

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



Mr M Peacock
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Telephone : 01992 556732
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Contact : Gemma Nicholson
My ref : SPEU/GN
Your ref : 6/2017/0550/MAJ

Date : 13 April 2017

Dear Mr Peacock

Location: Plot 6000, Land adjacent to Porsche Garage, Hatfield Avenue, Hatfield Business Park, Hatfield AL10 9UA

Proposal: Erection of a 75 bed elderly care home development (C2) with 20 parking bays and associated landscaping

Application No: 6/2017/0550/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>.

It is noted in the Design and Access Statement that 'the contractor will be encouraged to prepare a site waste management plan which will again look to limit site wastage and recycle where possible. The recycling of materials produced by the demolition of the existing commercial buildings will also be investigated'.

The SWMP should be set out as early as possible so that decisions can be made relating to the management of waste arisings during the development and building materials made from recycled and secondary sources can be used within the development. This will help in terms of estimating what types of containers/skips

are required for the stages of the project and when segregation would be best implemented for various waste streams. It will also help in determining the costs of removing waste for a project. The total volumes of waste during enabling works (including demolition) and construction works should also be summarised.

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 close proximity to 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 handwritten signature in black ink, appearing to be 'Gemma Nicholson', written over a circular scribble.

Gemma Nicholson

Planning Officer – Minerals and Waste Policy