

Your ref: S62A/2024/0075
Our ref: N/A
Date: 15 April 2025

Dear Sir/Madam,

Nature of Response: To address minerals and waste safeguarding implications arising through the Planning Inspectorate's Privacy Notice for Application S62A/2024/0075.

Proposal: Consultation on S62A/2024/0075 - Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park.

Location: Land North of Thaxted Road, Saffron Walden.

Thank you for your email received 2nd April 2025 consulting the Mineral and Waste Planning Authority (MWPA) on the above.

With reference to the applicant's rebuttal letter dated 28th March 2025, it is noted that the applicant would prefer reference to the orange and red areas shown on Drawing No. 24.1966.1004 Parameter Plans – Appendix 6 to the Rebuttal letter Cass Allen Report Ref RP01-23338-R0 to define the areas in which there shall be no residential development. A condition referencing this drawing to define the area where there shall be no residential development would be acceptable to MWPA.

It is noted that the Environmental Health Officer has requested a condition requiring a 3m acoustic fence on HWRC & industrial area boundary within application site boundary and the MWPA would support such a condition.

However, there is no reference in the rebuttal letter to committing to provide the other elements of mitigation set out in the Cass Allen Report Ref RP01-23338-R0 therefore, the MWPA would reiterate they have **no objection subject to conditions** requiring:

- 1.8m fences on gardens within 250m of the HWRC boundary,
- Acoustic glazing with minimum specification as referred to in the Noise Assessment (Cass Allen report) Table 4,
- An overheating assessment and any required mitigation. The calculations for internal noise within the properties is on the basis of windows being closed. It is recognised with the Cass Allen Noise Assessment Report, paragraphs 7.21 to 7.23, that depending on the outcome of an overheating assessment for the properties, that mechanical ventilation may be required if windows are required to be closed to achieve acceptable internal noise levels,

- Internal layouts of houses to ensure living spaces are located not facing the HWRC and commercial area.

Yours sincerely,



[Redacted Name]

Chief Planning Officer

Email: [Redacted Email Address]

Please direct queries to [Redacted Name]

Telephone: [Redacted Telephone Number]

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