

Environment and Commercial Services
Director: John Wood

16 MAY 2012



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Mrs L Hughes – Planning Officer
Planning Department
Welwyn Hatfield Borough Council
Council Offices
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Minerals and Waste Team**
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My ref : SLUP/MW
Your ref : S6/2012/0719/MA

Date : 11 May 2012

Dear Mrs Hughes,

Location: 17-23 Church Street and car park adjacent to George's Gate entrance HATFIELD AL9 5AS
Proposal: Demolition of 17-23 Church Street and garages. Erection of 7 x two bed houses, 1 x two bed flat and 2 x one bed flat on 17-23 Church Street with associated parking and landscaping; 1 x three bed house and 1 x one bed flat on car park adjacent Georges Gate and 38 car parking spaces and associated landscaping
Application No: S6/2012/0719/MA

I am writing in response to the above planning application insofar as it raises issues in connection with waste matters.

Should the Borough Council be mindful to permit this application, a number of detailed matters should be given careful consideration. The County Council seeks to promote the sustainable management of waste in the county and encourages Districts and Boroughs to have regard to the potential for minimising waste generated by development.

This includes encouraging re-use of unavoidable waste where possible and the use of recycled materials where appropriate to the construction. In particular you are referred to the following policies of the adopted Hertfordshire County Council Waste Local Plan 1999. The policies that relate to this proposal are set out below

Waste Policy 3 Waste minimisation and new developments
Waste Policy 7 Re-use of waste arising from new developments
Waste Policy 8 Use of recycled materials in new developments
Waste Policy 11 Waste Separation Storage and Recycling Facilities at Major New Development Sites.

The adopted Waste Local Plan forms part of the development plan for the purposes of section 54A of the Town and Country Planning Act 1990 (as amended). Therefore, in determining the planning application the Borough Council is urged to pay due regard to these policies and ensure their objectives are met.

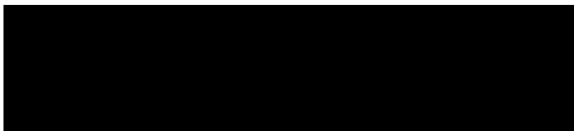
As from 6 April 2008, a site waste management plan (SWMP) is required by law for all construction projects that are worth more than £300,000. This aims to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. Projects over £500,000 may require further information. Good practice templates for producing SWMPs can be found at:

<http://www.smartwaste.co.uk/> or

http://www.wrap.org.uk/construction/tools_and_guidance/site_waste_management_planning/index.html

Many of the policy requirements can be met through the imposition of planning conditions. In this regard, the document 'Implementation of Hertfordshire Waste Local Plan Policies – A Guide to Districts, (Draft) June 1999' should be referred to.

Yours sincerely,



Martin Wells

Planning Officer – Minerals and Waste Policy