

**Knights Park, Saffron Walden, Essex**

**784-B050339**

## **Waste Infrastructure Assessment**

**Kier Ventures Limited**

**November 2023**

**Document prepared on behalf of Tetra Tech Environment Planning Transport Limited.  
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# DOCUMENT CONTROL

<b>Document:</b>	Waste Infrastructure Assessment
<b>Project:</b>	Knights Park, Saffron Walden, Essex
<b>Client:</b>	Kier Ventures Limited
<b>Project Number:</b>	784-B050339
<b>File Origin:</b>	\\lds-dc-vm-101\Data\Projects\784-B050339 - Knights Park Minerals & Waste\60. Project Output\63. Published\

<b>Revision:</b>	D1	<b>Prepared by:</b>	Chris Muir
<b>Date:</b>	November 2023	<b>Checked by:</b>	
<b>Status:</b>	Issue for Client	<b>Approved By:</b>	Michael Jones
<b>Description of Revision:</b>			

<b>Revision:</b>		<b>Prepared by:</b>	
<b>Date:</b>		<b>Checked by:</b>	
<b>Status:</b>		<b>Approved By:</b>	
<b>Description of Revision:</b>			

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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 56 dwellings, associated landscaping, and open space, with access at Knights Park, in Saffron Walden, Essex. 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 to the west/ southwest of the site.
- 1.0.3 This document provides the information required by Policy 2. 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 northeast 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). The site boundaries of the two sites are pictured in the Figure 1 below, with the application site in red

**Figure 1: Application Site Boundary and SWRC**



### 2.2 PROPOSED DEVELOPMENT

- 2.2.1 The site is over a total footprint of approximately 3.5 hectares (ha) and is centred at National Grid Reference (NGR) TL 55237 37404.
- 2.2.2 The proposed development comprises up to 56 residential dwellings and associated infrastructure with areas of public open space as shown on below extract from the Illustrative Masterplan.
- 2.2.3 As can be seen on the above plan, a dense area of tree and hedgerow planting is proposed along the southwestern facing boundary. The planting is particularly dense between SWRC and the site. The planting forms part of a circa 50m stand-off zone where no built development is proposed. The closest proposed house is around 70m from SWRC.

### 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 (EA) 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. The permit will have procedures to control impacts.

## 4.0 ASSESSMENT OF SENSITIVITY

4.0.1 Whilst the principal aim of this report is to assess the impact of the housing development on SWRC, previous correspondence with ECC (not for this project) has shown that potential environmental impacts on the proposed development should be assessed. The environmental topics listed by ECC were;

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

4.0.2 The SWRC is a bulking and transfer operation, which shouldn't generate significant amount of dust. There are no recycling operations permitted at the facility, for example such as crushing, which is generally seen a waste activity that can generate dust.

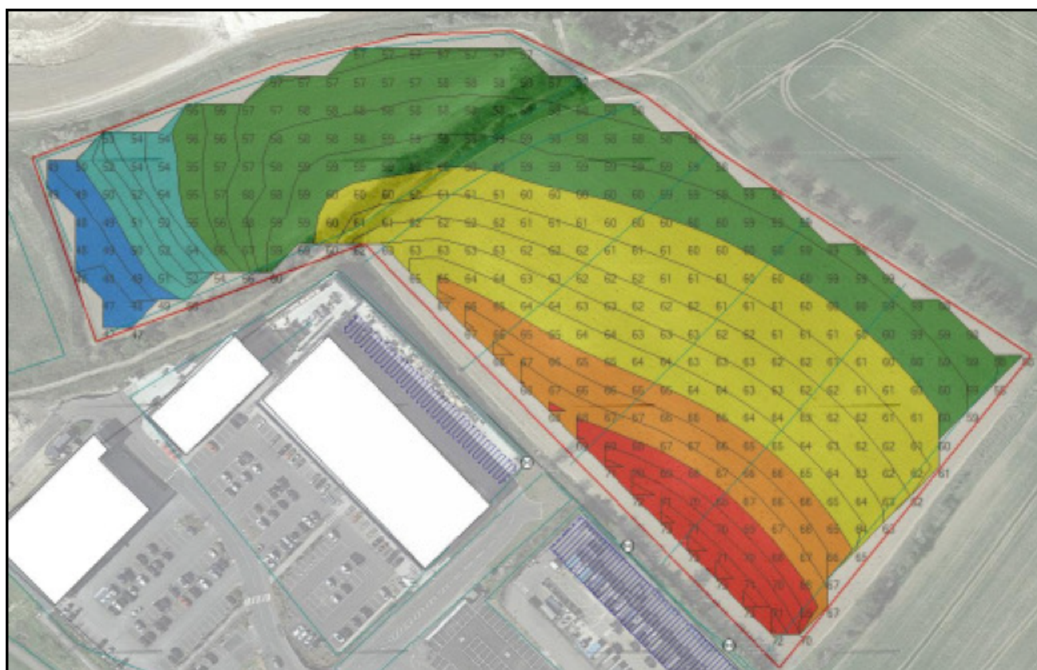
4.0.3 As the waste types at SWRC are not putrescible odour has been scoped out of this assessment. Lighting has also been scoped out of this assessment as SWRC will generally only be operational in daylight hours, with the possible exception of a short period time in winter months.

### 4.1 NOISE

4.1.1 Noise is considered likely to be the main source of disturbance from the SWRC.

4.1.2 A noise assessment took place in June 2023 to investigate the noise environment, which between 09:00 and 17:00 were dominated by the SWRC. A noise model was then developed, as pictured below.

**Figure 2: Noise Model from Cass Allen Noise Report ref TN01-23338-R0**



- 4.1.3 The noise model was produced as a 'worst-case' based on the loudest hour of the day. The noise report recommended that no housing was included in the area shown in red, the area where the recorded noise was highest.
- 4.1.4 As can be seen from comparing Figures 1 and 2 of this report, no housing has also been proposed in the areas coloured red and orange in the noise model.

## 4.2 TRAFFIC

- 4.2.1 As can be seen in Figure 3 below, the residents would access the housing site from the same road (shown in red) that is used to access the commercial area that includes SWRC.
- 4.2.2 In terms of impact on the SWRC, 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 (only a maximum of 56 houses) and the fact this is an extremely small percentage increase to the existing nearby houses in Saffron Walden. It is not considered that the development would significantly affect access to the SWRC.
- 4.2.3 In terms of impact on the housing development, some large vehicles will use SWRC such as the ones that transport the full skips out of the site. By and large it will however be cars and vans taking household waste into SWRC that use the site. It is not considered that this will have a significant impact on the proposed development. SWRC is accessed from a separate turning within the commercial area as shown below in orange. There is therefore little chance of queuing traffic for SWRC impacting the housing development. Waste can only be taken to SWRC with a booking.

**Figure 3: Access Roads**



## 4.3 VISUAL

- 4.3.1 An extensive area of tree and hedgerow planting is proposed in the development and as can be seen above the northeast facing boundary of SWRC is already tree and hedge lined. A Landscape and Visual Appraisal (LVA), by FPCR, has been completed to inform this planning application. Regarding SWRC, the LVA states:



*‘Appropriate landscape buffers will be provided along the site’s western boundary to the existing commercial developments and household waste recycling centre’. In the LVA’s analysis, the following is also stated: ‘Existing views towards the site from Knights Park are dominated by various developments including Puregym local and the Saffron Walden household waste recycling centre. Upon completion views of the proposed access road and residential development within the site would result in Minor adverse visual effects. A proposed landscape buffer adjacent to the site’s western boundary, along with tree planting by the access road would screen or soften the proposed built development, and the visual effects would reduce to Negligible.’*

#### **4.4 OTHER POTENTIAL IMPACTS ON SAFFRON WALDEN WASTE RECYCLING CENTRE**

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- 4.4.1 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 capacity of SWRC throughout the development phase of the site.
- 4.4.2 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.

## 5.0 MITIGATION MEASURES

- 5.0.1 As shown in Figure 1, a substantial area of tree and hedgerow planting is proposed between the site and SWRC. This area of planting would be within a large stand-off area between the two sites.
- 5.0.2 Cass Allen's noise report provides further mitigation measures such very high-performance acoustic glazing and external walls.

## 6.0 CONCLUSION

- 6.0.1 Importantly, 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.
- 6.0.2 Due to the proximity of the two sites, noise has been carefully considered in the design of the site. A large stand-off area and an extensive area of planting/ screening have been included in the design and there are no houses proposed within 70m of SWRC. This was based on a noise survey, noise modelling and noise consultancy advice.
- 6.0.3 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 (only a maximum of 56 houses). It is not considered that the development would significantly affect access to the SWRC. In terms of impact on the housing development, the main vehicles using the SWRC will be cars and vans taking household waste into SWRC. It is not considered that this will have a significant impact on the proposed development. Also, SWRC is accessed from a separate turning within the commercial area and there is therefore little chance of queuing traffic for SWRC impacting the housing development. Furthermore, waste can only be taken to SWRC with a booking.
- 6.0.4 An extensive area of tree and hedgerow planting is proposed in the development between the site and SWRC. The northeast facing boundary of SWRC is already tree and hedge lined. A Landscape and Visual Appraisal has been completed to inform this planning application. Regarding SWRC, the LVA considers that visual effects would reduce to Negligible following the planting.
- 6.0.5 Due to the above reasons, it is considered that the construction of the residential development will not impact the efficiency or ability of the SWRC's ongoing operations both during construction and when in operation.
- 6.0.6 Overall, it is considered that the proposed development will not cause a notable impact on the safeguarded SWRC.