

Essex County Council
Minerals & Waste Planning
County Hall
Chelmsford
Essex CM1 1QH



Your ref UTT/22/3258/PINS
S62A/2022/0014
Our ref:
Date: 13 January 2023

Dear Sir/Madam,

Nature of Response: To address minerals and waste safeguarding implications arising through Application UTT/22/3258/PINS (S62A/2022/0014)

Proposal: Outline application with all matters reserved except for access for up to 170 dwellings, associated landscaping and open space with access from Thaxted Road

Location: Land To The West Of Thaxted Road Saffron Walden Essex

Thank you for your email received 11th January 2023 re-consulting the Mineral and Waste Planning Authority (MWPA) on the above proposals.

In its previous response dated 13th December 2022, the MWPA requested a Minerals Resource Assessment (MRA), a Waste Infrastructure Impact Assessment (WIIA) and a Site Waste Management Plan (SWMP) in order to demonstrate compliance with Essex Mineral Local Plan Policies S4 and S8, and Essex and Southend-on-Sea Waste Local Plan Policy 2.

Commentary with regards to these three documents is set out below.

In summary, the MWPA is satisfied that the MRA and WIIA address the issues which led to a holding objection from the MWPA. The SWMP is also assessed as being competent. On that basis, the MWPA withdraws its holding objection and has no further comment to make on this application.

Minerals Resource Assessment (MRA)

At 3.7a, the area of land associated with the proposed development that lies within an MSA for chalk exceeds the 3ha threshold upon which local resource safeguarding provisions are applied for this mineral. Policy S8 of the MLP therefore applies and a Minerals Resource Assessment (MRA) was required as part of the planning application to establish the practicality and environmental feasibility of the prior extraction of mineral such that the resource is not sterilised where this can be avoided. This has now been received.

The MWPA notes that MRAs are generally required to be informed by borehole logs taken from within the site boundary such that the volume of mineral underneath can be more accurately estimated. However, in this case, the MWPA accepts the conclusion that the physical constraints present at the site significantly limits the potential for prior extraction such that a quantification of the mineral present would not change the overall assessment. Of particular note is that once buffers are applied around existing sensitive uses, the extent of the potentially workable area reduces to 1.4ha, which is below the threshold at which Policy S8 is applied for chalk. On that basis, the MWPA removes its holding objection as it relates to the requirement to assess the practicality of prior extraction of mineral resources underneath the application site and accepts that prior extraction is not practical.

Waste Infrastructure Impact Assessment (WIIA)

The MWPA accepts that the operational area of the safeguarded Household Waste Recycling Centre is located 285m from the nearest dwelling. This distance exceeds the 250m radius applied for Waste Consultation Areas.

The MWPA also accepts that intervening commercial facilities act as a physical barrier between the safeguarded site and the application site, and that this alongside the non-putrescible nature of the material handled at the safeguarded site greatly limit the potential for any adverse impact on the application site arising from the safeguarded waste facility.

It is further accepted that in light of the above, the only potential outstanding issue is with regard to transport. The MWPA is satisfied with the conclusions made in the WIIA in relation to potential transport implications and would also note that a transport assessment would have been undertaken in support of the application which would provide commentary on any accessibility implications of the new development.

On the basis of the above, the MWPA removes its holding objection as it relates to the requirement to ensure that safeguarded waste sites and infrastructure are protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation or ability to carry out their allocated function in the future. It is accepted that the proposed new development would not impact on the existing safeguarded waste facility.

Site Waste Management Plan (SWMP)


The MWPA accepts that the SWMP is one informing an Outline Planning application and therefore by nature there will be areas where appropriate levels of detail are not currently available.

It is further considered that the SWMP at this stage provides an appropriate basis from which a more detailed sustainable waste management approach can be developed should the application reach a full application stage.

On that basis, the MWPA considers that the SWMP accords with the requirements set out in Policy S4 of the MLP to the extent that is practical at the Outline Planning application stage.

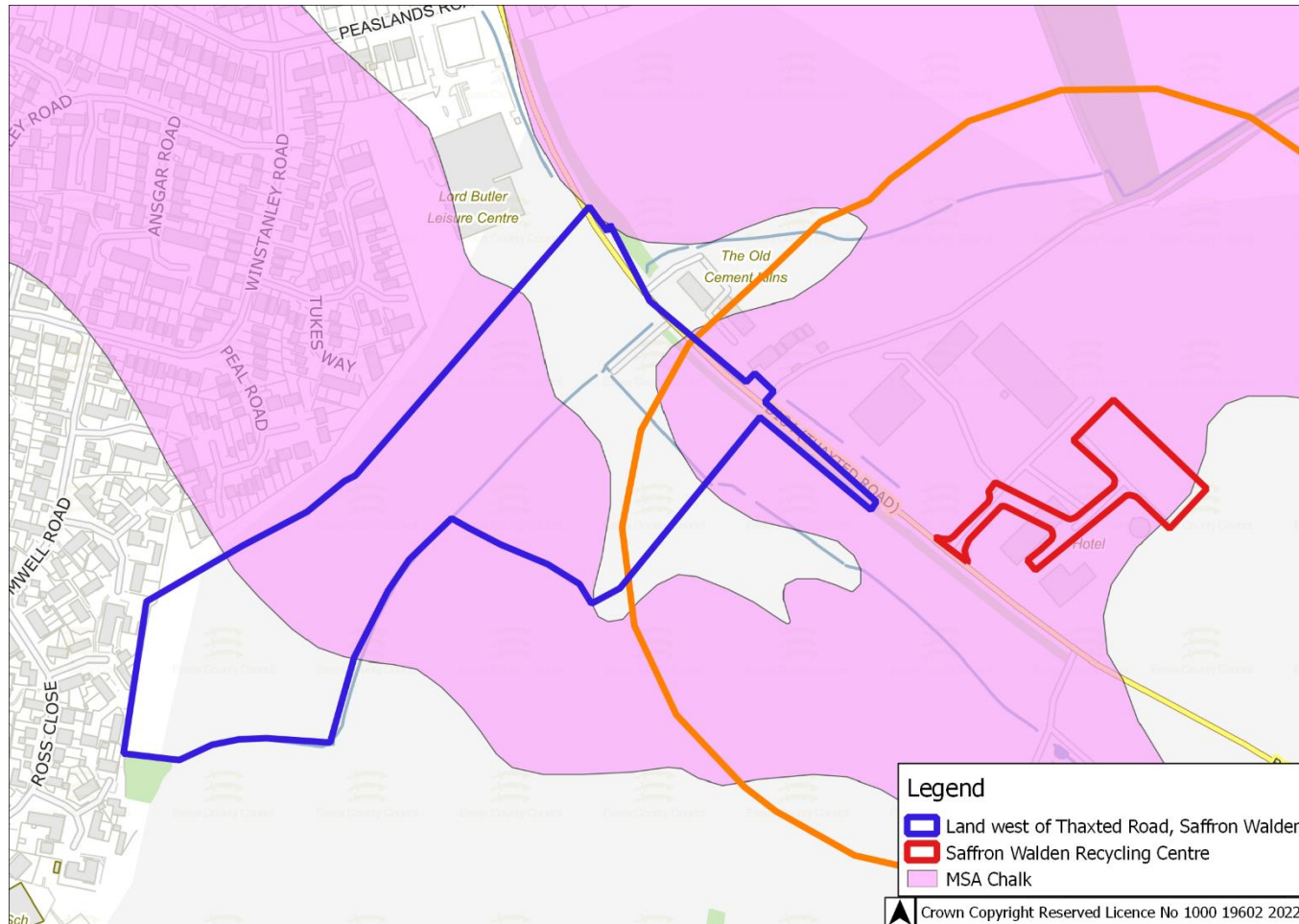
Yours sincerely,

A solid black rectangular box redacting the signature of Philip Dash.

Philip Dash
Principal Planner
Email: 

Appendix One

Map 1 – Minerals and Waste Safeguarding Screening – Full Extent of Application Site



Appendix Two – Schedule of Safeguarding Designations and Safeguarded Minerals and Waste Infrastructure Relevant to The Application Site

Schedule of mineral infrastructure and designations within the application site

Details of planning applications can be viewed on the [ECC website](#), by accepting the disclaimer and then searching on the planning reference

Site type	Site name	Planning application number	Further Details
Mineral Safeguarding Areas Policy implications set out under 'Mineral Matters – Safeguarding Mineral Resources'. Subject to MSA designation – Policy 8 of the Essex Minerals Local Plan 2014 Spatial extent shown in Appendix One.	Chalk	N/A	

Schedule of waste infrastructure and designations within the application site

Site type	Site name	Planning application number	Further Details
Waste management infrastructure (subject to WCA designations –	Saffron Walden Civic Amenity and Recycling	CC/UTT/07/94	

Policy 2 of Essex and Southend-on-Sea Waste Local Plan)			
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