

**Director of Environment and  
Infrastructure: Mark Kemp**



Planning Department  
Welwyn Hatfield Borough Council  
Council Offices  
Welwyn Garden City  
Herts  
AL8 6AE

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

[spatialplanning@hertfordshire.gov.uk](mailto:spatialplanning@hertfordshire.gov.uk)

Telephone : 01992 556275  
Contact : Emma Chapman  
My ref : SPEU/EC  
Your ref : 6/2018/3292/MAJ  
Date : 07/02/2019

Dear Mrs Sarah Madyausiku

**Location:** 41 Broadwater Road Welwyn Garden City AL7 3AX

**Proposal:** Erection of four storey development comprising 91 x bed care home  
with 13 x care suites

**Application No:** 6/2018/3292/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.

### **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, you are referred to the following policies of the adopted 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.

## Site Waste Management Plan

It is understood that there is an extant approval for the use of this site as a care home. This proposal (6/2018/3292/MAJ) seeks to amend the original scheme to provide additional accommodation. The county council, as the Minerals and Waste Planning Authority, provided comments on the extant permission (N6/2014/2715/MA) on 02 February 2015.

In these comments it was identified that the Waste Management Strategy stated that a Site Waste Management Plan (SWMP) would be implemented for elements of the development. In this letter the county council suggested that the SWMP should contain details of what waste types are anticipated and where the waste will be taken for treatment and disposal. It was also stated that the SWMP should predict the amount and type of waste expected to arise and then be used to record the actual waste as it arises.

Upon reviewing the documents submitted with application 6/2018/3292/MAJ, it is identified that Appendix A of the Design and Access Statement displays the Site SWMP for the project.

The SWMP details that a secure store for the wheeled bins required for the care home and day centre will be located within the building footprint and that recycled waste will be collected by a contract waste company.

Whilst it is encouraging to see the incorporation of storage areas for waste being designed into the developments, a SWMP should be used to detail management actions for the waste which arises both before and during the construction of the developments.

Hertfordshire County Council, as the Waste Planning Authority, will expect to see a SWMP produced for the proposed developments. The SWMP can be submitted as part of the application or as part of a requirement by a pre-commencement condition.

The SWMP should include the following details:

### Project and People

- Identification of the client
- Identification of the Principle Contractor
- Identification of the person who drafted the SWMP
- Location of the site
- An estimated cost of the project
- Declaration that the client and contractor will comply with the requirements of Duty of care that materials will be handled efficiently and waste managed appropriately (Section 34 of Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regs 1991)

## Estimating Waste and Waste Management Actions

- A description of the types of waste that are expected to arise on site (recorded through the use of 6-digit European Waste Catalogue codes) and an estimated quantity for each of the types (in tonnes)
- Waste management actions for each of the types of waste (i.e will it be re-used, recycled, recovered or disposed of)

## Space for Later Recordings

- Space for the recording of actual figures against those that are estimated at the start
- Space that will allow for the recording and Identification of those responsible for removing the waste from site and details of the sites they will be taking it too
- Space for recording of explanations that set out the reasons for any deviations from what has been set out in the SWMP, including explanations for differences in waste arisings compared to those set out in the initial estimations

## Employment Land Area of Search

It should be noted that the application falls within the boundary of Employment Land Area of Search (ELAS) 223. As the Borough Council is aware, ELAS are based on the Employment Areas of the adopted District and Borough Local Plans (the adopted plans at the time the Waste Site Allocations Document 2011-2026 was prepared) and are identified as areas that may provide suitable locations for future waste management facilities due to the compatible B Class uses in the area.

## **Minerals**

British Geological Survey (BGS) data identifies that there may be some sand and gravel deposits in the area on which the application falls. The county council would like to encourage the opportunistic use of these deposits within the developments, should they be found when creating the foundations/footings. Opportunistic use of minerals will reduce the need to transport sand and gravel to the site and make sustainable use of these valuable resources.

Yours sincerely



Emma Chapman

Planning Assistant – Minerals and Waste Policy