



# Pitsea Landfill

## Environmental Statement Addendum Non-Technical Summary

Prepared for



Veolia ES Landfill Limited

April 2026  
3645-01-NTS



# Document Control

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## LIST OF PLANNING DRAWINGS

3646-01-S73-01 – Statutory Plan

3646-01-S73-02 – Defined Areas Plan



## 1.0 INTRODUCTION AND BACKGROUND

### 1.1 Introduction

1.1.1 This Non-Technical Summary ('NTS') of the Environmental Statement ('ES') Addendum has been prepared, on behalf of Veolia ES Landfill Limited ('Veolia' or 'the Applicant'), to accompany Planning Appeal ref. APP/Z1585/W/25/3370673. The Appeal relates to planning application ref. ESS/15/25/BAS, which was refused by Essex County Council ('ECC' or 'the Council') and sought:

*“Continuation of the landfill to facilitate restoration permitted by ESS/49/14/BAS without compliance with condition 4 (completion timescales), condition 5 (removal of buildings and equipment) and condition 21 (restoration scheme) to delay restoration of the composting (and proposed waste wood processing) area and access road and weighbridge facilities by 10 years. ESS/49/14/BAS was a variation permission of ESS/35/06/BAS for recontouring of the landfill to facilitate restoration.”*

at the Pitsea Landfill Site, Pitsea Hall Lane, Pitsea, Essex, SS16 4UH ('the Site').

1.1.2 The ES Addendum supplements the following previously submitted ES documents which examine the likely significant effects of the existing development:

- **'The 2006 ES'** – *Proposed Installation of Waste Pre-Treatment Facilities and Recontouring of Landfill to Facilitate Restoration – Pitsea Waste Management Facility, Pitsea Hall Lane, Pitsea – Volume 2 Environmental Statement* (Applied Environmental Research Centre Ltd, June 2006); and
- **'The 2014 ES'** - *Environmental Statement for the Extension of Time to Complete the Restoration of Pitsea Landfill, Pitsea, Essex – Volume 2 – Environmental Statement* (SLR Global Environmental Solutions, November 2014)

1.1.3 Electronic copies of the ES Addendum are available via email free of charge (make requests to Alistair Hoyle at [alistairhoyle@axis.co.uk](mailto:alistairhoyle@axis.co.uk)). A paper copy of this Non-Technical Summary is available and can be purchased on its own from the same email address for £5.00.



## 1.2 Site Location, Description and Context

- 1.2.1 The Site comprises the Pitsea Waste Management Site, which measures circa. 284 hectares ('ha'), located within Pitsea Marshes to the south of Pitsea. The location of the Site is shown on drawing no. 3645-01-S73-01 submitted as part of the planning application / Appeal.
- 1.2.2 The Site consists of a mix of (restored and unrestored) waste disposal areas, the existing composting facility, grassland and woodland. The Site is bound by nature reserves in all directions.
- 1.2.3 Waste management operations at the Site have taken place at the Site for over 100 years. Landfilling at the Site has ceased and the landfill is currently in the process of being capped and restored, with restoration set to be completed by 31 December 2027. Composting operations at the Site were first approved in 1997, under planning permission ref. ESS/67/96/BAS. Subsequently various applications were submitted to modify and expand the composting operations, all of which were consolidated into one planning permission (ref. ESS/88/23/BAS), which was approved in April 2024.
- 1.2.4 At present, the composting operations are set to cease in the coming years and the composting area is expected to be restored as part of the landfill restoration by 31 December 2027. However, Veolia submitted a planning application ref. ESS/57/24/BAS, for the *“retention of the open windrow green waste composting facility and shredding of oversized green waste and lateral extension of the site to facilitate the introduction of waste wood shredding operations and the retention of existing associated buildings and infrastructure”* to ECC on 8 October 2024. This application was also refused by ECC and is subject to a separate Planning Appeal (ref. APP/Z1585/W/25/3370672) which is 'twin-tracked' alongside the appeal to delay the restoration of part of the landfill (the subject of this ES).

## 1.3 The Applicant

- 1.3.1 Veolia is a leader in resource management, offering a comprehensive range of waste, water and energy management services designed to build the circular economy and protect the environment. They focus on manufacturing new greener products, generating low and zero carbon energy, and closing the loop by finding



innovative ways to reuse materials. This helps customers and suppliers reduce their carbon impact, preserve scarce raw materials, and achieve greater sustainability.

#### **1.4 Assessment Team**

1.4.1 Veolia has engaged Axis to prepare the ES Addendum. Axis is one of the UK's leading consultancies in the planning of waste management development, having secured planning permission for hundreds of such projects. Axis is a competent expert, with extensive experience in the preparation of Environmental Impact Assessments and the authoring of Environmental Statements.



## **2.0 PROPOSED DEVELOPMENT**

### **2.1 Introduction**

2.1.1 This section of the NTS provides an overview of the Proposed Development. Full details are set out in the ES Addendum and the Planning Statement ('PS') submitted as part of this planning application.

### **2.2 Proposed Development**

2.2.1 This planning application / Appeal seeks to not comply with ('vary') condition 4 (completion timescales), condition 5 (removal of buildings and equipment) and condition 21 (restoration scheme) of planning permission ref. ESS/49/14/BAS under Section 73 of the Town and Country Planning Act 1990 ('TCPA'). These changes to the current landfill consent are sought to delay restoration of part of the Site for up to 10 years to facilitate the continued operation of the existing composting facility. Consent for the continued composting, and the introduction of new waste wood processing, operations is sought separately.

2.2.2 Other than the delay to the restoration of part of the Site, no other changes to planning permission ref. ESS/49/14/BAS are sought. Restoration across the remainder of the Site would be implemented in accordance with approved details within the current timescales; and the composting area would be restored in accordance with approved details following the expiry of the 10-year period. All environmental controls associated landfill operations would remain as approved, where relevant.



## **3.0 ENVIRONMENTAL EFFECTS**

### **3.1 Introduction**

3.1.1 This section of the NTS provides an overview of the anticipated environmental effects. Further consideration is set out in the ES Addendum submitted as part of this planning application.

### **3.2 Environmental Effects**

3.2.1 A review of the various assessments provided within the previous ES documents has been undertaken. This has identified the baseline conditions at the Site. The ES Addendum finds that, whilst baseline conditions have changed, the changes would not have an impact on the significance of the effects identified through the 2006 ES and 2014 ES.

3.2.2 As part of the ES Addendum, the effects of delaying the restoration of part of the Site has been reassessed against the findings of the previous ES documents. No significant effects have been identified in relation to the relevant environmental topics, namely:

- Transport;
- Air Quality;
- Noise;
- Flood Risk and Water Environment;
- Geology and Soils;
- Ecology;
- Landscape and Visual;
- Cultural Heritage; and
- Socio-Economic.

3.2.3 The ES Addendum also includes consideration of the indirect upstream and downstream effects of the Proposed Development, in line with the Finch judgement. It is concluded that there are no indirect upstream or downstream environmental effects arising from the Proposed Development.



- 3.2.4 The ES Addendum has considered the potential for significant adverse effects on the environment deriving from the vulnerability of the development to risks of major accidents and / or disasters. None have been identified.
- 3.2.5 It has been concluded that proposed 10-year delay to restoration of part of the Site would not result in any additional significant environmental effects.



## **4.0 CONCLUSION**

### **4.1 Conclusions**

- 4.1.1 In conclusion, the assessment has shown that the proposed delay to the restoration of part of the landfill site for up to 10 years would not result in any increased or additional significant environmental effects.

