



One YMCA

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# **PEARTREE LANE, WELWYN GARDEN CITY**

Waste Management Strategy



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Waste Management Strategy

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## One YMCA

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# PEARTREE LANE, WELWYN GARDEN CITY

## Waste Management Strategy

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# CONTENTS

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<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1.	BACKGROUND	1
1.2.	PROPOSED DEVELOPMENT	1
1.3.	SITE DESCRIPTION	1
1.4.	REPORT STRUCTURE	1
<b>2.</b>	<b>WASTE LEGISLATION, POLICY AND GUIDANCE</b>	<b>2</b>
2.1.	INTRODUCTION	2
2.2.	NATIONAL LEGISLATION	2
2.3.	NATIONAL & LOCAL WASTE POLICY	2
<b>3.</b>	<b>MANAGEMENT OF RESIDENTIAL WASTE</b>	<b>4</b>
3.1.	INTRODUCTION	4
3.2.	LOCAL WASTE MANAGEMENT SERVICES	4
3.3.	WASTE MODEL AND STORAGE REQUIREMENTS	4
3.5.	COLLECTION OF RESIDENTIAL WASTE	7
<b>4.</b>	<b>MANAGEMENT OF HOSTEL WASTE</b>	<b>8</b>
4.1.	INTRODUCTION	8
4.2.	CURRENT WASTE MANAGEMENT ARRANGEMENTS	8
4.3.	WASTE MODEL AND STORAGE REQUIREMENTS	8
4.4.	COLLECTION OF HOSTEL WASTE	11
4.5.	PREVENTION AND MINIMISATION OF WASTE	11
<b>5.</b>	<b>SUMMARY AND CONCLUSION</b>	<b>12</b>
5.1.	SUMMARY OF STRATEGY	12
5.2.	CONCLUSION	12

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# 1. INTRODUCTION

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## 1.1. BACKGROUND

- 1.1.1. WSP has been commissioned by One YMCA to prepare a Waste Management Strategy for Peartree Lane, Welwyn Garden City (hereafter referred to as the 'Proposed Development').
- 1.1.2. This Waste Management Strategy considers the potential impacts that may arise from waste generated during the operational phase, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage, and collection of waste arising.

## 1.2. PROPOSED DEVELOPMENT

- 1.2.1. Redevelopment of hostel facilities with 100 units and private residential scheme with 43 units with associated car parking and landscaping.

## 1.3. SITE DESCRIPTION

- 1.3.1. The site is located on Peartree Lane in Welwyn Garden City, east of the town centre. The surrounding area is well connected to public transport and the town centre.
- 1.3.2. The site is located between the residential area of Peartree to the east and the predominantly commercial / industrial area along Broadwater Road and the mainline railway to the west, many sites of which have recently or are currently being redeveloped for retail or residential uses.
- 1.3.3. The site is owned and operated by One YMCA to provide a 125 bedroomed hostel with a variety of catered or self-catered rooms. In addition, there are communal facilities for residents including communal dining/lounges, computer suites and community support facilities. The hostel is mainly accommodated within the collection of two storey buildings to the rear of the site along with car parking and servicing areas. The front portion of the site currently accommodates the hostel's maintenance facility and also offices for complementary charity organisations.

## 1.4. REPORT STRUCTURE

- 1.4.1. This report is set out in the following format:
  - **Section 1: Introduction**
  - **Section 2: Waste Legislation, Policy and Guidance** - details of the national and local legislation that have relevance to the Proposed Development.
  - **Section 3: Management of Residential Waste** - outlines the strategy that will be adopted to manage waste arising from the residential units once operational.
  - **Section 4: Management of Hostel Waste** - outlines the strategy that will be adopted to manage waste arising from the hostel once operational.
  - **Section 5: Summary & Conclusions**
  - **Appendix A: National and Local Waste Policy & Guidance**
  - **Appendix B: Ground Floor Plan (Hostel)**

## 2. WASTE LEGISLATION, POLICY AND GUIDANCE

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### 2.1. INTRODUCTION

- 2.1.1. The development and implementation of European Union (EU) waste policy and legislation is delivered by EU Directives such as the Landfill Directive, Waste Electrical and Electronic Equipment Directive etc. Member States must implement the policy drivers and requirements of these Directives through national legislation.
- 2.1.2. The revised Waste Framework Directive (rWFD) is a unique EU Directive because it clarifies the definition of 'waste' and of other concepts such as 'recycling' and 'recovery'. It implements a revised Waste Hierarchy, expands the 'polluter pays' principle by emphasising producer responsibility and applies more stringent waste reduction and waste management targets for Member States. It also requires Member States to take measures to promote high quality recycling and to set up separate collections of paper, plastic, metal and glass.
- 2.1.3. The government has decided that at the point at which the UK is expected to leave the EU (31 October 2019), all EU legislation which has not been transposed into UK law will be transferred to UK statute. From then on, all EU legislation will remain in force as part of UK law and can be repealed or amended at the will of Parliament or the devolved parliaments / assembly.
- 2.1.4. This section contains focusses on the details of the national legislation that is relevant to the Proposed Development, much of which is influenced by the rWFD, National and local waste policy and guidance reviewed during the preparation of this Waste Management Strategy are listed below.

### 2.2. NATIONAL LEGISLATION

- 2.2.1. A list of relevant items of national waste legislation is outlines below in reverse chronological order:
- **Waste Management, The Duty of Care Code of Practice (2016 update)** - This code of practices replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet waste duty of care requirements and is admissible as evidence in legal proceedings i.e. its rules will be taken into account where relevant in any case based on breach of the duty of care.
  - **The Waste (England and Wales) Regulations 2011 (as amended)** - From 1 January 2015, waste collection authorities must collect waste paper, metal, plastic and glass separately. It also imposes a duty on waste collection authorities, from the date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection.
  - **Environment Protection Act 1990** - Part II of the act was originally implemented by the Duty of Care Regulations 1991. The Duty of Care is a legal requirement for those dealing with certain kinds of waste to take all reasonable steps to keep it safe and is set out in Section 34 of the Act. The Waste (England and Wales) Regulations 2011 repealed the Environmental Protection (Duty of Care) Regulations 1991 and apply the Duty of Care requirements by the Environmental Protection Act 1990.

### 2.3. NATIONAL & LOCAL WASTE POLICY

- 2.3.1. The relevant national and local waste policy that was reviewed during the preparation of the Waste Management Strategy is outlined below and further detail provided in **Appendix A**:
- Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework* (2019);
  - MHCLG, *National Planning Policy for Waste* (2014);



- Department for Environment, Food and Rural Affairs (Defra), *Our Waste, Our Resources: A Strategy for England* (2018);
- Hertfordshire County Council, *Hertfordshire Waste Development Framework: Waste Core Strategy & Development Policies Development Plan Document 2011-2026* (2012);
- Welwyn Hatfield Borough Council (WHBC), *Welwyn Hatfield District Plan* (2005);
- WHBC, *Welwyn Hatfield District Plan: Supplementary Design* (2005); and
- WHBC, *Draft Local Plan Proposed Submission* (2016).



### 3. MANAGEMENT OF RESIDENTIAL WASTE

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#### 3.1. INTRODUCTION

3.1.1. This section details the strategy which will be adopted to manage the waste arising from the residential units once operational.

#### 3.2. LOCAL WASTE MANAGEMENT SERVICES

3.2.1. **Table 3.1** outlines the waste management services that are currently provided to blocks of flats by and on behalf of WHBC.

**Table 3.1: Waste management services**

Service	Details
Refuse collection	Communal bins collected weekly
Recycling collection	Communal bins collected alternate weekly: <ul style="list-style-type: none"> <li>• glass bottles and jars, tins, cans and aerosols, cartons, metal lids, foil</li> <li>• paper</li> </ul>
Food waste collection	Communal bins collected weekly
Bulky waste collection	Chargeable collection service
Household Waste Recycling Centre (HWRC)	Nearest HWRC to Proposed Development: Cole Green HWRC, off the A414, Hatfield

Source: WHBC website

#### 3.3. WASTE MODEL AND STORAGE REQUIREMENTS

3.3.1. Estimated residential waste storage requirements have been quantified based on the following metric provided by Claire Nicholls (Waste Services Officer at WHBC):

*‘A typical single bedroom flat will require an allowance of 100 litres of refuse capacity per week, with a further 70 litres for each additional bedroom, according to British Standards<sup>1</sup>.’*

3.3.2. **Table 3.2** provides a summary of the accommodation schedule for the Proposed Development.

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<sup>1</sup> British Standards Institution (2005) *BS5906:2005 Waste management in buildings – Code of practice*

**Table 3.2: Summary of accommodation schedule**

Unit type	No. units
1 bed flat	19
2 bed flat	24
<b>Total</b>	<b>43</b>

3.3.3. **Table 3.3** summarises the residential waste storage requirements, based on the accommodation schedule summarised in **Table 3.2** and WHBC's waste generation metric.

**Table 3.3: Residential waste storage requirements**

No. units	Litres per unit per week	Total litres per week
19	100	1,900
24	170	4,080
<b>43</b>	<b>-</b>	<b>5,980</b>

3.3.4. The exact number and types of refuse and recycling bins will be agreed with WHBC prior to occupation, however, the two bin stores have each been sized to accommodate at least four 1,100 litre Eurobins to ensure that sufficient space is provided. Further details on the bin stores are provided in the following section.

## 3.4. STORAGE OF RESIDENTIAL WASTE

### INTERNAL STORAGE

3.4.1. Residents will be expected to separate their recycling from refuse within their own units.

3.4.2. The detailed design and layout of the flats will ensure that there is sufficient space for existing and future estimated (weekly) refuse and recycling generation volumes to be stored internally.

### BIN STORES

3.4.3. Two bin stores have been provided on the ground floor level for residents to deposit their refuse and recycling into dedicated 1,100 litre Eurobins. The dimensions of the proposed bins stipulated by WHBC are shown in **Table 3.4**.

**Table 3.4: Communal wheeled bin dimensions**

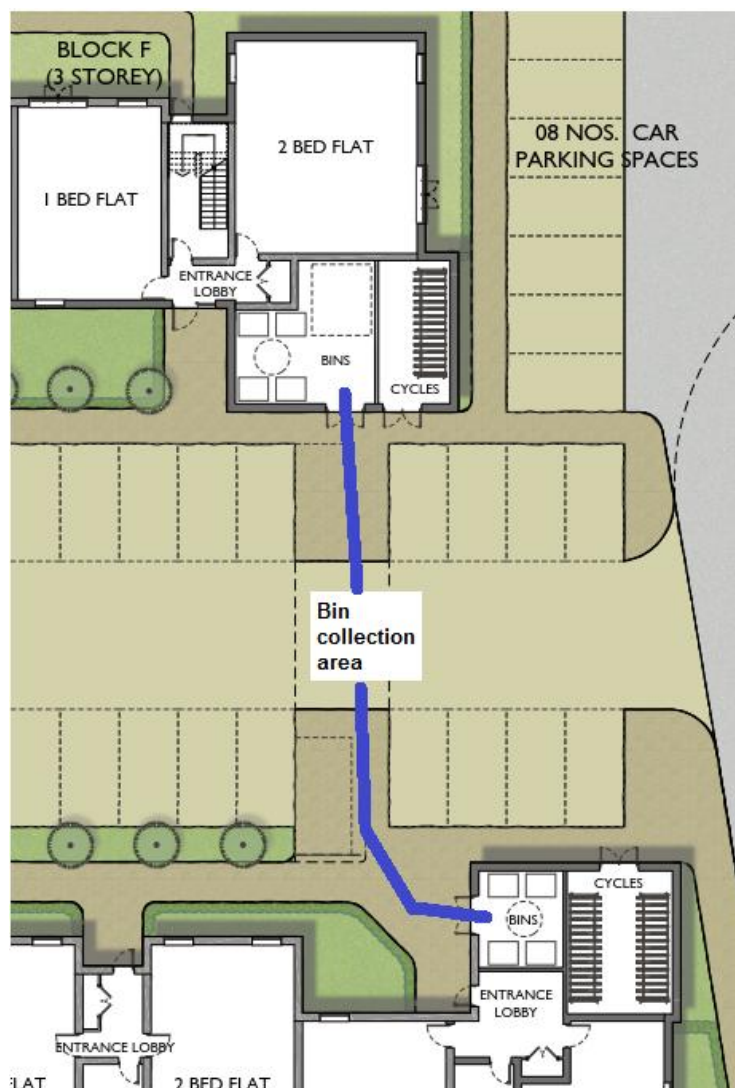
Capacity (litres)	Width (mm)	Depth (mm)	Height (mm)
1,100	1,270	1,000	1,380
360	625	860	1,095
240	580	735	1,065

3.4.4. The bin stores will be designed in accordance with British Standard *BS 5906:2005 Waste management in buildings - Code of practice*. In summary, the facilities should include the following:

- A suitable water point in close proximity to allow washing down;
- All surfaces sealed with a suitable waterproof finish (vinyl, tiles etc.);
- All surfaces easy to clean;
- A suitable floor drain; and
- Suitable lighting and ventilation.

3.4.5. The indicative locations and layouts of the bin stores and collection area are shown in **Figure 3.1**.

**Figure 3.1: Location of residential bin stores and collection area**



Source: Saunders Architects, Design & Access Statement

## BULKY WASTE

- 3.4.6. Dedicated space for bulky waste, such as furniture and appliances, has been allocated in one of the bin stores for large waste items.
- 3.4.7. The onsite Facilities Management (FM) team will ensure that residents have paid for the collection before the items can be stored in the bin store. WHBC collection crews will collect the bulky items on the agreed day, with assistance from the FM team, if required.



### **3.5. COLLECTION OF RESIDENTIAL WASTE**

- 3.5.1. The bin stores will be accessible to WHBC's Refuse Collection Vehicle (RCV) within 10m distance for the collection operatives.
- 3.5.2. The swept path analysis for a large RCV was undertaken by Transport Planning Associates (TPA) and is illustrated in drawing SP01A in Appendix D of their accompanying Transport Statement.

## 4. MANAGEMENT OF HOSTEL WASTE

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### 4.1. INTRODUCTION

4.1.1. This section outlines the strategy which will be adopted to manage the waste arising from the hostel once operational, which would be commercial waste.

### 4.2. CURRENT WASTE MANAGEMENT ARRANGEMENTS

4.2.1. The current hostel has its waste collected via a large skip which is emptied three times a week by the private commercial waste company Biffa.

4.2.2. There is no separation of recyclable materials from refuse at present; a situation One YMCA wishes to improve this situation through the implementation of new operational procedures for the proposed hostel, in order to divert more waste from landfill.

### 4.3. WASTE MODEL AND STORAGE REQUIREMENTS

4.3.1. Each room will be provided with a dual bin for the separation of refuse and recycling. Separate bins will also be provided in the office areas and communal spaces, including the garden.

4.3.2. While there will not be a commercial kitchen in the proposed hostel (as there is in the current hostel), there will be a kitchen space as part of the lounge and almost every room will have its own kitchen. Therefore, the same waste metric used for the proposed residential units has been used for calculating the required waste storage for the hostel:

*'A typical single bedroom flat will require an allowance of 100 litres of refuse capacity per week, with a further 70 litres for each additional bedroom, according to British Standards.'*

4.3.1. **Table 4.1** summarises the residential waste storage requirements, based on WHBC's waste generation metric.

**Table 4.1: Hostel waste storage requirements**

No. units (1 bed)	Litres per unit per week	Total litres per week
100	100	10,000

4.3.2. For the purpose of this strategy and in keeping with good practice, it has been assumed that the total commercial waste storage would be split 50:50 between refuse and Dry Mixed Recycling (DMR) which typically comprises paper, cardboard, plastic bottles, metal tins and drinks cans, and glass bottles.

4.3.3. It is proposed that refuse and DMR would be stored in 1,100 litre Eurobins.

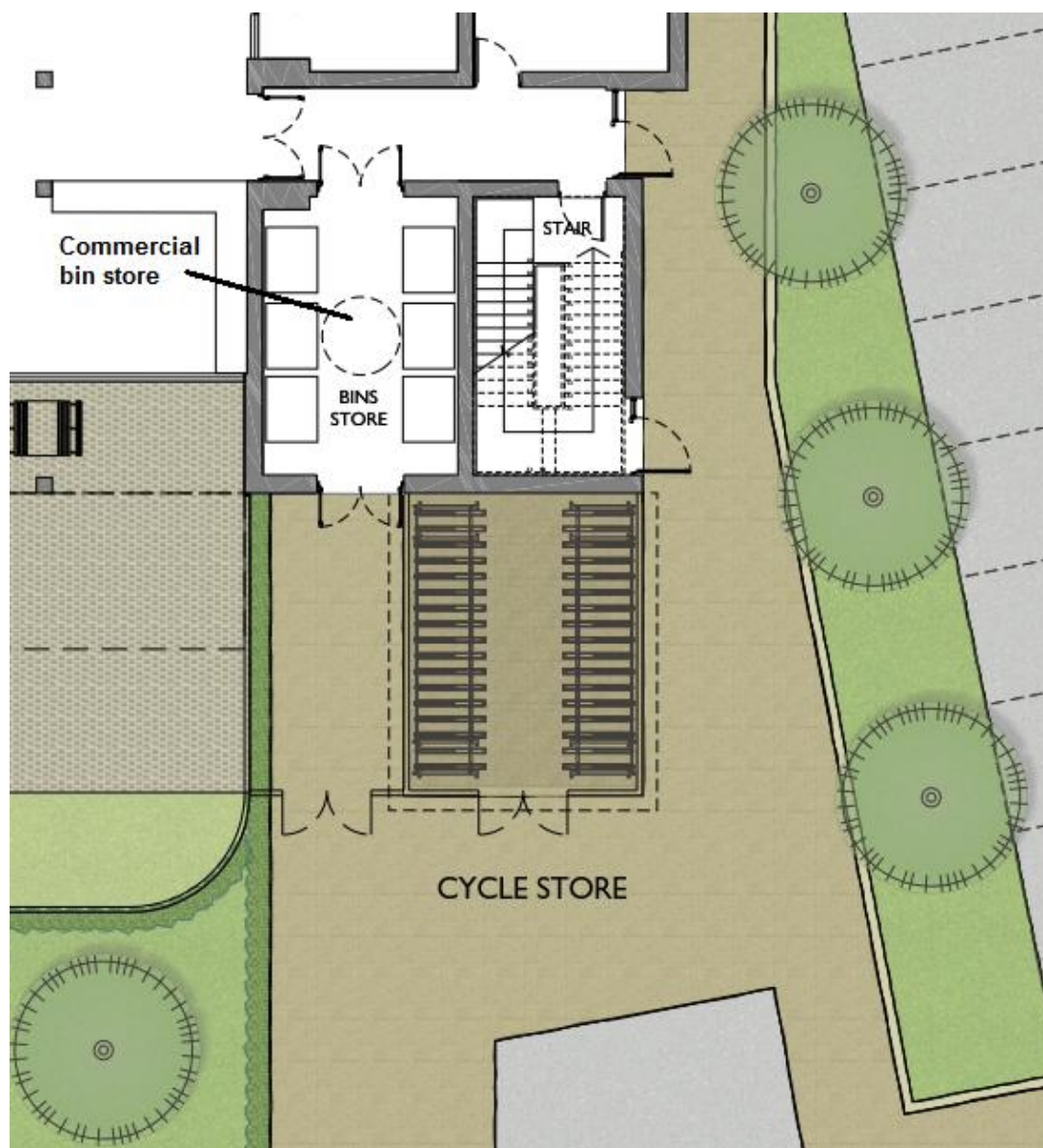
4.3.4. A summary of the commercial waste storage requirements, based on increased collection frequencies is provided in **Table 4.2**.

**Table 4.2: Estimated commercial waste storage requirements**

Collection frequency	Refuse (1,100 litre)	DMR (1,100 litre)	Total (1,100 litre)
1x weekly	5	5	10
2x weekly	3	3	6
3x weekly	2	2	4

- 4.3.5. Sufficient storage will be provided to accommodate commercial waste collections of at least two times per week, which equates to 6 no. 1,100 litre Eurobins.
- 4.3.6. A dedicated commercial bin store would be provided on the ground floor level and its location is shown in **Figure 4.1**. For context, the full ground floor plan for the hostel has been provided in **Appendix B** of this report.

Figure 4.1: Commercial bin store



Source: Saunders Architects, Proposed Hostel Ground Floor Site Plan, Sept 2019, Drawing No.: 8057 / P110

4.3.7. The commercial bin store will be designed in accordance with British Standard *BS 5906:2005 Waste management in buildings - Code of practice*. In summary, the facility should include the following:

- A suitable water point in close proximity to allow washing down;
- All surfaces sealed with a suitable waterproof finish (vinyl, tiles etc.);
- All surfaces easy to clean;
- A suitable floor drain; and
- Suitable lighting and ventilation.

## 4.4. COLLECTION OF HOSTEL WASTE

- 4.4.1. In line with accepted practice, it is proposed for commercial waste to be collected multiple times a week, to suit the needs of the hostel and the volumes of waste generated.
- 4.4.2. The commercial bin store is conveniently located for the private contractor's collection crew to empty the bins.
- 4.4.3. The swept path analysis for a large RCV collecting waste from the hostel was undertaken by TPA and is illustrated in drawings SP02A and SP03A in Appendix D of their accompanying Transport Statement.

## 4.5. PREVENTION AND MINIMISATION OF WASTE

- 4.5.1. **Table 4.3** highlights potential opportunities for the prevention and minimisation of waste generated at the hostel.

**Table 4.3: Opportunities for waste prevention and minimisation**

Examples of waste prevention and minimisation
Create a paperless office environment and discourage unnecessary printing.
Purchase products with less or no packaging.
Consider renting equipment as opposed to buying it.
Appoint a waste prevention champion to raise awareness and encourage staff to prevent, reduce and recycle waste.
Ensure toner cartridges are re-fillable and reusable for printers.
Request that suppliers take back their packaging, especially for bulky items.
Supply plates, mugs and cutlery and do not purchase single-use kitchen items.
Ensure there are bins provided for recycling and food waste to encourage individuals to recycle. Ensure that these bins are clearly labelled explaining what can/cannot be put in various bins.
Reuse office stationery such as binders and folders.
Invest in better quality office equipment to reduce the number of times it needs to be replaced.
Ensure that Waste Electrical and Electronic Equipment (WEEE) such as computers, monitors and keyboards are reused or recycled.
Encourage the use of refillable water bottles instead of disposable plastic bottles.
Provide a space for unwanted items or clothing for guests to leave for another guest to use.



## 5. SUMMARY AND CONCLUSION

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### 5.1. SUMMARY OF STRATEGY

#### Residential Waste

- 5.1.1. Residents will be expected to separate their recycling from refuse within their own units.
- 5.1.2. Two bin stores have been provided on the ground floor level for residents to deposit their refuse and recycling into dedicated 1,100 litre Eurobins.
- 5.1.3. Dedicated space for bulky waste, such as furniture and appliances, has been allocated in each bin store for large waste items.

#### Hostel Waste

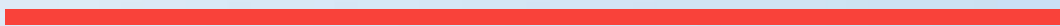
- 5.1.4. Each room will be provided with a dual bin for the separation of refuse and DMR. Separate bins will also be provided in the office areas and communal spaces, including the garden.
- 5.1.5. Sufficient storage will be provided to accommodate commercial waste collections of at least two times per week, so this would equate to 6 no. 1,100 litre Eurobins.
- 5.1.6. A dedicated commercial bin store would be provided on the ground floor level.

### 5.2. CONCLUSION

- 5.2.1. The Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development.
- 5.2.2. The proposals set out in this strategy meet the requirements of relevant waste policy and follow applicable guidance.

# Appendix A

NATIONAL AND LOCAL WASTE  
POLICY & GUIDANCE



## NATIONAL WASTE POLICY

### National Planning Policy Framework (2019)<sup>2</sup>

The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the government's planning policies for England and how these are expected to be applied. It does not include anything of relevance to waste management that would be applicable to the Proposed Development.

### National Planning Policy for Waste (2014)<sup>3</sup>

The National Planning Policy for Waste replaces 'Planning Policy Statement 10: Planning for Sustainable Waste Management' (PPS 10) and is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England.

The Policy includes the following which is of relevance to the Proposed Development:

*'8. When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:*

- *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.'*

### Department for Environment, Food and Rural Affairs (Defra), Our Waste, Our Resources: A Strategy for England (2018)<sup>4</sup>

The strategy sets out how England will preserve the stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. At the same time, the country will minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime.

It combines actions the country will take now, with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. This is the blueprint for eliminating avoidable plastic waste over the lifetime of the 25 Year Plan, doubling resource productivity, and eliminating avoidable waste of all kinds by 2050.

### Waste Hierarchy

The Waste Hierarchy requires avoidance of waste in the first instance followed by reducing the volume that requires disposal after it has been generated.

It gives an order of preference for waste management options to minimise the volume for disposal, as shown in **Figure A1.1**.

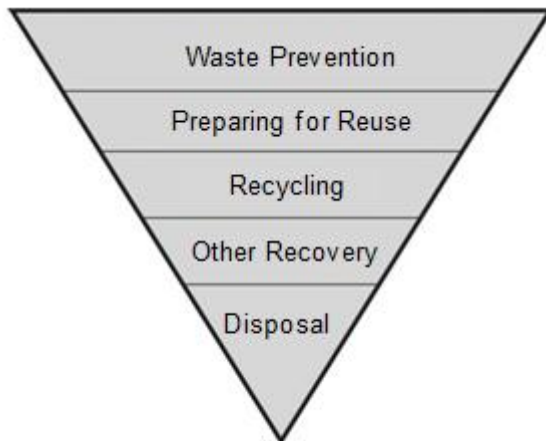
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<sup>2</sup> Ministry of Housing, Communities and Local Government (MHCLG) (2019) *National Planning Policy Framework* [\[Link\]](#)

<sup>3</sup> MHCLG (2014) *National Planning Policy for Waste* [\[Link\]](#)

<sup>4</sup> Department for Environment, Food and Rural Affairs (Defra) (2018), *Our Waste, Our Resources: A Strategy for England* [\[Link\]](#)

**Figure A1.1: The Waste Hierarchy**



Source: Waste Framework Directive

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduced at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment and this should only be undertaken in a controlled manner.

The Waste Hierarchy has been implemented in England and Wales by the Waste (England and Wales) Regulations 2011. These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of.

## LOCAL WASTE POLICY

### **Hertfordshire Waste Development Framework: Waste Core Strategy & Development Policies Development Plan Document 2011-2026 (2012)<sup>5</sup>**

The Planning and Compulsory Purchase Act 2004 introduced a development plan system that requires the county council to prepare policies that will deliver the spatial strategy for the future of minerals and waste planning in the county. Collectively, these policies will form the Minerals and Waste Development Framework for Hertfordshire.

The following extracts are of relevance to the Proposed Development.

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<sup>5</sup> Hertfordshire County Council (2012) *Hertfordshire Waste Development Framework: Waste Core Strategy & Development Policies Development Plan Document 2011-2026* [\[Link\]](#)

*'Policy 2: Waste Prevention and Reduction*

*Hertfordshire residents and businesses will be encouraged to reduce waste in accordance with Hertfordshire Joint Municipal Waste Management Strategy. The Waste Planning Authority will achieve this by:*

- 1. Raising awareness amongst the general public on measures to prevent and where necessary further reduce waste and encouraging waste separation and recycling at source;*
- 2. Pro-actively engaging with the general public and businesses through regular communication and the WasteAware Campaign;*
- 3. Encouraging other Local Planning Authorities to include waste prevention and reduction policies in emerging Local Plans;*
- 4. Ensuring the Waste Development Framework secures a reduction in residual waste, so that minimal land-take is needed in order to dispose of it; and*
- 5. Working in partnership with businesses to encourage the reduction of waste generation through packaging, design and reuse of materials.'*

*'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 following 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.*

*Complete 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.'*



## **Welwyn Hatfield District Plan (2005)<sup>6</sup>**

The Welwyn Hatfield District Plan was adopted in 2005. A number of policies have been ‘saved’ until it is replaced by a Local Development Framework. The following extract is of relevance to the Proposed Development.

### *‘Policy R5 – Waste Management*

*The Council will require applications for larger schemes 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) Reuse or recycle 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.’*

## **Welwyn Hatfield District Plan: Supplementary Design (2005)<sup>7</sup>**

The design guidance has been written to provide guidance on the design and layout of all new development in the District to supplement the policies contained in the District Plan and should be read in conjunction with the District Plan. The following extracts are of relevance to the Proposed Development.

### *‘Waste Management*

*Follow the Waste Strategy Hierarchy of Minimisation, Re-use, recovery, and disposal as a last resort. Maximise facilities on site to help with recycling, including home composting, Include facilities for separation and storage of different types of waste for collection. Include public facilities for waste and consider the need for access by various disposal contractors.’*

## **Draft Local Plan Proposed Submission (2016)<sup>8</sup>**

This document is the proposed submission draft of the new Local Plan for Welwyn Hatfield. The role of a Local Plan is to set out WHBC’s planning framework for the borough, identifying how much and what type of development is needed and where it should or should not be accommodated.

The last District Plan was adopted in 2005 and covered the period up to 2011. This Local Plan covers the period 2013-2032. It starts by identifying a number of challenges that the borough will face over the coming years and responds by setting out a vision and policies to address them and to help create the type of place the community would like the borough to be.

Along with the Minerals and Waste Local Plans for Hertfordshire and any Neighbourhood Plans it forms the Development Plan for the borough. The Development Plan is the basis upon which planning applications should be determined unless there are material planning considerations which indicate otherwise.

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<sup>6</sup> WHBC (2005) *Welwyn Hatfield District Plan* [\[Link\]](#)

<sup>7</sup> WHBC (2005) *Welwyn Hatfield District Plan: Supplementary Design Guidance* [\[Link\]](#)

<sup>8</sup> WHBC (2016) *Draft Local Plan Proposed Submission* [\[Link\]](#)

The following extract is of relevance to the Proposed Development:

*'Policy SP 10: Sustainable design and construction*

*Proposals that adopt sustainable design and construction principles, as set out below within an integrated design solution will be supported. This should be demonstrated via Sustainable Design Statement and associated plans.*

*Materials and waste*

*Reuse land and buildings wherever feasible and consistent with maintaining and enhancing local character and distinctiveness.*

*Reuse and recycle materials that arise through demolition and refurbishment, including the reuse of excavated soil and hardcore within the site.*

*Prioritise the use of materials and construction techniques that have smaller ecological and carbon footprints, where appropriate.*

*Consider the lifecycle of the building and public spaces, including how they can be easily modified to meet changing social and economic needs and how materials can be recycled at the end of their lifetime.*

*Space is provided and appropriately designed to foster greater levels of recycling of domestic and commercial waste.'*

# Appendix B

GROUND FLOOR PLAN (HOSTEL)



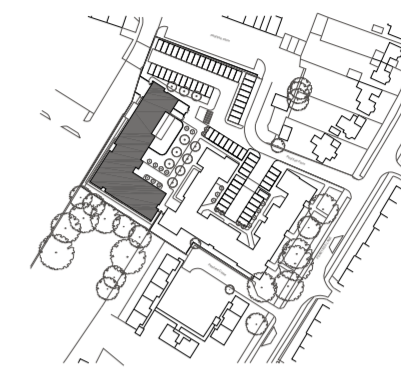
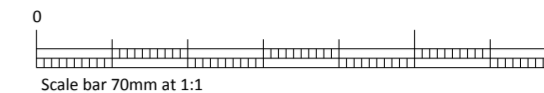




NOTES



This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.  
No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.



KEY PLAN



RESIDENTIAL DEVELOPED  
IN OUTLINE ONLY, REFER  
TO P101 AND P123

### FOR PLANNING

REV	DATE	NOTE	IN

Project

YMCA  
PEARTREE LANE  
WELWYN GARDEN CITY

Title

PROPOSED  
HOSTEL  
GROUND FLOOR SITE PLAN

Scale

1:200 @A2

Date

SEPT 2019

Drawn

SD

Checked

AL

Drawing Number

8057 / P110

Revision

-

# Saunders

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