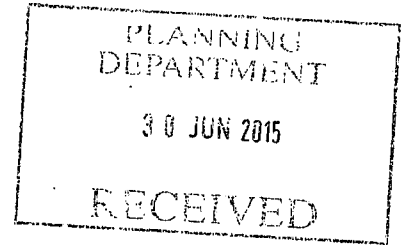


**From:** Julie Greaves [Julie.Greaves@hertfordshire.gov.uk]  
**Sent:** 30 June 2015 12:35  
**To:** Planning  
**Subject:** F.A.O Mr M Peacock re:S6/2015/1342/PP  
**Attachments:** King George Playing fields 121 dwellings.doc



Dear Mr Peacock,

Please find attached the Waste Planning Authorities response to the above Outline Application.

Kind regards,


Julie Greaves  
Team Leader - Minerals and Waste Policy  
Spatial Planning and Economy Unit  
Environment Department  
CHN 216  
County Hall  
Hertford  
SG13 8DN

Tel: 01992 556227  
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**Please note that my email address has changed to: [julie.greaves@hertfordshire.gov.uk](mailto:julie.greaves@hertfordshire.gov.uk)**

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Chief Executive and Director of  
Environment: John Wood



**Spatial and Land Use Planning  
Minerals and Waste Team**  
CHN216  
County Hall  
Hertford, Herts SG13 8DN

\*Via email\*  
Mr M Peacock

[spatialplanning@hertfordshire.gov.uk](mailto:spatialplanning@hertfordshire.gov.uk)  
Telephone : 01992 556249  
Minicom : 01992 556611  
Fax : 01992 556180  
Contact : Julie Greaves  
My ref : SP&E/JG/WHBC  
Your ref : S6/2015/1342/PP

Date : 30 June 2015

Dear Mr Peacock,

**RE: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT  
OF UP TO 121 DWELLINGS, ASSOCIATED INFRASTRUCTURE AND A  
CHANGE OF USE FROM AGRICULTURAL LAND TO AN EXTENSION OF THE  
KING GEORGE V PLAYING FIELD**

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. The county council would like to see waste issues considered as early as possible when drawing up development proposals.

Waste Policy 12: Sustainable Design, Construction and Demolition, requires all relevant construction projects to be supported by a Site Waste Management Plan (SWMP). 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. 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](http://www.wrap.org.uk/construction/tools_and_guidance/site_waste_management_planning/index.html)

The county council as Waste Planning Authority would wish to assess any SWMP that is submitted as part of this development and provide comment to the Borough Council. The full text of Policy 12 is set out as an appendix to this letter.

Having looked at the supporting documents for this outline application, the following specific comments are made:

Chapter 5 within the Planning Statement sets out the national planning policy framework, however, no reference is made to the National Planning Policy for Waste the details of which are set out above.

Chapter 5 also makes an assessment against the Development Plan; however no reference is made to the Waste Local Plan which is part of the Development Plan for Hertfordshire and should therefore be taken into account. The policies of relevance are set out above.

The Welwyn Hatfield local plan and its 'saved' policies are referred to within the Planning Statement; however, Policy R5 is also of relevance to this application.

The adopted Welwyn Hatfield plan is the extant policy document and contains a very useful section on waste in relation to built development; as follows:

### **Waste**

*The disposal of waste is an essential community service. The County Council is responsible for planning for all types of waste and the disposal of household and commercial waste, while the District Council is responsible for waste collection. The amount of waste produced is increasing, and the costs of disposal, both financially and environmentally, are rising. Waste is, therefore, an issue with important land use planning and environmental implications, which need to be considered as an integral part of sustainable development.*

*The Hertfordshire Waste Local Plan 1995-2005, adopted January 1999, should be referred to for waste management policies, and it sets out detailed background and guidance on waste planning matters. The Plan forms part of the Development Plan for Welwyn Hatfield District against which all planning applications are to be considered. The District Council recognises the limited direct involvement that it can have in waste disposal and other related development. These are matters for the County Council or, ultimately, are dependent on commercial activities and social responsibility outside the scope of planning. However, the Council is supportive of the strategy of the County Council as set out in the Waste Local Plan, which represents a major shift in policies away from a dependency on landfill as the main means of waste disposal. For example, a key component of the Waste Local Plan strategy is the incorporation of the hierarchy of waste management. The four elements of the waste hierarchy are:*

- Minimisation;*
- Re-use;*
- Recovery – recycling, energy, composting;*
- Disposal as a last resort.*

*Waste production and its implications need to be considered at all stages in the development process, from initial site clearance and the choice of building materials, through its occupation to its eventual clearance. The Council will seek to ensure that the design and organisation of works minimises the waste of materials, and that a minimum of materials are removed from the site. As much as possible of existing materials should be retained on site for re-use consistent with environmental practices. Material which is to be removed should be carefully*

segregated by type to enable reclamation and re-use elsewhere. On larger schemes materials recycling should take place on site and the products used in the development. Materials will have to be stored carefully so that they do not cause pollution or eyesores. Where sites are contaminated, on-site remediation is preferable where practicable and appropriate. This reduces the pollution potential and the problem is not merely moved elsewhere.

After re-using materials found on site, the practice most likely to aid waste reduction will be the use of recycled products. Recycled aggregates provide one example of such a product that is currently available. As awareness of the importance of conserving resources increases, the list of recycled products will extend. The design of all schemes should accommodate storage for a variety of different types of segregated waste. Communal schemes (e.g. mini recycling collection points) will be encouraged provided that problems of vehicular access, vandalism, potential pollution and noise can be overcome.

The potential for the recycling of green waste for combined heat and power units within larger developments should be considered. Thought also needs to be given to the deconstruction of buildings and infrastructure, the practicalities, and ease with which materials may be recovered and re-used.

Whilst the Council will encourage all applicants to take notice of the waste implications of their schemes, only larger development schemes will be required to submit a demonstration of how waste management issues are to be addressed.

Larger schemes are defined as:

- Developments of more than 5 houses;
- Commercial and industrial development of more than 235 sq.ms;
- Car parks with more than 200 spaces;
- Golf courses;
- Developments which attract large numbers of visitors; and
- Other developments which the Council considers to have important waste management implications.

#### **Policy R5 - Waste Management**

**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.'**

It would fall to the applicant to demonstrate how Policy R5 has been applied to a large scale scheme such as this.

No reference is made, within the planning framework section, to the Welwyn Hatfield sustainability checklist which also includes a section on waste management entitled: '7 identify the volumes and types of waste generated during development through construction and occupation and take measures to minimize, reuse and recycle waste'.

It is unclear from the list of supporting documents as to whether a completed checklist was submitted at this stage. It is anticipated that a completed checklist would be supported by the necessary detail that is requested.

The Design and Access statement (para 7.4), entitled Refuse and Recycling, includes a statement regarding the provision of bins for occupancy and consideration of refuse collection vehicle routes. This provision is welcomed.

Para 8.2, Sustainability, goes on to say that sustainable building design for dwellings can address issues including waste and recycling, however does not go on to give any specific details as to how waste will be dealt with at this development.

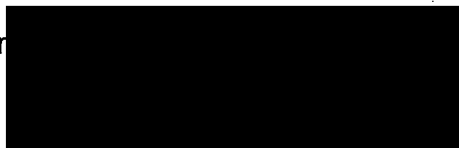
Specific measures are listed under the heading 'construction and materials' including:

- Site construction policy to minimise waste and recycle site waste.
- Each dwelling to have facilities to recycle. Internal and external storage facilities to be provided.

These are listed as measures which 'could' be implemented. The county council is keen to ensure that these measures are implemented. As stated previously, these requirements can be met through the imposition of planning conditions.

The county council is keen to work with the Borough Council and developer to ensure that waste issues are dealt with effectively. I hope that these comments are useful and please do not hesitate to contact me if you require any further information.

Your



Mrs Julie Greaves  
Team Leader – Minerals and Waste Planning

**Policy 12: Sustainable Design, Construction and Demolition**

**Where appropriate, new and existing development, including waste management facilities, must contribute to resource efficiency, the reduction of carbon emissions and the effective management of climate risk.**

**As a minimum, proposals will be required to address the principles of sustainability by incorporating the following:**

- i) construction and demolition methods that minimise waste generation and re-use/recycle materials and buildings, as far as practicable on site;**
- ii) design principles and construction methods that minimise the use of primary aggregates, use of water are consistent with the energy hierarchy and encourage the use of high quality building materials made from recycled and secondary sources;**
- iii) good and innovative design with layout principles that allow for the effective sorting, recycling and composting of waste where appropriate;**
- iv) demonstrate that no significant noise or light intrusion will arise from the development, and include measures to minimise adverse impact on human health, amenity and wildlife habitats; and the natural and built environment; and**
- v) Sustainable Drainage Systems (SUDS);**

**In particular waste management facilities should be enclosed within a building wherever possible which, along with plant and machinery, should be in keeping with the surrounding setting and landscape/townscape.**

**All new development proposals should demonstrate how the principles of integrated sustainable development, as set out in the Hertfordshire Building Futures Guide, have been addressed.**

**Completed Site Waste Management Plans should support relevant developments to include details of the management of waste at construction and demolition sites and should be passed onto the Waste Planning Authority to collate the data.**