

**Director of Sustainable
Growth: Patsy Dell**



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Your ref: 6/2021/3422/MAJ
Date: 04/04/2022**

Dear Ms Ransome

Location: Salisbury Square Hatfield AL9 5AD
Proposal: Erection of 1 x building containing 3 x flats, 11 x offices and 1 x retail unit (Use Class E), erection of 5 x terrace houses with parking and associated works, involving demolition of existing shopping parade with 7 x maisonettes above, alterations to existing parking area and erection of a parking area
Application Number: 6/2021/3422/MAJ

I am writing in response to the above planning application insofar as it raises issues in connection with minerals or waste matters. Should the Borough Council be minded to permit this application, a number of detailed matters should be given careful consideration.

Minerals

The proposed development site is located within the Sand and Gravel Belt which is identified in the adopted Minerals Local Plan 2007. British Geological Survey Data also indicates that the proposed development site could be underlain with sand and gravel deposits. The county council, as the Minerals Planning Authority, would like to encourage the opportunistic extraction and use of sand and gravel deposits, should they be uncovered in the construction of the developments (deposits may be uncovered in the creation of foundations and footings), in line with Policy 5 (Minerals Policy 5: Mineral Sterilisation) of the adopted Minerals Local Plan.

Waste

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.

The NPPF recognises waste as a strategic issue and specific national policy is set out in the *National Planning Policy for Waste (October 2014)* which states 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.'*

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:

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 Local Plan Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a Site Waste Management Plan (SWMP).

Upon reviewing the documents submitted as part of the planning application, it is clear that a similar document to a SWMP has been prepared and included within Appendix H of the Design and Access Statement. The Waste Management Plan includes a description of the site, the policy and legislative context (including reference to Waste Local Plan Policy 12) and details of how demolition and construction waste will be managed.

The Waste Management Plan explains that demolition waste will either be reused on site where environmentally feasible, or taken off-site to a suitably licenced facility for recycling, recovery or landfill as a last resort for contaminated material. Construction waste will be minimised through adopting best practice ordering, handling and storage of materials, and ensuring that recycled building materials and aggregates are used where possible. Details of how waste management issues will be incorporated into the design of the development have also been identified within the Waste Management Plan.

The Waste Planning Authority would recommend that the Waste Management Plan be implemented in the same way that a SWMP would. SWMP's are regularly updated with figures and information as the project progresses. This ensures that the waste management and minimisation measures are applied and recorded throughout the duration of the project.

It is recommended that tables be added to the Waste Management Plan to allow for regular recording of waste arisings (coming from both demolition and construction phases) as the project progresses and the waste management actions taken for the arisings (i.e details of where the waste arisings are re-used, recycled, recovered or disposed).

Yours sincerely,

Emma Chapman



Planning Officer- Minerals and Waste Policy