

Replacement Essex Waste Local Plan – revised preferred approach

Appendix 2: Uttlesford Council's response to the consultation

Question 1 – Vision - page 26

Uttlesford Council support's the Proposed Vision

Question 2 – Strategic Objectives - page 28

Uttlesford Council in general supports the Proposed Objectives. The principle of self-sufficiency, however, should not extend to hazardous waste if more acceptable sites outside Essex can be identified through Duty to Cooperate processes with other waste planning authorities.

Question 5 – Safeguarding and Waste consultation zones – page 40

Uttlesford Council supports the requirement to consult the Waste Planning Authority on planning applications but does not consider that identifying the consultation zones on the Local Plan is the most appropriate method as it creates an additional notation resulting in policy maps which are difficult to read because of the number of notations. The consultation zones can instead be included on constraints maps used to generate planning application consultations.

Crumps Farm, Little Canfield (L(n)3 and W32)

It is recognised that the sites at Little Bullocks Farm are included in the Minerals Local Plan as preferred sites, extending the existing minerals site at Crumps Farm. Crumps Farm has not been allocated in the Waste Plan. The Council would wish to be assured that the most efficient use of the preferred and existing minerals sites are being used for waste, to minimise the impact on the surrounding area.

Little Bullocks Farm Great Canfield Site A22 (East of Little Bullocks Farm) (L(n)7R)

It is recognised that the sites at Little Bullocks Farm are included in the Minerals Local Plan as preferred sites, extending the existing minerals site at Crumps Farm. Crumps Farm has not been allocated in the Waste Plan. The Council would wish to be assured that the most efficient use of the preferred and existing minerals sites are being used for waste, to minimise the impact on the surrounding area. The Council is concerned as to how the site will be accessed. Access is likely to be along county lanes and use bridges over the Fritch Way County Park which have a weight restriction. . Essex County Council is requested to give further consideration and consider sites with good access to the strategic road network.

Little Bullocks Farm Great Canfield Site A23 (north east of Little Bullocks Farm) (L(n)8R)

Essex County Council is asked that duty to co-operate discussions are carried out to find out whether SNRHW can continue to be accepted outside the county. The County Council is asked to carefully consider the cumulative impact of this use in close proximity to the adjoining sites. There is an existing operational minerals site, a site recommended for inert recycling and landfill and another site proposed but not currently recommended for inert recycling. The impact of a SNRHW landfill cell along with the other sites on highway safety and adjoining properties needs to be carefully considered. The Council is concerned as to how the site will be accessed. Access is likely to be along county lanes and use bridges over the Fritch Way County Park which have a weight restriction. Essex County Council is requested to give further consideration and consider sites with good access to the

strategic road network. Notwithstanding that the site was the only site proposed for SNRHW, the County Council is asked to investigate whether there are any other proposed sites in Essex suitable in accepting SNRHW.

Elsenham (Gaunts End) (W8)

Concerns are raised on the allocation of the site at Elsenham. The site is located in an area designated as Historic Park and Garden in the Adopted Local Plan. Although not identified in Historic England's register of Historic Parks and Gardens the Council consider the parkland of Elsenham Hall important and have identified it as a Historic Park and Garden to which Policy ENV9 applies, which protects such site from harmful development unless the need for the development outweighs the historic significance of the site. The site also abuts an area identified as important woodland in the adopted Local Plan to which policy ENV8 applies, which protects the woodland from development which may adversely affect it. The site is in close proximity to Elsenham Hall and the church. There is an existing minerals extraction site to the north of the proposed recycling site, the access to which runs through the site. What is the reason for identifying a greenfield site for recycling rather than using the existing minerals site? The Council is concerned that the route to the site is via Takeley and Parsonage road which is already subject to a high volume of Lorries.

Great Dunmow (land NW of junction of A120 with Chelmsford Road) (W9)

and

Question 6 – Strategic Site Allocations: Local Authority Collected Waste – page 43

The provision and safeguarding of the site of a waste transfer facility at Great Dunmow is supported in accordance with the planning permission and adopted Local Plan. However, the council is concerned that the policy allocates the site and therefore allows for the intensification / expansion of the waste use beyond perhaps the scale of development permitted. The council will want to be assured that there is evidence that the use of the site needs to be intensified/expanded and that it can be done so without detriment to the surrounding area.

Widdington - Hollow Road (W24)

The holding back of Hollow Road Widdington and Armigers Farm, Thaxted is supported. Hollow Road and the B1051 are not of sufficient standard to accommodate the necessary vehicle movements. It is not considered that this constraint can be mitigated and therefore the sites should still be considered as unsuitable if additional sites are required.

Armigers Farm, Thaxted (W35 and L(i)8R)

The holding back of Hollow Road Widdington and Armigers Farm, Thaxted is supported. Hollow Road and the B1051 are not of sufficient standard to accommodate the necessary vehicle movements. It is not considered that this constraint can be mitigated and therefore the sites should still be considered as unsuitable if additional sites are required.

Area of Search - Ashdon Road Commercial Centre, Saffron Walden

Essex County Council is asked to reconsider the inclusion of Ashdon Road Commercial Centre as an area of Search. The appraisal has not taken account of the planning permission for the site itself for a mixed use (UTT/13/2423/OP) for B1, B2 and B8 class uses, A1, A3, A4 class uses, and hotel and up to 167 dwellings. Detailed Permission has also been granted for a replacement Ridgeons Store for

which the Master Plan for the whole site indicates that any waste management facility will be within 100m of a sensitive receptor.

Area of Search - Start Hill Great Hallingbury

Inclusion of Start Hill, Great Hallingbury employment site as an area of search should also be reappraised taking into account the planning permission UTT/14/0138/FUL for 6 no. employment units within 3 no. buildings for B1, B2 and B8 which are currently under construction, and therefore the ability of the existing buildings and those under construction to be used for waste recycling.