

10. WASTE MANAGEMENT

Introduction

- 10.1 The Hertfordshire Waste Local Plan encourages the Hertfordshire Borough and District Councils to have regard to the waste policies 7, 8 and 11 when considering development proposals. The policies provide guidance on the reclamation and reuse of excavation material and recycled materials in development and the provision of waste recycling facilities.
- 10.2 These guidelines on waste management are intended to encourage sensitive waste management practices that should enhance the overall quality of the environment, and minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste that are a risk to human health.

Planning

- 10.3 Applicants are encouraged to think about waste management issues before submitting a development proposal.
- 10.4 Issues that may need to be considered are:
- Whether the site has a history of contamination, and whether the proposals adequately address the water pollution implications of such contamination.
 - Whether the design, layout, planning and construction of the development restrict waste to a minimum.
 - The type of waste that will be generated (it could include household or domestic waste, demolition or construction waste, agriculture and forestry waste, clinical, difficult or special waste, waste water (sewerage) and scrap vehicles or metal).
 - Whether there are arrangements, methods or practices, which would avoid the generation of waste that cannot be treated or retained or which would secure its re-use in situ.
 - In relation to unavoidable wastes, whether appropriate measures would be taken to avoid mixing wastes; whether the waste being produced would be as non-polluting as possible; whether further treatment or separation would reduce its polluting potential and minimise demand on disposal sites for polluting waste.
 - Whether the waste can be used in its existing state for another purpose.

- Whether the waste can be recovered, recycled or treated (and if so, whether pre-sorting and other facilities would be provided for).
- 10.5 For larger development proposals, the submission of a waste management scheme is preferred. This should deal with the implications of design, construction and operations and decommissioning.

Waste Management during the Development Process

- 10.6 Material arising from 'site preparation' should be re-used or recycled and only disposed to landfill as a last resort. Top soil or sub soil should not be removed from the site, unless it can be demonstrated that the material cannot be re-used or recycled in preparing for development, land restoration or site landscaping. In order to ensure that the soil is maintained in a suitable condition for re-use the material should be stripped, stockpiled and reinstated when it is in a dry and friable condition.
- 10.7 Developers should demonstrate which building products have been recovered, reused or have some form of recycled content. The use of recycled waste is preferred in place of natural aggregates.
- 10.8 Redevelopment requires existing buildings and infrastructure to be demolished. Such waste needs to be maintained in stockpiles in a location agreed by the Council. Final disposal of demolition waste should only be carried out when it is demonstrated that no suitable after-use exists.
- 10.9 Proposals on "brownfield" sites need to consider the issue of contamination and remediation to ensure the safe treatment and disposal of contaminated material and restoration of the site. The extent and level of treatment required will depend on the history of the site, where it is located, and its proposed after use.
- 10.10 The decommissioning or demolition of buildings will only be subject to planning control if the proposal falls within a conservation area, has listed building status or forms part of a proposal for redevelopment. The demolition process is often outside direct control of the local planning authority but developers are nonetheless encouraged to think about using the waste products, e.g. whole bricks, tiles or slates, broken material for hardcore, paving for landscaping.
- 10.11 A considerable amount of waste arises during the construction period from breakages, timber offcuts and so on. The waste generated should be separated for re-use or recycling, temporarily being stored on the site in a manner that will not cause pollution or nuisance.

10.12 There are other factors that will determine the appropriate level and type of activity that is used to recover, recycle or re-use material. Careful consideration needs to be given to the following:

- New industrial or commercial development offers more opportunities for re-use or recycling than residential use where a higher standard of remediation or appearance is required or often demanded.
- Residential areas are likely to be more sensitive to the level and type of activity than other locations.
- As site size increases and the larger the volumes of waste produced are, the greater the opportunity there should be to increase the level and type of waste management activities.
- Storage facilities used to keep re-usable or recycled material should be secure and well screened from view; the amount will depend on the location.
- Protecting local amenity has a high priority. Measures can be introduced to reduce potential nuisance or disturbance associated with noise, litter, dust, visual intrusion and hours of operation.

10.13 The longer-term environmental benefits and disbenefits of the whole proposal should be considered.

Design for Recycling

10.14 The design of individual buildings should incorporate adequate space to facilitate waste recycling through separation, storage, handling and bulking and the collection of waste (kerbside collection) generated within the property.

10.15 Large developments or developments which attract a significant number of visitors, create the opportunity to incorporate special provision for waste recycling by the public (the bring system). The type of recycling scheme will depend on a number of factors, including proximity to other facilities. Any proposal should not infringe on residential amenity. Supermarkets and other retail schemes are well placed to include public recycling facilities. The recycling facility should be required to provide source separation and storage for different types of waste collected.

10.16 On an industrial estate or business park, a recycling facility for use by nearby businesses may be required; the location should be large enough and accessible for all users.

10.17 Recycling facilities in residential areas require sensitive treatment. The impact of problems, such as traffic, noise, caused by bottle banks and

visual untidiness, should be minimised. Careful location and site management should mitigate such impacts.