



Essex and Southend-on-Sea Waste Local Plan

Adopted July 2017



9.45 As well as flood risk, the effect of waste management development on all water bodies should be addressed. This includes surface waters, ground waters, coastal waters, and the potential use of voids for floodwater storage, which has further potential land flooding implications – especially if the proposed development takes up the space that flood waters would have otherwise drained into. A further consideration could be the protection of sources of drinking water, identified via designated Source Protection Zones.

Layout and Design Quality

9.46 The layout and design of waste development can help to reduce potential impacts, create positive impacts with regard to the public perception of such activities, improve safety and security, as well as increasing operational and/or energy efficiency.

9.47 Strategic site layout can also allow for greater opportunities to incorporate elements of visual interest, reflect local identity in the design or provide for effective buffers. Visual design elements of such developments can either seek to facilitate integration into the surrounding landscape or townscape, or create visual interest and highlight innovation.

9.48 As part of the pre-application advice service from the relevant Waste Planning Authority, the expectation with regard to any Design and Access Statement (if applicable) will be advised.

Cumulative Impacts

9.49 It is also appropriate to consider the cumulative impact of any proposed waste management development especially upon amenity, the economy, the natural and built environment and the local road network. In determining an application for a new waste management facility, account will normally be taken of the potential cumulative impact of waste management and other development within the locality and in particular the area's capacity to absorb that change.

9.50 In some instances, the combined impact of development over a sustained period of time may be sufficient to warrant refusal of planning permission.

Policy 10 - Development Management Criteria

Proposals for waste management development will be permitted where it can be demonstrated that the development would not have an unacceptable impact (including cumulative impact in combination with other existing or permitted development) on:

- a. local amenity (including noise levels, odour, air quality, dust, litter, light pollution and vibration);
- b. water resources with particular regard to:
 - the quality of water within water bodies:
 - Preventing the deterioration of their existing status; or
 - Failure to achieve the objective of 'good status' and
 - the quantity of water for resource purposes within water bodies.
- c. the capacity of existing drainage systems;
- d. the best and most versatile agricultural land;
- e. farming, horticulture and forestry;
- f. aircraft safety due to the risk of bird strike and/or building height and position;
- g. the safety and capacity of the road and other transport networks;
- h. the appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness;
- i. the openness and purpose of the Metropolitan Green Belt;
- j. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities;
- k. land stability;
- l. the natural and geological environment (including internationally, nationally or locally designated sites and irreplaceable habitats);
- m. the historic environment including heritage and archaeological assets and their settings; and
- n. the character and quality of the area, in which the development is situated, through poor design.

Where appropriate, enhancement of the environment would be sought, including, but not exclusively, the enhancement of the Public Rights of Way network, creation of recreation opportunities and enhancement of the natural, historic and built environment and surrounding landscape.

Mitigating and Adapting to Climate Change

9.51 There is a need to reduce the contribution to climate change from waste management activities, while also adapting to its potential effects.

9.52 The Plan area is one of the driest areas in the country and there is a need to minimise demands on potable water resources, particularly in the context of climate change. Large parts of the Plan area are at risk from flooding, particularly coastal and river localities, and particularly from surface water run-off after storm events; again an issue that will be compounded by climate change. The design and siting of new development can contribute to mitigation and adaptation to climate change.

9.53 New waste management proposals should therefore include appropriate measures to ensure mitigation and adaptation to climate change.

Policy 11 - Mitigating and Adapting to Climate Change

Proposals for waste management development, through their construction and operation, are required to minimise their potential contribution to climate change by reducing greenhouse gas emissions, incorporating energy and water efficient design measures and being adaptable to future climatic conditions.

1. Proposals for waste management development will:

- a. demonstrate how the location, design (including associated buildings) and transportation related to the development will limit greenhouse gas emissions;
- b. support opportunities for decentralised and renewable or low-carbon energy supply, subject to compliance with other policies in the Development Framework;
- c. demonstrate the use of sustainable drainage systems, water harvesting from impermeable surfaces and layouts that accommodate waste water recycling; and
- d. incorporate proposals for sustainable travel including travel plans where appropriate.

2. Proposals for waste management development will only be permitted where:

- a. there would not be an unacceptable risk of flooding on site or elsewhere as a result of impediment to the flow of storage or surface water, as demonstrated by a Flood Risk Assessment, where required by the National Planning Policy Framework.
- b. existing and proposed flood defences are protected and there is no interference with the ability of responsible bodies to carry out flood defence works and maintenance where applicable
- c. there would not be an unacceptable risk to the quantity and quality of surface and ground waters, or impediment to groundwater flow.

3. Proposals which are capable of directly producing energy or a fuel from waste should, where reasonably practicable, demonstrate that:

- a. excess heat can be supplied locally to a district heat network or directed to commercial or industrial users of heat;
- b. for anaerobic digestion proposals there is an ability to inject refined gas produced as part of the process into the gas pipeline network or to be stored for use as a fuel;
- c. for advanced thermal treatment there is an ability to convert syngas for use as a fuel;
- d. for Mechanical Heat Treatment or Mechanical Biological Treatment, development can supply the heat produced as part of the process to a district heating scheme;