

Committee: Planning Policy Working Group

Agenda Item

Date: 23 March 2016

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**Title: Replacement Waste Local Plan
Pre-Submission Draft**

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Summary

1. Essex County Council has published the Pre-Submission Draft of the Replacement Waste Local Plan. The Plan provides the key principles and policies to guide the future management of waste in the Plan area up until 2032. Members can view the plan on the ECC website at www.essex.gov.uk/WLP
2. This consultation/engagement provides the final opportunity for public consultation before the Plan is submitted for an Examination in Public by a Planning Inspector. The Planning Inspector is only able, by law, to consider representations on matters of soundness and legal compliance. The responses sought at this stage must therefore be based on these elements. Representations are required by 14 April.
3. Members will recall that at the meeting of 13 July 2015 a response to the Consultation on the Revised Preferred Approach was considered and agreed.
4. The Pre-Submission Draft Plan allocates five sites in Uttlesford. Maps are included below.
5. **Little Bullocks Farm, Great Canfield (site 1)** is located south of an existing minerals extraction site and is allocated for minerals extraction in the Minerals Local Plan 2014 and is allocated for inert landfill (i.e. construction, demolition and excavation waste)

Little Bullocks Farm, Great and Little Canfield (site 2) is located west of an existing minerals extraction site and is allocated for minerals extraction in the Minerals Local Plan 2014 and is allocated for non-reactive hazardous landfill (i.e. asbestos)

Crumps Farm, Little Canfield (site 3) is located adjacent to the southern boundary of an existing minerals extraction site and is allocated for the recycling of inert waste (i.e. construction, demolition and excavation waste)

Gaunts End, Elsenham is a Greenfield site, located south of an existing minerals extraction site and is allocated for the recycling of inert waste (i.e. construction, demolition and excavation waste).

Newport Quarry is an existing minerals extraction site and is allocated for both inert landfill and for the recycling of inert waste (i.e. construction, demolition and excavation waste)

6. ECC have to allocate sites for waste management facilities by 2031/32 for including 1.5 million tonnes per annum for the management of inert waste and 50,250 tonnes per annum for the management of hazardous waste. It is appreciated that although some of the sites in Uttlesford are not ideal, specifically the site at Elsenham, it is considered that ECC have considered all the potential sites countywide, have considered the most efficient use of mineral sites and will be able to mitigated against the impacts of the development though the Development Management Policies and the development principles for each of the allocations.

Recommendations

7. That there are no objections on matters of soundness.

Financial Implications

8. None

Background Papers

9. None

Impact

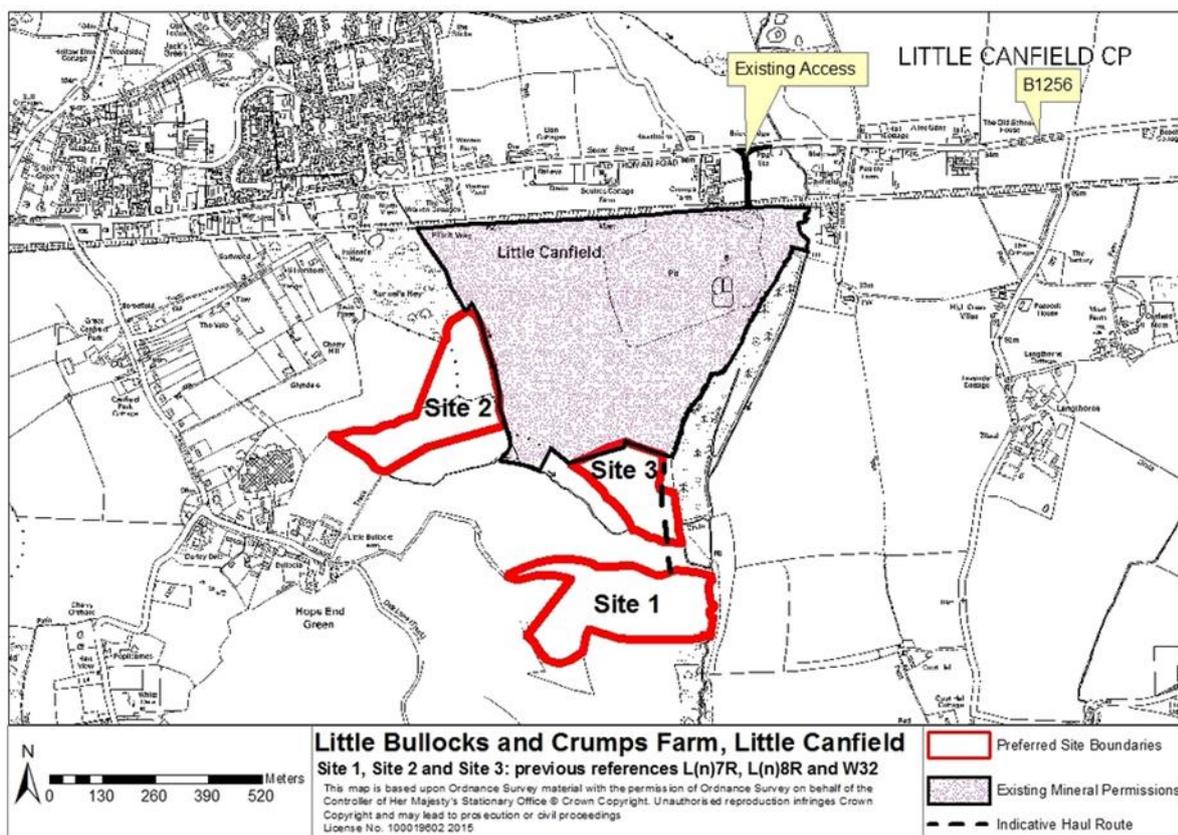
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Communication/Consultation	The consultation is being undertaken by ECC
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	A sustainability appraisal accompanies the Local Plan
Ward-specific impacts	Sites are proposed in the following parishes:- Elsenham, Great and Little Canfield, Great Hallingbury, Newport.
Workforce/Workplace	N/A

Situation

11. Three sites are allocated at **Little Bullocks and Crumps Farm, Great and Little Canfield**, as an extension to the existing mineral/waste site at Crumps Farm.

- **Site 1** is allocated for inert landfill. This site is allocated for extraction in the Minerals Local Plan 2014.
- **Site 2** is allocated for hazardous landfill – restricted to non-reactive hazardous waste (i.e. asbestos) with no liquids, slurries, sludge, clinical wastes or oils to be deposited on the site. This site is allocated for extraction in the Minerals Local Plan 2014.
- **Site 3** is allocated for inert waste recycling.



12. The Council raised concerns in the previous consultation that the existing Crumps Farm mineral extraction site is not being considered as a waste site and whether the most efficient use is being made of mineral sites; how the sites would be accessed; the cumulative impact of a hazardous waste site in close proximity to the adjoining sites and whether such waste could continue to be accepted outside the County.

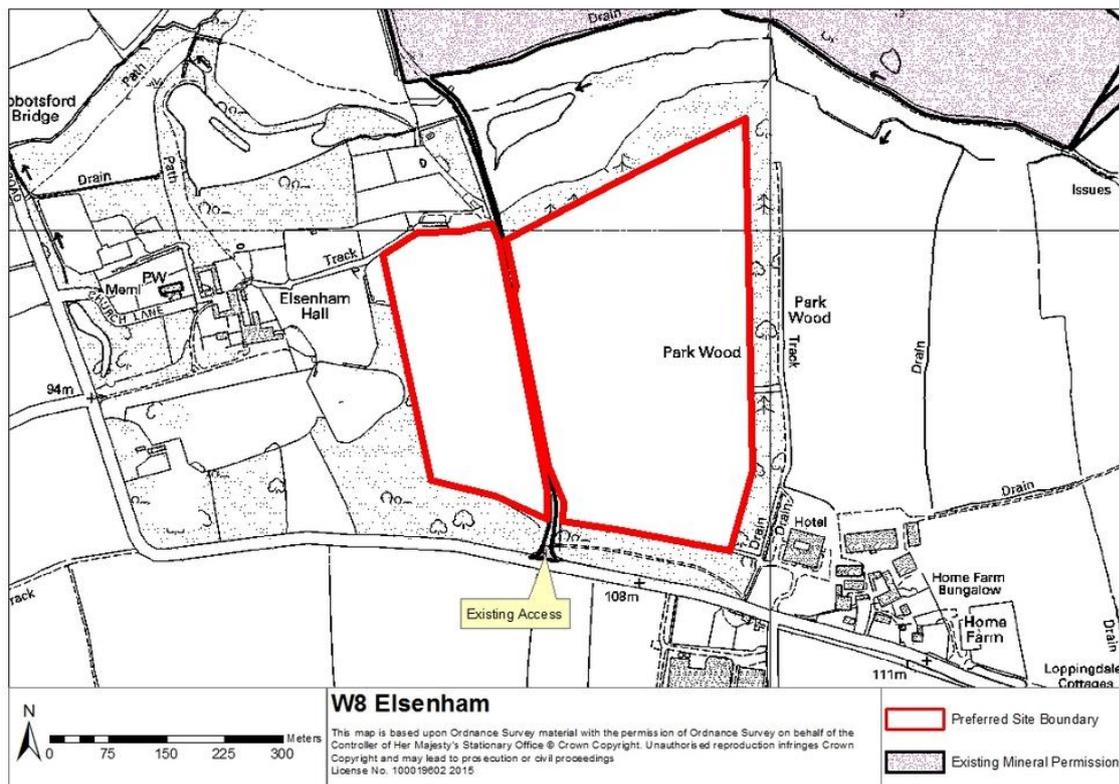
13. The County Council sets out their response to our representations in their Report of Site Methodology and Assessment Outcomes available on the website at www.essex.gov.uk/WLP In relation to hazardous waste, the Waste

Authorities need to make efforts to provide capacity where possible. The allocation of Little Bullocks Farm represents the only opportunity available in the Plan area for the disposal of a stable element of hazardous waste. Essex County Council confirms that existing and preferred mineral sites are being used in the most efficient way, with regard to waste uses. Site 3 was not originally recommended for any allocation but the County Council consider that greater efficiencies would result for the inert recycling operation as a whole by the allocation of site 3 for recycling and site 1 solely for landfill (as opposed to recycling and landfill as previously proposed). The cumulative impact of the three sites has been considered in the Sustainability Appraisal (SA). The SA notes that there may be cumulative negative impacts on water quality, biodiversity and the localised transport network but that this has been recognised in the development principles listed in the Plan mitigating the impacts of these sustainability objectives.

14. The Plan requires that all the sites would be accessed via the existing access from Crumps Farm onto Stortford Road. An internal haul road would be required between the sites and the Crumps Farm access.

15. *Officer comment: - It is considered that the issues raised by the Council in the previous consultation have been considered and taken into account in the pre-submission draft plan. It is considered that this group of sites makes the best use of mineral sites. It is appreciated that a site for disposal of non-reactive hazardous waste needs to be dealt with within the County and only some sites will be suitable for this and only this site has been proposed for this use by site operators.*

16. A site in **Elsenham** is proposed for inert waste recycling.

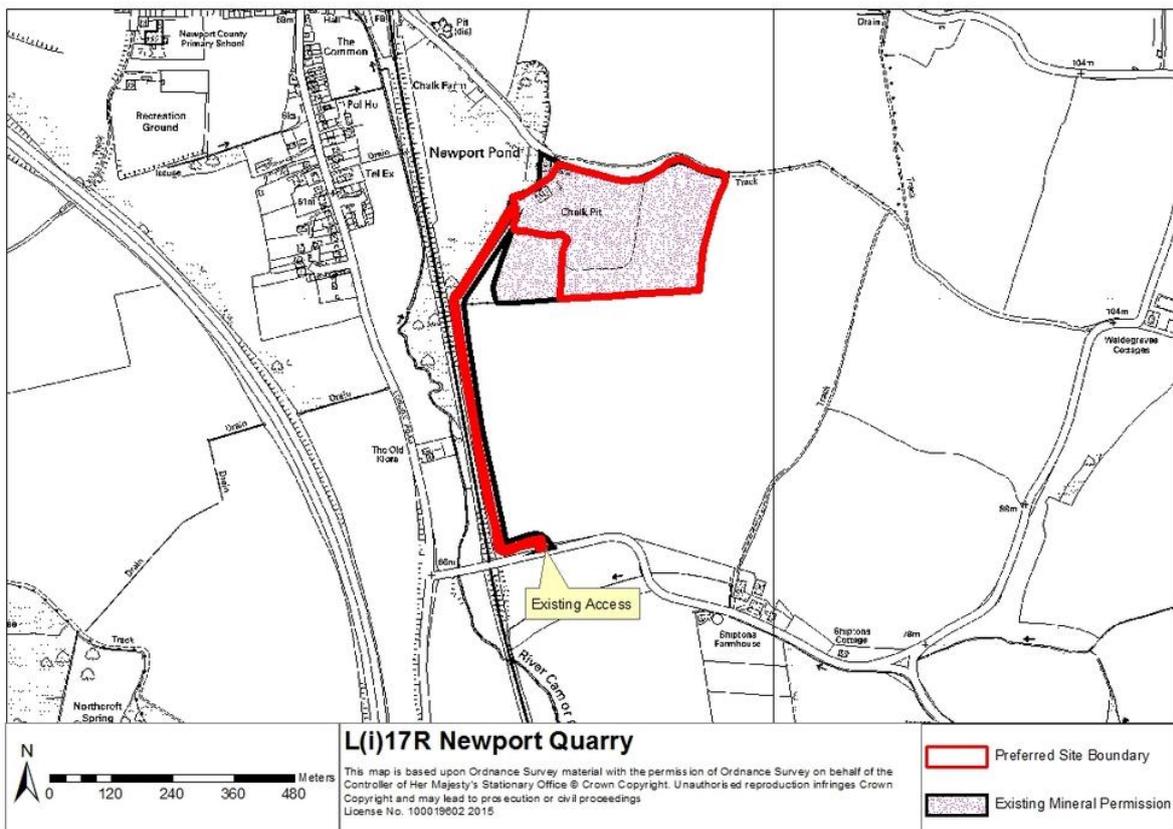


17. The site adjoins the access to the quarry which lies to the north. In the previous consultation the Council raised concerns about the impact of this site on historic and natural assets. The Pre-Submission Plan includes the following development principles

- a vehicle routing agreement;
- retention of existing woodland and new planting
- Land to the west of the haul road to be retained for mitigation purposes – including a robust scheme of landscaping with the waste management facility being entirely located within land to the east of the haul road.
- The impacts on designated and undesignated assets – the setting and significance of the listed buildings in the vicinity and the relationship and impact on the historic parkland – need to be addressed.

18. *Officer comments: - It is considered that the issues raised by the Council in the previous consultation have been considered and taken into account in the pre-submission draft plan to mitigate against the impact of the development.*

19. **Newport Quarry** is allocated for inert landfill and inert waste recycling.



20. The site is an existing quarry and the Pre-Submission Plan includes the following development principles.

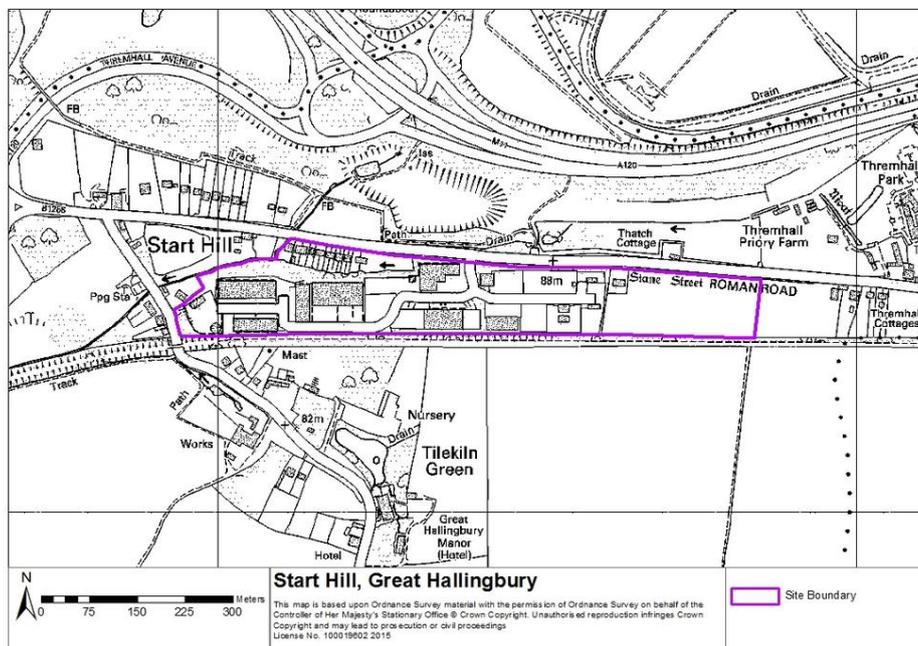
- Site to be continued to be restored to chalk grassland
- Areas already restored should not undergo further development other than to development the chalk grassland habitat
- No development to occur outside the quarried areas.
- Vehicle routing agreement and consideration of any additional traffic management.

21. *Officer comments: - It is considered that this site, as an existing quarry is an efficient use of land for waste purposes.*

22. The Revised Preferred Approach Waste Local Plan not only safeguarded the **waste transfer facility at Great Dunmow** but in addition showed it as an allocation which allowed the intensification/expansion of the site. The Council raised concerns that this might result in the site expanding beyond the scale of development permitted. Since the Revised Preferred Approach was consulted upon the site has been reconsidered by ECC through a detailed site assessment process and is still deemed to be acceptable. However, the case for allocating this recently operational LACW transfer station for further uplift in capacity (in contrast to safeguarding) has not been quantified. As such, its inclusion in the RWLP on this basis is not being pursued.

23. To afford the Plan more flexibility than reliance on allocated sites only the Plan includes **Areas of Search** within which proposals for waste management development will be permitted. Within Uttlesford the Pre-Submission Plan includes the industrial estate at **Start Hill, Great Hallingbury**. The Ashdon Road Commercial Centre, Saffron Walden which was identified as an Area of Search in the previous consultation has subsequently been removed due to the proximity to an extant residential planning permission.

24. *Officer comment: - no objections are raised the identification of this site within the Areas of Search.*



Risk Analysis

25.

Risk	Likelihood	Impact	Mitigating actions
That there are issues which have not been identified	1. low	That the Council will be unable to raise such issues with the Inspector.	That the Council carefully consider the Plan and the Sustainability Appraisal.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.