

**Chief Executive and Director of
Environment: John Wood**



Mr D Elmore
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Contact : Gemma Nicholson
My ref : SPEU/GN
Your ref : 6/2017/0624/MAJ

Date : 19 April 2017

Dear Mr Elmore

Location: Plot 5000 Hatfield Business Park Hatfield AL10 9EZ

Proposal: Erection of a 3 storey building for B8 (storage and distribution) (4,878 sq metres) and B1 (office/light industrial) (1,550 sq metres) use, together with 100 car parking spaces, 10 cycle parking spaces, boundary treatment, landscaping, lighting and access

Application No: 6/2017/0624/MAJ

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 minded to permit this application, a number of detailed matters should be given careful consideration.

Government policy seeks to ensure that all planning authorities take responsibility for waste management. This is reflected in the County Council's adopted waste planning documents. In particular, the waste planning documents seek to promote the sustainable management of waste in the county and encourage Districts and Boroughs to have regard to the potential for minimising waste generated by development.

Most recently, the Department for Communities and Local Government published its *National Planning Policy for Waste (October 2014)* which sets out the following:

'When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste*

management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;

- *new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;*
- *the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.'*

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 Core Strategy and Development Management Policies Development Plan Document 2012 which forms part of the Development Plan. The policies that relate to this proposal are set out below:

Policy 1: Strategy for the Provision for Waste Management Facilities. This is in regards to the penultimate paragraph of the policy;

Policy 2: Waste Prevention and Reduction: &

Policy 12: Sustainable Design, Construction and Demolition.

In determining the planning application the borough council is urged to pay due regard to these policies and ensure their objectives are met. Many of the policy requirements can be met through the imposition of planning conditions.

Waste Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a Site Waste Management Plan (SWMP). SWMPs are used to improve materials resource efficiency by identifying methods (including re-use, recycle or recovery) to minimise waste produced and to capture data relating to construction, demolition and excavation waste. SWMPs aim 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. Good practice templates for producing SWMPs can be found at: <http://www.smartwaste.co.uk/> or <http://www.wrap.org.uk/category/sector/waste-management>.

SWMPs should be passed onto the Waste Planning Authority to collate the data. The county council as Waste Planning Authority would be happy to assess any SWMP that is submitted as part of this development either at this stage or as a requirement by condition, and provide comment to the Borough Council.

It should be noted that the application site is located within Employment Land Area of Search (ELAS) 044 Hatfield Aerodrome as designated within the Waste Site Allocations document, adopted July 2014. It is considered that ELAS that are predominantly used for general industry (B2) and storage and distribution (B8) are

compatible with waste management uses. The applicant should be made aware that there is the potential for waste management uses in adjoining units should there be a future requirement in this area in accordance with the ELAS SPD, adopted November 2015, which provides further planning guidance into the suitability of waste related development on the identified ELAS.

I hope the above comments are useful. Should you require any further information, please do not hesitate to contact me on the details above.

Yours sincerely

A solid black rectangular box used to redact the signature of Gemma Nicholson.

Gemma Nicholson

Planning Officer – Minerals and Waste Policy