

Samantha Stephenson

From: Trevor Dodkins
Sent: 28 March 2025 08:40
To: Samantha Stephenson
Subject: FW: 24.1966 - Saffron Walden - Noise Overlay Plan

From: Muir, Chris [REDACTED]
Sent: 25 March 2025 10:24
To: Trevor Dodkins [REDACTED]
Subject: RE: 24.1966 - Saffron Walden - Noise Overlay Plan

Hi Trevor,

Thanks for getting in touch.

Our report was drafted in November 2023, and whilst I can't be certain where the 70m figure came from, I would imagine it was from cross referring the outline layout plan (as shown in Figure 1 of Waste Infrastructure Assessment) with aerial imagery (such as Google Maps) and would likely have been an estimate. Indeed, paragraph 2.2.3 of the Waste Infrastructure Assessment states the 'closest proposed house is *around* 70m from SWRC'.

Importantly, the proposed houses are outside of those areas shown in red and orange, denoting the higher noise levels in the noise modelling exercise. It would make more sense for any condition to relate to the areas in the noise modelling exercise, as this was undertaken for the purpose of calculating where noise disturbance would and wouldn't be acceptable for the siting of new houses. I note the noise report (Cass Allen, TN01-23338-R0, July 2023) actually recommends that the area in red is not used for dwellings. It does not comment about the areas in orange.

The 70m figure was seemingly just an estimated distance, based on previous plans, and would not have been used to denote an area of sensitivity as such, and for example, it does not indicate where houses should and shouldn't be built. It really should hold no bearing in a future planning condition.

Again, it would make more sense for the condition to relate to the noise modelling exercise, as this actually relates to disturbance and acceptable locations for housing.

Best regards

Chris Muir, MRTPI | Associate Planning Consultant – Minerals and Waste
[REDACTED]

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From: Trevor Dodkins [REDACTED]
Sent: 25 March 2025 09:15

To: Muir, Chris [REDACTED]
Subject: FW: 24.1966 - Saffron Walden - Noise Overlay Plan

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Morning Chris,

Again thank you for your time on this. As mentioned Essex Minerals Planning propose to put on a condition which requires a separation of 70m which we cannot achieve, although I have assumed from the edge of the waste site, whereas our architect in the attached plan assumes from within the waste site. The attached shows that our detailed scheme is still outside of the red and orange areas highlighted in the noise survey.

Our draft rebuttal says:

As we have highlighted above, the response from Essex County Council Minerals and Waste Planning (MWPA) dated 3rd February raises no objections, but does suggest that the MWPA's previous response dated 30th January 2024 still holds and is attached. This was in relation to the outline application, and the Inspector at that time considered that the condition was premature given that the layout did not form part of the application.

The current Inspector will note that the MWPA recommend that the condition seeks to achieve a minimum of 70m stand off from the Recycling Centre (SWRC). However, the Inspector will note that the both the indicative plan submitted with the outline, including the DAS and Design Code, all show a layout within 70m. The current application also shows development within 70m.

The origin of the 70m figure can be derived from the Waste Infrastructure Assessment submitted with the outline. This cross refers to the Noise Assessment also submitted with the outline, and in particular to the noise contours in figure 3, extract below, which show the worst case scenario and which recommends that development is kept outside of the red and orange areas. It does not provide a figure of 70m.

The Waste Infrastructure Assessment notes in para 4.1.4 that no housing has been proposed in the areas coloured red and orange in the noise model. It concludes that:

"noise has been carefully considered in the design of the site. A large standoff 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."

An email from Tetra Tech is attached with this response and confirms that the 70m was intended to cover the red and orange areas, and was an estimate.

We attach a plan with this response which shows an overlay of the current application layout plan, and the noise contour plan submitted with the outline, which shows that the development proposed is outside the red and orange areas, and that the maximum distance of the edge of the orange area from the SWRC.

Do you agree with the above particularly the highlighted part, and would you be happy to email me something that confirms this?

Many thanks once again,

Trevor.

Trevor Dodkins BSc(Hons) DipTP MRTPI

Director



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From: Connor Parr <
Sent: 24 March 2025 18:07
To: Trevor Dodkins <
Subject: 24.1966 - Saffron Walden - Noice Overlay Plan

Hi Trevor,

Have a glance at the attached, let me know if this is enough information.

Kind regards,
Connor Parr
Architectural Assistant



● Architecture ● Urban Design ● Graphics ● Landscape

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