

Director of Environment  
& Infrastructure: Mark Kemp



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Your ref: 6/2020/2248/OUTLINE  
Date: 24/11/2020

Dear Mr Elmore

**Location:** Roundhouse Farm, Land Off of Bullens Green Lane,  
Colney Heath  
**Proposal:** Outline permission for the erection of up to 100 dwellings,  
with all matters reserved except access  
**Application Number:** 6/2020/2248/OUTLINE

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.

According to British Geological Survey Data the proposed development site could be underlain with sand and gravel deposits. Adopted Minerals Local Plan Policy 5 (Minerals Policy 5: Mineral Sterilisation) encourages extraction of minerals prior to other development taking place where any significant mineral resource would otherwise be sterilised. Whilst the potential mineral resources under this site are not considered significant, the Minerals Planning Authority would strongly encourage the opportunistic use of any deposits, should they be found in the construction of the developments (deposits may be uncovered in the creation of foundations/footings).

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, the waste planning documents seek to promote the sustainable management of waste in the county and encourage Districts and Boroughs to have regard to the potential for minimising waste generated by development.

The NPPF recognises waste as a strategic issue and specific national policy is set out in the *National Planning Policy for Waste (October 2014)* which states the following:

**County of opportunity**

*'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.'*

In particular, you are referred to the following policies of the adopted Hertfordshire Waste Local Plan:

Policy 1: Strategy for the Provision for Waste Management Facilities.

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.

Waste Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a Site Waste Management Plan (SWMP). 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. Good practice templates for producing SWMPs can be found at: <http://www.smartwaste.co.uk/> or <http://www.wrap.org.uk/category/sector/waste-management>.

The county council as Waste Planning Authority would be happy to assess any SWMP that is submitted as part of this development either at this stage or as a requirement by condition and provide comment to the Borough Council.

Yours sincerely,  
Emma Chapman



Planning Officer- Minerals and Waste Policy