

Essex County Councils
Minerals & Waste Planning
County Hall
Chelmsford
Essex CM1 1QH



Your ref 21/0532/OUT
Our ref:
Date: 23 December 2021

Dear Sir / Madam

Nature of Response: To respond to the re-consultation on Application Reference 21/0532/OUT

Proposal: Outline Planning Application Comprising of 68 Residential Units, Three Class E (Commercial, Business and Service) Units, One B2 (General Industrial) Unit and Two B8 (Storage and Distribution) Units with Associated Access, Parking, Amenity Space, Strategic Landscaping and Noise Attenuation. Restoration and Improvement of Existing Estate Roads and Infrastructure.

Location: Land East Of Manor Trading Estate Benfleet Essex SS7 4PS

Thank you for your email received 20th December 2021 re-consulting the Mineral and Waste Planning Authority (MWPA) on the above proposals.

The re-consultation is being undertaken on the basis of the submission of a Noise Assessment Report (NAR) dated 17th December 2021. This response limits itself to comments regarding this report, and therefore this response supplements rather than replaces the previous response sent by the MWPA on 3rd September 2021. Please note that it doesn't appear as though this response has been entered into the documents associated with this planning application.

Having reviewed the NAR, the MWPA maintains its objection on the basis that the application is not in conformity with Policy 2 of the Essex and Southend-on-Sea Waste Local Plan (WLP) 2017. This is because the proposal is currently 'considered to have the potential to adversely impact on the operation of a safeguarded waste site or infrastructure' and is therefore not compliant with Policy 2 of the WLP.

Paragraph 10.1 of the NAR states that noise monitoring data and modelling confirms that the external amenity areas associated with the application exceed BS8233:2014 and WHO (1999) guidance levels. Whilst Paragraph 10.2 sets out that the applicant proposes to install a 12-metre-high acoustic fence, this would not act to reduce noise levels below those recommended levels in BS8233:2014.

The NAR continues by offering mitigating circumstances but the MWPA do not agree that these act to overcome the unconformity of this application with Policy 2 of the WLP.

Paragraph 10.5 of the NAR highlights that areas of public open space have been incorporated into the scheme, away from the dominant noise source. It is considered that this amenity scheme can be designed so as to permit future occupiers' tranquillity. The MWPA does not consider that this amenity provision adequately compensates for what are accepted to be noise impacts above recommended guidelines across much of the rest of the external space.

It is also noted that BS 8233:2014 requires a consideration of the context and location of the proposed development site, and that elevated noise levels may be warranted in city centres or urban areas adjoining the strategic transport network in order to make efficient use of land resources to ensure that development needs can be met. However, the location of this proposed development is not considered to fall into these categories.

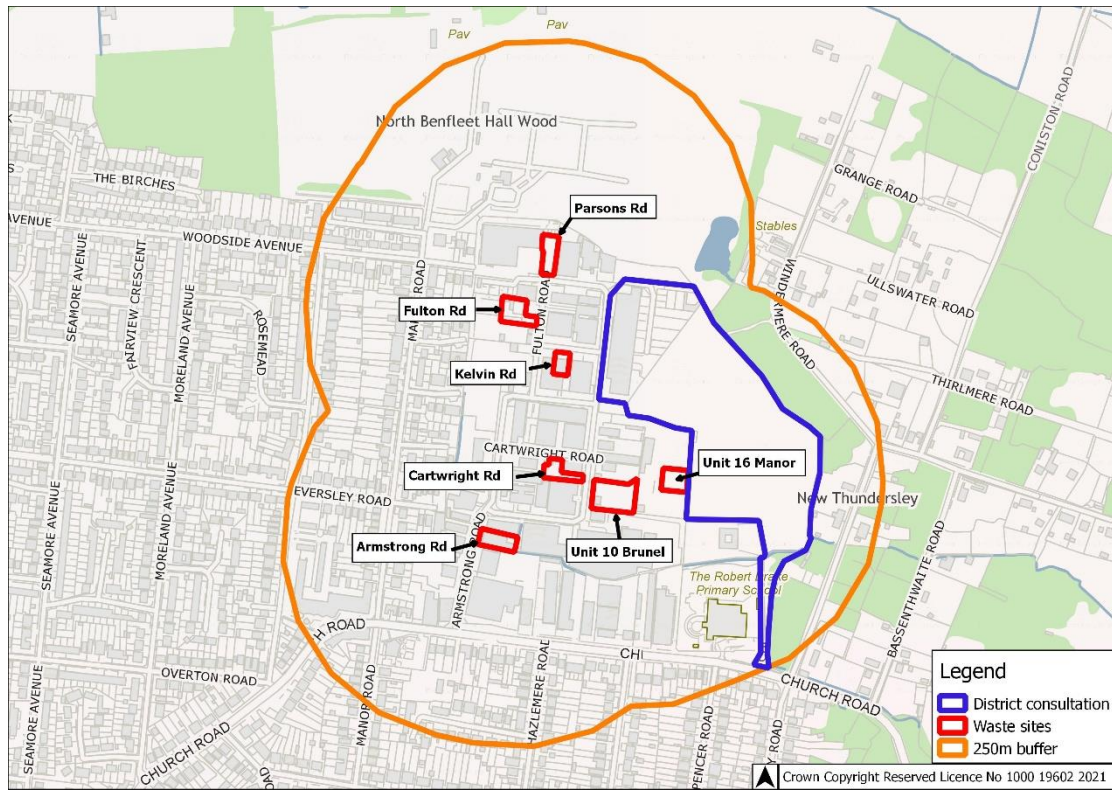
The source of noise that would be problematic is a metal recycling facility, a single point source rather than being from a city centre or the constant flow of a strategic transport network. Even with all the noise mitigation measures indicated in the NAR, it is accepted that external noise would be above recommended guidelines, and with such a clear source of that noise which could attract attention from future residents, it is reasonable to conclude that the application has 'the potential to adversely impact on the operation of a safeguarded waste site or infrastructure'. Therefore, and as previously stated, the application is not compliant with Policy 2 of the WLP and the MWPA objects on the basis that the application is not in conformity with this aspect of the Development Plan.

Yours sincerely,



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Principal Planner
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Appendix One – Minerals and Waste Safeguarding Screening – Full Extent of Project Area



Appendix Two – Schedule of Safeguarded Waste Infrastructure relevant to the Project Area

Site type	Site name	Planning application number	Further Details
Waste management infrastructure (subject to WCA designations – Policy 2 of Essex and Southend-on-Sea Waste Local Plan)	12 Parsons Road, Manor Trading Estate, New Thundersley, Benfleet, SS7 4PY	ESS/34/05/CPT	Change of use to provide waste transfer station
	Level D, Fulton Road, Manor Trading Estate, Benfleet, SS7 4PZ	ESS/76/12/CPT	Change of use of the site from storage land to the manufacture and storage of blocks using waste tyres as raw material and the storage and sale of waste tyre products and the use of existing offices
	4 Kelvin Road, Manor Trading Estate, Benfleet, SS7 4QB	ESS/24/09/CPT	Change of use of land from tyre and exhaust centre to proposed end of life vehicle recycling centre, decontamination facility for vehicles/machinery, process of materials for export and spares centre new and used car parts to be sold Gala Motors or RA Motors Ltd
	Unit 10, Brunel Road, Benfleet, Canvey, SS7 4PS	ESS/28/10/CPT	Change of use of site and buildings from "the sale of tyres and installation of equipment for the baling and sale of waste tyre products" to a metal recycling site

			and end of life vehicle de-pollution facility.
	6 Armstrong Road, Benfleet, SS7 4PW	ESS/37/18/CPT	Change of use from car sales/repair centre to end-of-life vehicle recycling centre
	5a Brunel Road, Manor Trading Estate, Benfleet SS7 4PS	CPT/548/97/FUL	Construction of a metal clad building & provision of a screened pick station & waste processing machine Found via AMR - CPT permission. Cartwright Road, Manor Trading Estate Benfleet Essex SS7 4QA - address on CPT website
	Unit 16 Manor Trading Estate, Brunel Road, Manor Trading Estate, Benfleet SS7 4PS	CPT/16/02/FUL	Use For Waste Recycling And Recovery And As A Waste Transfer Station Found - CPT permission