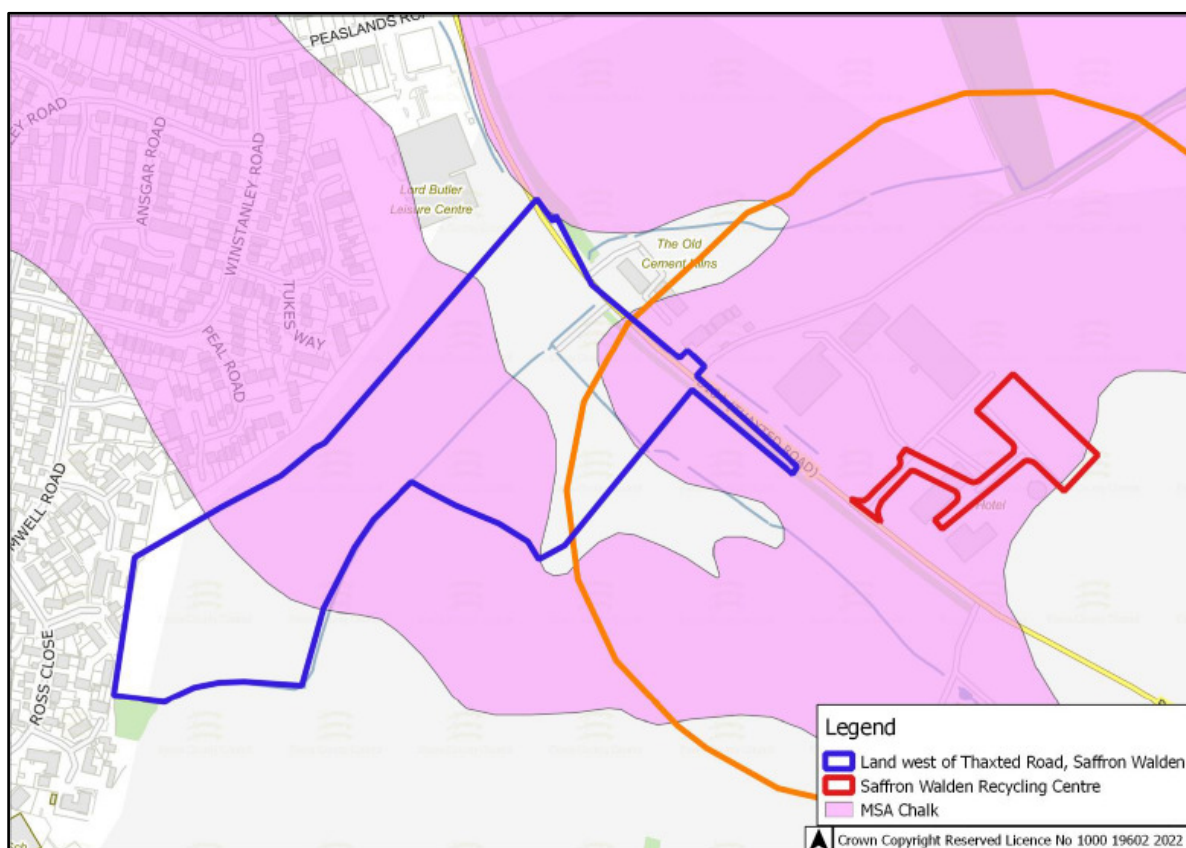
- 1.0.1 This Waste Infrastructure Assessment has been prepared by Tetra Tech on behalf of Kier Ventures Limited (Kier) for an outline planning application for development of the site for up to 170 dwellings, associated landscaping and open space, with access from Thaxted Road. The Waste Infrastructure Assessment is required by Policy 2 of Essex County Council's (ECC) Waste Local Plan (WLP), which was adopted in 2017.
- 1.0.2 WLP Policy 2 requires a Waste Infrastructure Assessment to be carried out for all proposed developments within 250m from the boundary of safeguarded waste infrastructure. Saffron Walden Waste Recycling Centre is located within 250m of the site.
- 1.0.3 This document provides the information required by Policy 2 and that has been suggested in ECC's consultation response dated 13th December 2022. The main purpose of this report is to assess whether the proposed development will impact or prejudice the safeguarded waste site and its continued operation.

2.0 SITE CONTEXT

2.1 SITE

- 2.1.1 The proposed development site is to the west of Thaxted Road, Saffron Walden in Essex.
- 2.1.2 The site falls within the 250m Waste Consultation Area from Saffron Walden Waste Recycling Centre (SWRC), as shown in the below extract from ECC's December 2022 consultation response. As can be seen in the below extract it is primarily the access road of the waste site and an area included for highways improvement in the proposed development site that are within the 250m buffer zone.

Figure 1: Waste Consultation Area



2.2 PROPOSED DEVELOPMENT

- 2.2.1 The proposed development comprises up to 170 residential dwellings and associated infrastructure with areas of public open space as shown on below extract from the Illustrative Masterplan.
- 2.2.2 The site is over a total footprint of approximately 3.7 hectares (ha) and is centred at National Grid Reference (NGR) TL 54678 37274.
- 2.2.3 The anticipated timescales of the development are for construction works to commence in 2024 and the construction to be completed by 2025.
- 2.2.4 As can be seen on the below Master Plan, a hedgerow surrounds the site, including in the south east corner, the closest part of the site to SWRC.

Figure 2: Illustrative Master Plan



3.0 SAFFRON WALDEN WASTE RECYCLING CENTRE

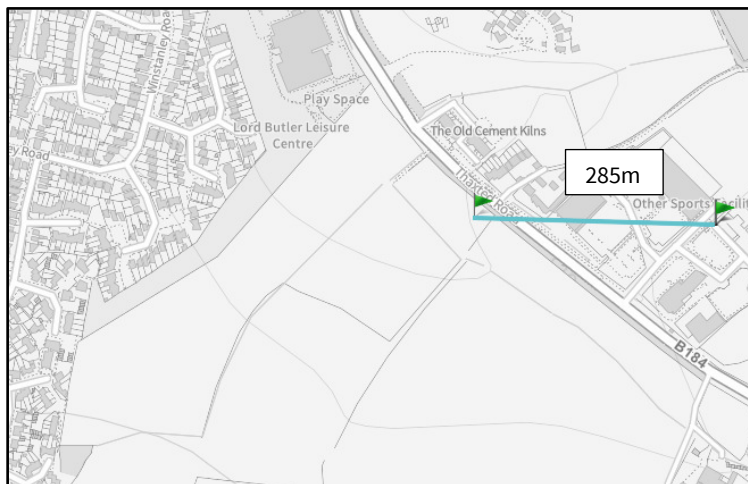
- 3.0.1 Saffron Walden Waste Recycling Centre, the safeguarded waste site, is permitted under permit reference EPR/ LB3104XY which is licensed by the Environment Agency as a 'Household Waste Amenity Site.'
- 3.0.2 The materials handled on-site are as follows:-
- Cardboard, paper, garden waste;
 - Scrap metal, wood, paper, cans;
 - Aerosols, foil, plastic bottles and bags;
 - Glass, hardcore, rubble, soil, textiles;
 - Shoes, books, engine oil, vegetable oil;
 - Televisions, monitors, fridges and freezers;
 - Electrical appliances, mobile phones;
 - Household batteries, fluorescent tubes;
 - Energy saving bulbs, printer cartridges;
 - Car batteries, tyres (4 max), paint;
 - Household/DIY furniture; and,
 - Mattresses and garden chemicals.
- 3.0.3 The site is a household waste recycling centre and the nature of site operations is for the bulking and transfer of materials and, for example, there no active recycling or processing operations at the site. The site will operate in accordance with an environmental permit (ref: EPR/ LB3104XY) which is regulated by the EA.

4.0 ASSESSMENT OF SENSITIVITY

4.1 DISTANCES AND EXISTING DEVELOPMENT BETWEEN THE SITES

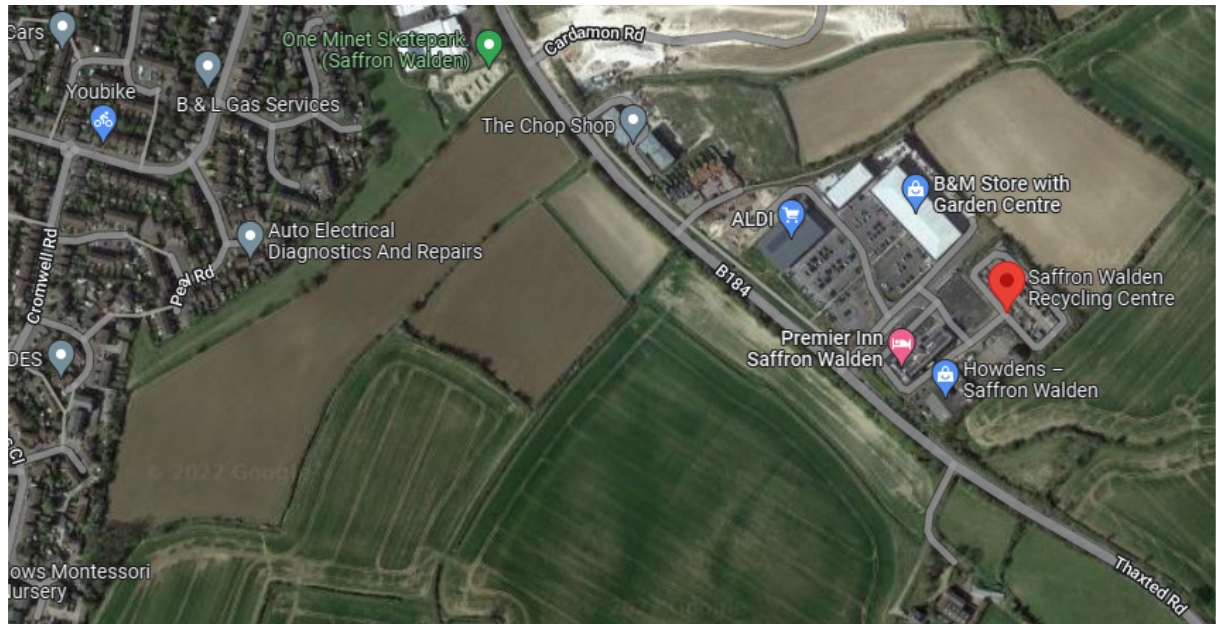
- 4.1.1 The distance between the operational area of SWRC and the nearest dwelling of the proposed housing estate is approximately 285m. As described in Section 1, it is the access road of the waste site and an area marked for highways improvement in the proposed development site that are within the 250m buffer. This is demonstrated in Figures 1 and 3.
- 4.1.2 Figures 1 and 2 indicate that the access roads to both sites are from opposite sides of the main road at an approximate distance of 275m apart, thus minimising disruption to site access and traffic. The SWRC is accessed to the east of Thaxted Road, off an unnamed road that is used for Knight Park shopping centre. An access road will be constructed directly off the west of Thaxted Road, 275m from the SWRC entry point, in the early stages of construction of the housing development. The site entrance is shown in the northeast of the proposed site in Figure 2.

Figure 3: Distance Between SWRC and Properties at Proposed Residential Site



- 4.1.3 Between the proposed development and SWRC, there are several large commercial buildings which screen the proposed development from the safeguarded facility. These are shown on the figure below and include an ALDI supermarket and Premier Inn hotel. The below image shows that the SWRC is located on the opposite side of these existing commercial buildings to the proposed development site. On this basis, coupled with the distances as explained above, it is not considered the SWRC and the new development will cause much disturbance to one another.

Figure 4: Aerial Image of Land Use



4.1.4 Due to the existing commercial facilities creating in a physical barrier between the sites, the non-putrescible nature of waste accepted at SWRC combined with the site's activities, it can be determined that the following are not liable to significantly impact the site: -

- Noise;
- Dust;
- Odour;
- Traffic;
- Visual; and
- Light.

4.1.5 It is considered highly unlikely that the housing development will significantly impact the traffic flows of the area, due to the scale of the development, the fact this is an extremely small percentage increase to the existing adjacent houses to the north in Saffron Walden and the nature of Thaxted Road as a reasonably busy B road.

5.0 POTENTIAL IMPACT ON SAFFRON WALDEN WASTE RECYCLING CENTRE

- 5.0.1 Overall, it is considered clear that the proposed development will not cause a notable impact on the safeguarded SWRC.
- 5.0.2 During construction, waste materials will be transported to the appropriate facilities to be disposed of and recycled. A Site Waste Management Plan has been produced in support of this planning application, which provides information on the types of facilities that will likely be used and for what types of material. As the site is a Household Waste Amenity Site, it does not accept large scale deposition of construction waste, thus there will be no impact on the SWRC throughout the development phase of the site.
- 5.0.3 Once the residential development is completed, some occupants of the dwellings will inevitably use SWRC. However, due to the quantity of properties proposed, and the acceptance procedures of the SWRC, it is considered extremely unlikely the development will significantly impact waste deposited at the site.

6.0 MITIGATION MEASURES

- 6.0.1 As described in Section 3, the SWRC is unlikely to cause significant impact to the proposed residential development due to the nature of waste and the operations at SWRC, the distance between the operational area of SWRC and the nearest dwellings, and the existing built infrastructure located between both sites.
- 6.0.2 As shown in the Illustrative Master Plan in Figure 2 a hedgerow is located around the site, including in the southeast corner, which is the nearest part of the site to SWRC. Due to the distances and the existing development between the two sites it is not considered there will be any issues, such as those listed in bullet points in 4.1.4, but this will help provide a more desirable visual appearance and screen more general issues associated with Thaxted Road in general.
- 6.0.3 Due to the limited scope for impact, as described in the previous sections of this report, it is considered that no further mitigation is required.

7.0 CONCLUSION

- 7.0.1 Whilst the proposed development site is within the 250m Waste Consultation Area from SWRC, it is considered that the housing development would not cause a notable impact or prejudice the efficiency or ability of SWRC's operations, nor impact the ability of SWRC to carry out their allocated function in the future. Thus, it is considered that the project satisfies the requirements of Policy 2.
- 7.0.2 The ongoing operations at SWRC comprise of the deposit of household waste for bulking and transfer. The nature of this activity and the non-putrescible nature of waste accepted at the site ensures that there is little scope for impact on sensitive receptors in terms of issues such as noise, dust, odour, traffic, visual and lighting.
- 7.0.3 Existing commercial properties provide a barrier between the two sites and further reduce the scope for impacts. Trees and hedgerows will also be around the site, including in the southeast corner.
- 7.0.4 Whilst the site is within the Waste Consultation Area, the distance between the SWRC facility boundary and the nearest properties within the proposed residential site is approximately 285m. It is considered that the distance, combined with the scale of operations taking place at the SWRC site and the physical barriers between sites ensures that there is little scope for impact between the two sites.
- 7.0.5 Furthermore, the access roads to the respective sites, on opposite sides of Thaxted Road, are approximately 275m apart.
- 7.0.6 Due to the above reasons, it is considered that the construction of a new residential development at such proximity to an SWRC will not impact the efficiency or ability of the SWRC's ongoing operations both during construction and when in operation.
- 7.0.7 Overall, it is considered clear that the proposed development will not cause a notable impact on the safeguarded SWRC.