

12 April 2016

Planning and Licensing Committee

**Response to Essex County Council and Southend-on-Sea
Borough Council Replacement Waste Local Plan Pre-
Submission Draft**

Report of: *Phil Drane – Planning Policy Team Leader*

Wards Affected: *All Wards*

This report is: *Public*

1. Executive Summary

- 1.1 The Essex and Southend Replacement Waste Local Plan Pre-Submission Draft provides the key principles and policies proposed to guide the future management of waste in the Plan area up until 2032. It proposes to safeguard existing waste capacity, allocate sites suitable for waste facilities and a range of policies to manage waste development.
- 1.2 A number of 'Strategic Sites' have been identified to meet the waste capacity needs of Essex and Southend. None have been identified in Brentwood Borough. The consultation document identifies two 'Areas of Search' and eight 'Safeguarded Sites' within Brentwood Borough.
- 1.3 This consultation provides the final opportunity for comments to be made on the Replacement Waste Local Plan and supporting documentation before it is submitted for an Examination in Public. Only representations on matters of soundness and legal compliance can be considered by the Planning Inspectorate. Further to raising specific points regarding Areas of Search and Safeguarded Sites, the Replacement Waste Local Plan is considered to be sound and legally compliant.

2. Recommendation

- 2.1 **To approve the response to the Essex and Southend Replacement Waste Local Plan Pre-Submission Draft (March 2016), as set out in Appendix A.**

3. Introduction and Background

- 3.1 Essex County Council and Southend-on-Sea Borough Council are jointly preparing a Waste Local Plan. Once adopted the Plan will supersede the existing Essex and Southend Waste Local Plan 2001.
- 3.2 The Replacement Waste Local Plan will set a strategy for waste development up until 2032. Once adopted, the Plan will safeguard existing waste capacity, allocate sites considered suitable for waste facilities, and includes a range of land use-specific and generic policies to manage future waste development. This will form the Waste Plan for Essex and Southend, including Brentwood Borough.
- 3.3 A six week public consultation on the Pre-Submission Draft is taking place from 3 March to 14 April 2016.

4. Issue, Options and Analysis of Options

- 4.1 The main aim of the Replacement Waste Local Plan is to continue to support better and more sustainable ways of dealing with waste to further reduce the dependence on landfill. This will be achieved by aiming for net self-sufficiency for all waste streams (where practicable), supporting the provisions of the waste hierarchy and managing a reducing proportion of waste arising from London.
- 4.2 A number of new facilities are needed to enable a more sustainable approach to waste management across the plan period to 2032. This includes provision for additional capacity for biological treatment, inert waste recycling, inert landfill and stable non-reactive hazardous waste disposal.
- 4.3 The preferred approach is to meet the identified waste management capacity requirements by allocating strategic sites. To provide additional flexibility and to cater for possible non-strategic waste requirements (arising locally), the preferred approach is to allocate areas of search. Finally, to guide proposals for waste development on unallocated sites, a range of locational criteria have been included.
- 4.4 An 'Area of Search' encompasses an area within which a suitable waste management facility could be delivered, as opposed to a direct site allocation that represents the exact outline of where a facility is considered to be suitable. The process of identifying Areas of Search has been focused on employment land within industrial estates across the Plan area.

- 4.5 The intention is for these areas of search to act as a guide for waste operators seeking to develop a site within the Plan area, should waste development on the proposed site allocations not come forward. Applications made within these Areas of Search will still require a full planning application, which would need to contain precise details of the proposals.
- 4.6 There have been no strategic sites identified within Brentwood Borough but there have been two areas of search identified. These comprise Childerditch Industrial Estate and the industrial estates in West Horndon.
- 4.7 The Areas of Search Assessment identified that having regard to environmental, social and planning criteria, 32 existing employment land areas across the plan area could be suitable for the future development of waste management facilities. Areas were assessed for their suitability under two measures. These included providing sufficient unconstrained land greater than 100m from sensitive receptors (suitable for enclosed facilities) and greater than 250m from sensitive receptors (suitable for enclosed, enclosed thermal or open air facilities).
- 4.8 The Areas of Search Assessment concluded that Childerditch Industrial Estate is suitable for enclosed waste management facilities but not enclosed thermal or open air waste facilities. For West Horndon Industrial Estates, the Station Road side of the sites (East) could accommodate a wider range of waste management facilities where residential properties are not within 250m. The Childerditch Lane side of the sites (West) could be suitable for enclosed waste management facilities.
- 4.9 Eight existing waste facilities within the Borough are also identified for safeguarding. Four of these could potentially affect development sites identified in the Brentwood Draft Local Plan, comprising Childerditch Industrial Estate, Hallsford Bridge Industrial Estate, Codham Hall Farm and Mountnessing Household Waste Recycling Centre (HWRC).
- 4.10 Safeguarding will require Brentwood Borough Council to consult Essex County Council as Waste Planning Authority on any applications for development within 250m of the safeguarded site. The application will need to demonstrate that the proposal would not prevent or unreasonably restrict the use of the safeguarded site for waste management purposes
- 4.11 The Brentwood Draft Local Plan (January 2016) set out proposed strategic objectives, spatial strategy, and policies to guide future development in Brentwood Borough.

- 4.12 Childerditch Industrial Estate (LDP Ref: 112A&D), West Horndon Industrial Estates (Ref: 020, 021 & 152), Land at Codham Hall (Ref 101 A&B) and Hallsford Bridge Industrial Estate (Ref: 113 A&B) are identified proposed development sites in the Brentwood Draft Local Plan. Ingatestone Garden Centre (Ref: 128) adjoins Mountnessing HWRC.
- 4.13 Childerditch Industrial Estate is identified to be retained as an employment site with a small extension to the north west. The West Horndon Industrial Estate sites are identified in the Brentwood Draft Local Plan as housing-led mixed use development, and Land at Codham Hall proposed as a new employment site in the form of an Enterprise Park. Hallsford Bridge Industrial Estate is identified as an existing employment use, as allocated in the Councils current Local Plan. Ingatestone Garden Centre is an identified housing land allocation.
- 4.14 It is not considered that the identification of Areas of Search at Childerditch Industrial Estate and Safeguarded Sites at Hallsford Bridge, Childerditch Industrial Estate and Mountnessing HWRC would cause conflict with the emerging Brentwood Local Plan, subject to ongoing discussion with Essex County Council regarding appropriate land uses.
- 4.15 Identification of the West Horndon Industrial Estates in the Brentwood Draft Local Plan for housing-led mixed-use redevelopment means the Area of Search allocation in the RWLP would no longer be appropriate. In relation to Codham Hall Farm there is a possibility that the current aggregate recycling operation would not be appropriate in the context of an Enterprise Park. The planning permission for the aggregate recycling operation is due to expire at the end of August 2017.
- 4.16 The Brentwood Draft Local Plan identifies sufficient additional employment land for the plan period. The additional employment sites, subject to appropriate assessment, may be appropriate as alternative locations for future waste facilities.
- 4.17 The approach of the RWLP is to meet the identified waste management capacity requirements by allocating strategic sites, none of which are in the Brentwood Borough.
- 4.18 The Areas of Search are intended to act as a guide for waste operators seeking to develop a site within the Plan area, should waste development on the strategic site allocations not be deemed suitable and for non-strategic sites. Safeguarded sites are identified to protect existing waste

facilities from incompatible development taking place nearby which could prevent their effective operations.

- 4.19 Brentwood Borough Council will continue to engage with Essex County Council as Waste Planning Authority to ensure the development aspirations of each respective plan can be met.

5. Reasons for Recommendation

- 5.1 It is not considered necessary to object to the Essex and Southend Replacement Waste Local Plan Pre Submission Draft consultation on the basis of identifying two Areas of Search and safeguarding eight existing waste facilities within the Borough.
- 5.2 Principally the identified approach of the emerging Replacement Waste Local Plan is to meet the waste capacity requirements through strategic allocations (none of which are identified in the Brentwood Borough). The Areas of Search would be an option for waste development should none of the strategic allocations be deemed suitable and for non-strategic sites. Any applications would still be subject to assessment against the appropriate policies of the Waste Local Plan and Brentwood Local Plan.
- 5.3 The Brentwood Draft Local Plan identifies sufficient additional employment land for the plan period. With the sites at West Horndon and Codham Hall Farm allocated for non-waste development the additional employment land identified in the Borough to meet future needs may be suitable as alternative locations for future waste facilities.
- 5.4 The Council supports the main aim of the RWLP to continue to support better and more sustainable ways of dealing with waste, further reduce dependence on landfill and achieve net self-sufficiency for all waste streams.

6. Consultation

- 6.1 Essex County Council is currently undertaking a six week public consultation on the Pre-Submission Draft from 3 March to 14 April 2016.

7. References to Vision for Brentwood 2016-19

- 7.1 The new Essex and Southend Waste Local Plan will have a close relationship with the emerging Brentwood Local Development Plan, the production of which is a key priority in the Council's Corporate Plan (Planning and Licensing).

8. Implications

Financial Implications

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8.1 None directly arising from this report.

Legal Implications

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8.2 The Essex and Southend-on-Sea Replacement Waste Local Plan will be examined by an independent inspector whose role is assess whether the Plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound.

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

8.3 The Council's Street Scene & Environment department will need to be aware of the proposed strategy for waste management in Essex as this could have implications for refuse and recycling collection services.

9. Background Papers

9.1 Essex and Southend-on-Sea Replacement Waste Local Plan Pre Submission Draft (March 2016)

10. Appendices to this report

Appendix A: - Brentwood Borough Council Response to the Essex County Council and Southend-on-Sea Borough Council Replacement Waste Local Plan Pre-Submission Draft Consultation

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