

Director of Environment  
& Infrastructure: Mark Kemp



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

Spatial Planning Unit  
Minerals and Waste Policy Team  
CHN216  
County Hall  
Pegs Lane  
Hertford, Herts SG13 8DF  
[www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)

Tel: 01992 556275  
Email: [Minerals.planning@hertfordshire.gov.uk](mailto:Minerals.planning@hertfordshire.gov.uk)  
Your ref: 6/2020/3420/MAJ  
Date: 12/01/2021

Dear Ms Howe

**Location:** Biopark Broadwater Road Welwyn Garden City AL7 3AX  
**Proposal:** Demolition of existing buildings and construction of 289 residential units (Use Class C3) and community hub (Use Class E/F.2), with public realm and open space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.  
**Application Number:** 6/2020/3420/MAJ

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

### Minerals

According to British Geological Survey Data, the proposed development site could be underlain with sand and gravel deposits. The county council, as the Minerals Planning Authority, encourages the opportunistic use of these deposits in line with Policy 5 of the adopted Minerals Local Plan (Policy 5: Mineral Sterilisation), should they be found in construction of the developments (deposits may be found in the creation of foundations and footings).

### Waste

The Borough Council should consider that the proposed development is located within Employment Land Area of Search (ELAS) 223. The adopted Waste Local Plan identifies sixty ELAS which are considered to be compatible with waste management uses, because they contain B2 (General Industrial) and/or B8 (Storage or Distribution)

uses. For more information on ELAS, please see the Employment Land Areas of Search Supplementary Planning Document 2015.

Production of waste has been covered within the Environmental Statement (Part 5: Phasing, Construction and Implementation). Paragraph 5.2.3 explains that waste produced on-site will be subject to the Duty to Care and will be treated in accordance with the Site Waste Management Plan (SWMP).

In line with Policy 12 (Policy 12: Sustainable Design, Construction and Demolition) of the adopted Waste Local Plan, a SWMP has been submitted to support the application/Environmental Statement.

The SWMP clearly sets out the project details, waste minimisation opportunities, forecasted waste arisings and provides space for the recording of actual waste arisings against the forecasted arisings. The Waste Planning Authority is happy with the level of detail provided within the SWMP. It is clear that a comprehensive plan has been prepared, which sets out all the necessary details that should be included within a SWMP.

In addition to Policy 12, adopted Waste Local Plan Policy 1 (Policy 1: Strategy for the Provision for Waste Management Facilities) and Policy 2 (Policy 2: Waste Prevention and Reduction) should be considered by the Borough Council in the determination of the application.

I hope the above comments are of use. Should you require any further information, please do not hesitate to contact me on the details above.

Yours sincerely,

Emma Chapman



Planning Officer- Minerals and Waste Policy