

**Mark Doran, Executive Director of
Growth & Environment**



**Steve Fraser-Lim
Development Control
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My ref:	SPEU/FB
Your ref:	3/24/0966/OUT
Date:	06/06/2024

Dear Steve Fraser-Lim,

Location:	Land North Of A507, West Of A10 Buntingford
Proposal:	Outline planning application for development of up to 600 dwellings (C3), elderly accommodation (C3), Mixed Use Local Centre (including flexible use E, F and Sui Generis), First School, informal and formal open space, associated works and infrastructure including a new access from the A507 and pedestrian bridge over the A10, with all matters reserved except access.
Application Number:	3/24/0966/OUT

I am writing in response to the above proposal, to provide comments on behalf of the County Council, as the Waste Planning Authority. We also responded to a Screening Opinion (3/23/2350/SCREEN) on 3 January 2024 and would ask that the content of that letter be read in conjunction with this response.

Government policy seeks to ensure that all planning authorities take responsibility for waste management. This is reflected in the County Council's adopted waste Development Plan Documents (DPDs). In particular, these documents seek to promote the sustainable management of waste in the county and encourage Local Planning Authorities to have regard to the potential for minimising waste generated by development.

The National Planning Policy for Waste (October 2014) 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.'

Section 2.3.5 of the Sustainable Construction, Energy and Water Statement submitted alongside this application acknowledges the Hertfordshire Minerals and Waste Draft Local Plan 2040 but does not refer to the adopted Waste Core Strategy and Development Management Policies DPD (2012). The policies in the adopted DPD (2012) that relate to this proposal, and which must be considered by the Local Planning Authority in determining the application, include Policy 1: Strategy for the Provision for Waste Management Facilities (namely the penultimate paragraph of the policy) and Policy 12: Sustainable Design, Construction and Demolition.

Many of the policy requirements can be met through the imposition of planning conditions.

As a general point, built development should have regard to the overall infrastructure required to support it, including where appropriate a sufficient number of waste storage areas that should be integrated accordingly and facilitate the separate storage of recyclable wastes.

Waste Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a Site Waste Management Plan (SWMP).

Section 3.5 of the Sustainable Construction, Water and Energy Statement details how construction and operational waste will be minimised at the proposed development.

The County Council welcomes the applicant's statement within section 3.5 that a Site Waste Management Strategy (SWMS) could be developed by the housebuilder prior to the commencement of works on site to ensure waste is minimised during the construction phase of the development.

Page 24 also states that due to the Outline stage of this application, there is not enough detail to develop a detailed Waste Strategy as the exact types of buildings and construction processes have not been identified.

The Waste Planning Authority would expect to see a Site Waste Management Plan (SWMP) prepared to support this application at the reserved matters stage, prior to commencement of the project. This must be prepared and agreed in consultation with the Waste Planning Authority, as detailed in our previous response to 3/23/2350/SCREEN on 3 January 2024. The SWMP must be implemented throughout the duration of the project, from initial site preparation works to final completion of the construction phase.

By preparing a SWMP prior to commencement, early decisions can be made relating to the management of waste arisings and building supplies made from recycled and secondary materials can be sourced, to help alleviate the demand for primary materials such as virgin sand and gravel. Early planning for waste arisings will help to establish what types of containers/skips are required for the project and when segregation would be best implemented for various waste streams. It will also help in determining the costs of removing waste from the site.

As a minimum, the SWMP should include the following:

Project and People

- Identification of the client

- Identification of the Principal 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

- 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 waste type (i.e., will the waste be re-used or recycled (on-site or off-site?), recovered or disposed of)

Space for Later Recordings

Space for the recording of actual figures against the estimated figures

Space for the recording and identification of those responsible for removing the waste from site and details of the sites they will be taking it to

Space to record explanations for any deviations from what has been set out in the SWMP, including explanations for differences in actual waste arisings compared to the estimates

As a SWMP has not been produced at this Outline planning application stage, the Waste Planning Authority request the following pre-commencement condition be attached to any approved planning application:

Condition: No development shall take place until a Site Waste Management Plan (SWMP) for the site been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

Reason: To promote the sustainable management of waste arisings and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

The District Council should also be aware of the nearby Waste Management Site (WMS), Buntingford Depot, which is located less than 250 metres away from the development proposal. The Waste Management Site is safeguarded under Policy 5 of the adopted Waste Core Strategy and Development Management Policies document due to its important contribution to the strategic network of waste management provision in the county.

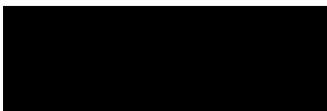
Adopted Policy 5: Safeguarding of Sites, states that the Waste Planning Authority will oppose development proposals which are likely to prevent or prejudice the use of land identified or safeguarded for waste management purposes unless alternative or enhanced provision is made for a facility dealing with the equivalent waste capacity or where it can be demonstrated that the need for those facilities can no longer be justified.

The 'Agent of Change' principle (NPPF, paragraph 193) is clear that planning decisions on new developments should ensure integration with existing business such that they do not have unreasonable restrictions placed upon them.

After reviewing the details submitted with the application, the Waste Planning Authority does not consider that the proposal will prevent or prejudice the existing Waste Management Site, and therefore has no safeguarding concerns.

The Design & Access Statement submitted alongside this application shows that there is residential development to the southeast of the proposed site area in close proximity to the WMS, Buntingford Depot. Future occupants of the development proposal should not be subject to unacceptable amenity impacts and therefore the applicant should carefully consider appropriate mitigation including ensuring there is a reasonable natural buffer and screening. In addition, traffic impacts in relation to safeguarding the WMS and any potential impact on the site's operation should be carefully considered.

Yours sincerely,

A solid black rectangular box used to redact the signature of the Planning Officer.

Finlay Banks
Planning Officer- Minerals and Waste Policy.