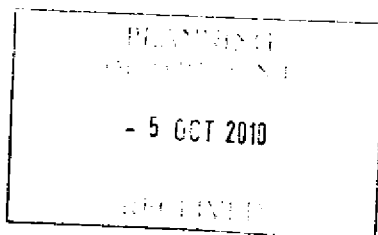


Wd
Environment and Commercial Services
Director: John Wood



Mr R Aston – Planning Officer
Planning Department
Welwyn Hatfield Borough Council
Council Offices
Welwyn Garden City
Herts
AL8 6AE

COUNTY DEVELOPMENT UNIT
CHN216
County Hall
Hertford, Herts SG13 8DN



[REDACTED]
Contact : Martin Wells
My ref : CDU/MW
Your ref : N6/2010/2055/MA
Date : 4 October 2010

Dear Mr Aston,

Location: Former Shredded Wheat Factory Complex and Land Adjoining at Broadwater Road West Welwyn Garden City Hertfordshire AL7 3AY

Proposal: Full Planning Permission for part demolition, repair, restoration, extension and conversion of the former Shredded Wheat factory complex to provide retail (A1 & A3), business (B1), heritage centre (D1) and energy centre. Associated alterations to existing vehicular and pedestrian access and highway layout within and around the site, including the creation of two vehicular access ramps to basement parking, hard and soft landscaping, the provision of a civic square, park, public and private open space, pedestrian walkways to include the upgrade of the existing pedestrian footpath over the railway line and associated enabling works. Outline Planning Permission for development of land to the west and south of the shredded wheat factory to comprise the following uses: Retail (A1 & A5), business (B1), hotel (C1), residential, to include: houses, flats, care home and YMCA (C2 & C3); doctors surgery and pharmacy (D1); swimming pool and leisure centre with all matters reserved apart from means of access

Application No: N6/2010/2055/MA

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 mindful to permit this application, a number of detailed matters should be given careful consideration. The County Council seeks to promote the sustainable management of waste in the county and encourages Districts and Boroughs to have regard to the potential for minimising waste generated by development.

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 Local Plan 1999. The policies that relate to this proposal are set out below

Waste Policy 3 Waste minimisation and new developments
Waste Policy 7 Re-use of waste arising from new developments
Waste Policy 8 Use of recycled materials in new developments
Waste Policy 11 Waste Separation Storage and Recycling Facilities at Major New Development Sites.

The adopted Waste Local Plan forms part of the development plan for the purposes of section 54A of the Town and Country Planning Act 1990 (as amended). Therefore, in determining the planning application the Borough Council is urged to pay due regard to these policies and ensure their objectives are met.

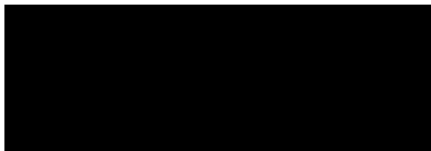
As from 6 April 2008, a site waste management plan (SWMP) is required by law for all construction projects that are worth more than £300,000. This aims to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. Projects over £500,000 may require further information. Good practice templates for producing SWMPs can be found at:

<http://www.smartwaste.co.uk/> or

http://www.wrap.org.uk/construction/construction_waste_minimisation_and_management/swmp_form.html

Many of the policy requirements can be met through the imposition of planning conditions. In this regard, the document 'Implementation of Hertfordshire Waste Local Plan Policies – A Guide to Districts, (Draft) June 1999' should be referred to.

Yours sincerely,



Martin Wells

Planning Officer – Minerals and Waste Policy