



Site Waste Management Plan

On behalf of:
King & Co (Wells) Ltd.

In respect of:
**Land at Wells Farm
Northaw Rd East, Cuffley**



Date:
December 2020

Reference:
MA/KAC/010-3/R002

1.0 Introduction

- 1.1 This Site Waste Management Plan is submitted by Aylward Town Planning Ltd ("ATP") and forms part of the comprehensive suite of documentation accompanying an application seeking consent for the clearance of existing buildings, the construction of 14 new dwellings, engineering works and other associated works.
- 1.2 The scheme will utilise an existing vehicular access onto Northaw Road East and represents the use of brownfield land close to the settlement edge to deliver much-needed new homes. Whilst the site is located outside the settlement boundary, there are eminently walkable links to a range of local services and facilities.
- 1.3 This SWMP considers the effects of waste generation and provides details of how waste will be both addressed and managed as part of the clearance of the existing buildings and proposed residential redevelopment.
- 1.4 King & Co is committed to delivering a residential development scheme that is sustainable both in terms of the construction itself and the operations that take place in the daily functioning of the site. This includes matters relating to operational waste creation and management.

2.0 Relevant Policy

- 2.1 The applicant will comply with the relevant statutory requirements and the relevant national, regional and local policies.
- 2.2 Whilst the NPPF was adopted in March 2012, it is not applicable to waste and therefore the National Planning Policy for Waste (published on 16th October 2014) now forms the centrepiece of the waste management plan for the UK which relates to the Government's wider strategy for sustainable development.
- 2.3 It seeks to protect human health and the environment by producing less waste and using it as a resource wherever possible. It gives core targets for achieving sustainable waste management practices and relates to the production of development documents, the identification of land for waste management facilities and the approach for determining applications. Objectives relate to:
- *The delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;*
 - *ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;*
 - *providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle;*
 - *helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and*
 - *ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.*

Development Management Approach

- 2.4 In respect of planning applications for non-waste development the NPPW advises:
- *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.*

Local Policy

Welwyn Hatfield Local Plan (2005)

- 2.5 Policy R5 does provide specific requirements in terms of how development proposals (for larger schemes) should consider the management of waste created on-site. It states:

The Council will require applications for larger schemes (as defined in paragraph 5.24) to include details of the measures to be taken in the design, construction, operation, occupation and demolition of existing buildings on site to:

- (i) Minimise the amount of waste generated;*
- (ii) Re-use or re-cycle suitable waste materials generated;*
- (iii) Minimise the pollution potential of unavoidable waste;*
- (iv) Treat and dispose of the remaining waste in an environmentally acceptable manner; and*
- (v) To maximise utilisation of appropriate secondary construction materials, including recycled aggregates.*

- 2.6 There is therefore general encouragement from policy R5 (Waste Management) in terms of proposals which have consideration of the re-use and recycling of industrial and commercial waste, subject to no net importation of waste material and no unacceptable impact on local communities or the environment.

Legislation

- 2.7 It is important to note that this SWMP is not now a legal requirement (as the SWMP regulations were revoked by the UK Government in December 2013). However, SWMPs are still considered to represent good practice, and are widely encouraged to secure better waste management practices, improve environmental performance, reduce the cost of waste disposal and reduce waste crime.

3.0 Operational Waste Policy

- 3.1 The development is seeking to deliver new family homes to contribute towards meeting the Council's pressing housing land requirement.
- 3.2 King & Co is an experienced developer and has managed residential developments within Welwyn Hatfield and further afield. King & Co has its own corporate approach and actively seeks to ensure that best practice principles are met particularly with regard to waste management and reuse and recycling. Examples of targets set to achieve this policy include:
- Reduction in waste to landfill direct; and
 - Increase proportion of waste recycled.
- 3.3 There are a range of organisations and trade bodies which are focused upon resourcing efficiency and the minimisation of environmental effects. This would seek to ensure that both contractors and end occupiers would be obliged to:
- Save costs and cut waste and CO₂ emissions;
 - Deliver against consumer demand for less waste;
 - Reduce energy demand; and
 - Improve resource efficiency of products and their packaging.
- 3.4 King & Co is fully committed to working with their end occupiers to help them maximise recycling of waste and minimise processing waste. Section 4 identifies the measures which can be employed through good practice.

4 Mitigation Measures

- 4.1 These proposals will deliver residential accommodation for 14 end occupiers, to be developed by King & Co and then sold on to these third parties. It is important for both parties that sustainable waste management techniques should be considered at all stages of the process from design and planning through to implementation and construction.

Construction

- 4.2 Mitigation during construction to reduce waste generation can include:
- Contractual obligations to ensure that the waste management company appointed to handle transportation, recovery and residual disposal of waste will ensure that at least three separate materials are segregated for recovery;
 - Maintain accurate records of all waste recovery/disposal tonnages and destinations;
 - Ensure precise ordering of materials to reduce volume of unused materials going to landfill, including proper consideration of standard sizes to reduce the volume of off-cut waste;
 - Where feasible, ensure construction materials are sourced locally and will be from renewable sources to further reduce the sustainable implications of transportation and consumption of raw materials;
 - Correct storage of materials to prevent contamination/spoiling, and timely ordering of materials to reduce the time materials are stored on site, thereby reducing the potential for spoiling to occur;
 - Ensure clearly marked skips are made available to avoid cross-contamination of discarded construction materials and to facilitate recycling;
 - Ensure stored waste is in designated areas, isolated from surface drainage;
 - Waste containers would be covered to prevent dust and litter being blown out and rainwater accumulating, and will be inspected regularly and replaced when full; and
 - Provide training for all site personnel in the correct disposal routes for materials and appointment of a site Waste Champion to oversee correct segregation/disposal and record keeping of all resources generated on site.

Operation

- 4.3 The consideration of implementing methods for segregating waste is necessary to reduce the volume of waste sent to landfill during the operational phase of the proposed residential use. As set out in Section 3, the development will provide space for end occupiers as would be expected for new residential development.

- 4.4 The scheme will provide bin storage which allows for the segregation and storage of waste, thus encouraging sustainable waste management.
- 4.5 Bin storage facilities have been designed in order to allow the bins to be moved to the loading bay area on the allotted collection day so that the refuse vehicle can service the site and leave in forward gear.

5 Conclusions

- 5.1 In conclusion, King & Co's proposals for Wells Farm have been considered in light of national policy (NPPW) and Local Plan policy R5 with reference to the anticipated impact on sustainability and waste management objectives. The proposals have been considered for the preconstruction, construction and operational stages of the development.
- 5.2 Overall, we conclude that the proposal is in accordance with NPPW, the Development Plan (Policy R5) and the requirements of section 38(6) of the Act, and other pertinent policy considerations. In line with the advice of the NPPF, this proposal which will secure economic development should be promoted for approval without delay.