

Waste Management Report

Outline Planning Application - All Matters Reserved

Proposed development of 30 residential dwellings and associated landscaping

Site	Land adjoining the north of Pirton, Hitchin, SG5 3RA
Applicant / Project	30 dwelling residential development
Planning Authority	North Hertfordshire Council
Document	Waste Management Report
Prepared by	PSK Rural Limited - T. McArdle BSc (Hons) MRICS
Date	September 2026





Figure 1. Indicative Site Layout Plan - proposed residential development (PSK Rural drawing LAP SITE 001 A).

Document Control

Item	Details
Document title	Waste Management Report
Site	Land at Pirton, Hitchin, SG5 3RA
Proposal	Outline application (all matters reserved) for 30 dwellings of mixed scale with landscaping and associated infrastructure
Drawing considered	Indicative Site Layout Plan, Drg. No. LAP SITE 001 A, dated 08/2026
Purpose	To set out the strategy for construction-phase resource and waste management and the storage, segregation and collection of household waste once the dwellings are occupied.
Status	Planning submission
Prepared by	T. McArdle BSc (Hons) MRICS, PSK Rural Limited

Outline application status. The application reserves detailed layout, scale, appearance, access and landscaping for later approval. This report therefore establishes a robust waste-management framework and demonstrates that the indicative arrangement can accommodate compliant household bin storage and refuse-vehicle access. Exact swept paths, final collection points, timber shelter details and dimensions will be fixed at Reserved Matters / condition-discharge stage in consultation with the East and North Herts Shared Waste Service (ENHSWS).

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1. Executive Summary

This Waste Management Report accompanies an outline planning application, with all matters reserved, for 30 dwellings of mixed scale on land adjoining the northern edge of Pirton. The submitted Indicative Site Layout Plan identifies the residential development areas, the principal internal arterial road, the western turning head, new grass and mixed-scrub planting and continued agricultural access. The drawing identifies the project as Land at Pirton, Hitchin SG5 3RA and as an indicative residential development.

The strategy is based on prevention and minimisation of waste first, followed by re-use, recycling and recovery, with disposal as the last resort. During construction, waste will be segregated wherever practicable, materials will be responsibly sourced, soils will be managed as a resource, licensed carriers and authorised facilities will be used, and records will be maintained through a project-specific construction waste plan.

For the occupied development, each dwelling will be provided with dedicated external storage capable of accommodating the North Herts standard household waste streams. The current local standard for new houses comprises an 180-litre residual bin, a 240-litre paper/card bin, a 240-litre mixed dry recycling bin and a 23-litre external food-waste caddy, with an optional 240-litre garden-waste bin for subscribing households. North Herts also expects practical internal segregation, including at least 50 litres of internal capacity for residual waste and mixed dry recycling and space for a 5-litre kitchen food caddy.

The indicative arrangement enables the individual household bins to be stored discreetly within each plot in ventilated timber refuse-bin shelters and moved a short distance to the front boundary on collection day. Dwellings are intended to face the principal arterial road, enabling bins to be presented at the front of each driveway. The refuse vehicle can enter the site, collect from the kerbside/front boundaries and turn in the western turning head before leaving in forward gear. Detailed tracking for the current ENHSWS design vehicle will accompany the detailed layout stage.

Key planning conclusion. The waste strategy is deliverable within the indicative site structure. It aligns with North Hertfordshire Local Plan Policy D1 by reducing waste and integrating appropriate storage into the design, protects residential amenity in accordance with Policy D3, and responds directly to the Council's current developer waste guidance and the national Simpler Recycling requirements.

2. Introduction and Development Description

PSK Rural Limited has prepared this report to demonstrate how waste and recyclable materials can be managed throughout the life of the proposed development, from site preparation and construction through to occupation of the completed dwellings.

The proposal is for 30 residential dwellings of mixed scale, together with internal access, landscaping, open space and associated infrastructure. Because the application is in outline with all matters reserved, the submitted site plan is indicative rather than a final engineering layout. The waste strategy is therefore expressed as clear design requirements and operational principles that will be carried forward into Reserved Matters and any subsequent condition-discharge submissions.

2.1 Purpose of the report

- Demonstrate that adequate waste and recycling storage can be accommodated within each residential plot.
- Confirm a practical kerbside collection strategy compatible with the indicative road layout and turning head.
- Set out the construction-phase controls that will minimise waste, maximise re-use and recycling and protect the local environment.
- Provide a design brief for detailed bin shelters, internal waste storage, collection points and refuse-vehicle tracking at Reserved Matters stage.
- Address current North Herts collection arrangements and national Simpler Recycling requirements.

3. Site and Indicative Layout

The site adjoins the northern edge of Pirton.

The indicative plan shows residential parcels arranged around a principal internal road with a turning head at the western end, together with areas of new grass and mixed scrub planting and adjoining arable farmland.

The site structure is particularly suitable for individual-plot waste storage because the proposed houses can be designed with direct frontage and driveway access to the collection road.

See Appendix D. Submitted Indicative Site Layout Plan. The internal road terminates in a western turning head and serves the residential areas directly.

3.1 Waste-related design opportunities

- Every dwelling can have its own household containers rather than depending upon communal bin stores.
- External bins can be placed within private plot boundaries and screened by purpose-designed timber shelters.
- The route from bin storage to presentation point can be direct, level and short, avoiding steps and unnecessary handling.
- The front boundary of each plot can provide a collection presentation area without obstructing the footway.
- The principal road and western turning head provide a logical refuse-vehicle route that can be tested through swept-path analysis at the detailed design stage.

4. Policy, Regulatory and Guidance Context

4.1 National planning policy

The National Planning Policy Framework (NPPF), revised 17 August 2026, continues to place sustainable development and well-designed places at the centre of planning decision-making. For this proposal, the practical implication is that waste should be designed into the scheme from the outset as part of a safe, attractive and functional residential environment, rather than treated as an afterthought.

4.2 North Hertfordshire Local Plan 2011-2031

Policy D1 (Sustainable Design) is directly relevant. It requires development to respond positively to local context and to take reasonable opportunities, consistent with the nature and scale of the scheme, to reduce energy consumption and waste, maximise accessibility and connectivity, future-proof for changes in technology and lifestyle, and minimise adverse visual effects. The individual-plot storage approach and screened timber shelters are consistent with those objectives.

Policy D3 (Protecting Living Conditions) is also relevant because poor waste storage can cause visual intrusion, odour, noise and other amenity effects. The proposed strategy contains waste within dedicated receptacles, keeps storage within plot boundaries and provides predictable kerbside presentation arrangements.

The North Herts Design Code SPD was adopted in June 2026 and supplements Local Plan policies including SP9 and D1. Its design-led approach reinforces the need for servicing, parking, landscape and street functions to be resolved together as an integral part of place-making.

4.3 North Herts / ENHSWS developer guidance

The East and North Herts Shared Waste Service developer guidance is the principal local operational reference. It advises developers to consider waste provision early, consult ENHSWS on larger developments, provide adequate internal and external storage, use individual containers for houses wherever possible, and provide kerbside collection arrangements. The guidance also sets road and refuse-vehicle parameters for detailed design and asks for swept-path / vehicle-tracking information.

4.4 National waste and recycling requirements

From 31 March 2026, Simpler Recycling requires household collections in England to separate food and garden waste, paper and card, other dry recyclable materials and residual waste. Food waste is required to be collected at least weekly. Plastic film and plastic bags join the plastic recycling stream from 31 March 2027. The proposed plot-by-plot storage strategy has sufficient flexibility to accommodate these national requirements and future collection changes.

4.5 Other relevant standards and legal duties

Reference	Relevance to the proposal
Environmental Protection Act 1990 - waste duty of care	Construction waste will be transferred only to appropriately authorised carriers and facilities, with records retained.
Waste (England and Wales) Regulations 2011	The construction strategy follows the waste hierarchy: prevention, preparing for re-use, recycling, other recovery and disposal.
Environmental Permitting (England and Wales) Regulations 2016	Waste activities and disposal / recovery facilities used by the contractor will be appropriately permitted or exempt.
Approved Document H - Requirement H6	Detailed dwelling design will provide adequate storage for solid waste and suitable access for collection.
BS 5906:2005	Storage and collection will address safe access, nuisance, hygiene, fire risk, maintenance, robust construction and aesthetic integration.
Separation of Waste (England) Regulations 2024 / Simpler Recycling	Operational storage provides separate capacity for food waste, paper/card, other dry recycling and residual waste, plus optional garden waste.

5. Waste Management Objectives and Hierarchy

The development will apply the waste hierarchy throughout design, procurement, construction and occupation. The objective is not merely to provide bins, but to minimise the quantity of material becoming waste and make correct segregation intuitive for contractors and residents.

Priority	Project response
1. Prevention	Accurate ordering, standardised dimensions, off-site manufacture where suitable, protection of materials from damage, and design coordination to avoid rework.
2. Preparing for re-use	Recover pallets, temporary works materials, suitable excavated material, surplus fixtures and packaging for direct re-use on site or elsewhere.
3. Recycling	Segregate timber, metals, clean inert material, plasterboard, cardboard, plastics and other recoverable streams wherever practical.
4. Other recovery	Use authorised recovery routes for materials that cannot be practically recycled.
5. Disposal	Landfill or other final disposal only where higher hierarchy options are technically or economically impracticable.

6. Construction Phase Waste Management

Before works commence, the principal contractor will prepare and maintain a site-specific Construction Resource and Waste Management Plan. Although the historic statutory Site Waste Management Plan regime no longer applies, a project waste plan remains an appropriate mechanism for controlling materials, demonstrating duty-of-care compliance and improving resource efficiency.

6.1 Pre-construction planning and procurement

- Forecast the principal waste streams and likely quantities at mobilisation and update forecasts as design information develops.
- Coordinate dimensions and specifications to minimise off-cuts and avoid unnecessary demolition or rework.
- Order materials on a just-in-time basis where practical and use supplier take-back arrangements for pallets, cable drums, packaging and unused products.
- Specify responsibly sourced, durable and recycled-content materials where consistent with performance and planning / design requirements.
- Use prefabricated or pre-cut components where this materially reduces waste and site handling.

6.2 Site segregation and storage

A clearly signed waste compound will be established in a location accessible to collection vehicles but separated from public areas and sensitive boundaries. The exact arrangement will move with the construction phases. Segregated containers will be used wherever volumes justify separate collection. Where space temporarily prevents full segregation, mixed construction waste will be sent to an authorised sorting facility capable of recovering recyclable fractions.

Typical stream	Management route
Clean soils / subsoil	Retain and re-use within approved earthworks and landscaping where suitable; prevent contamination and unnecessary export.
Concrete, bricks, tiles, ceramics	Segregate for crushing / recycling or recovery as secondary aggregate where lawful and technically suitable.
Timber	Protect usable timber for re-use; segregate clean timber for recycling / recovery.
Metals	Segregate and send to authorised metal recycler.
Plasterboard / gypsum	Keep dry and separate from general waste; use specialist recycling route.
Cardboard and paper packaging	Keep dry and bale / segregate for recycling where volumes justify.

Typical stream	Management route
Plastics	Segregate clean recyclable packaging and products; use supplier take-back where available.
Hazardous materials	Store separately in labelled, secure containers with secondary containment where needed; transfer using the correct controlled-waste procedures.
General residual construction waste	Minimise; place in covered containers and send only to authorised facilities.

6.3 Soils and excavated materials

Topsoil and subsoil will be treated as resources. Stripping will be phased and stockpiles kept separate, stable and protected from contamination and compaction. Suitable material will be re-used in gardens, verges and landscape areas in accordance with the final levels and landscape strategy. Any material that is surplus, unsuitable or contaminated will be characterised and managed through the correct regulatory route before removal.

6.4 Pollution prevention, housekeeping and security

- No waste will be burned on site.
- Skips and containers will be covered or otherwise secured where windblown litter, dust or water ingress could arise.
- Liquid wastes, oils, paints, chemicals and fuels will be stored securely and away from drainage features, with spill kits available.
- Waste storage areas will be inspected routinely and kept tidy to prevent nuisance, pests and accidental mixing.
- The contractor will prevent unauthorised deposition and fly-tipping through controlled site access and secure compounds.

6.5 Documentation and performance monitoring

The contractor will retain waste transfer records, hazardous-waste documentation where applicable, carrier and facility details and periodic summaries of waste volumes / tonnages. Performance will be reviewed at site meetings with corrective action taken where excessive residual waste or contamination is identified.

7. Operational Household Waste Strategy

The operational strategy is based on individual containers for each house, consistent with the Council's stated preference for standard domestic properties. This arrangement supports resident responsibility, reduces contamination and avoids the visual and management issues associated with communal bin stores.

7.1 Standard household container provision

Waste stream	Current standard container	North Herts	Collection frequency	Design response
Residual / non-recyclable waste	180 L grey-bodied bin with purple lid		Three-weekly	Space reserved within each plot shelter.
Paper and card (fibre)	240 L grey-bodied bin with blue lid		Three-weekly	Space reserved within each plot shelter.
Mixed dry recycling	240 L grey bin		Three-weekly	Space reserved within each plot shelter.
Food waste	23 L brown external caddy		Weekly	Dedicated shelf / floor position in sheltered, accessible location; internal 5 L kitchen caddy space.
Garden waste - optional subscription	240 L grey-bodied bin with brown lid		Fortnightly subscribers	for Shelter / adjacent screened space sized to allow an additional bin where required.

The Council guidance notes that standard household properties may need four to five standard bins plus the food caddy. The detailed plot design will therefore allow for the full complement, including optional garden-waste capacity, rather than designing only for the minimum number currently issued.

7.2 Internal waste segregation

Kitchen / utility layouts at Reserved Matters stage will incorporate accessible internal separation of household waste. At minimum, practical internal capacity will be provided for residual waste and mixed dry recyclables, together with a dedicated location for the 5-litre kitchen food caddy. Cabinet-integrated multi-compartment systems may be used where they are easily removable and cleanable.

7.3 Future-proofing

The proposed shelters and internal storage will be designed with modest spare capacity and without bespoke openings tied to a single bin colour or exact collection regime. This will allow North Herts to alter container colours, lid configurations or collection frequencies over the life of the development without requiring physical redesign. The strategy also accommodates the 2027 national expansion of plastic recycling to include plastic film and bags.

8. Bin Storage, Timber Shelters and Presentation

Each dwelling will have an individual timber refuse-bin shelter positioned to the side of the dwelling or otherwise discreetly within the front / side plot where it remains convenient for the resident and does not dominate the street

scene. The shelters will be included as part of the detailed architectural and landscape design rather than added later as utilitarian structures.

8.1 Design principles for timber bin shelters

- Capacity for the full standard complement of household containers, including an optional garden-waste bin and food caddy.
- Robust, sustainably sourced timber construction with a simple appearance compatible with the dwelling and landscape palette.
- Ventilated sides / gaps and, where roofed, sufficient headroom to fully open bin lids.
- Level, hard, washable floor with positive drainage that does not discharge polluted wash water to surface-water features.
- Doors or screens that can be secured open while bins are moved; no narrow thresholds or trip hazards.
- Adequate clear width around bins so each container can be removed independently without first moving every other bin.
- Positioned away from windows and principal entrances where practical, while remaining accessible to residents.
- No obstruction of pedestrian visibility splays, parking manoeuvres or emergency access.

8.2 Route to collection point

From each shelter there will be a direct and substantially level route to the front boundary. The path will be hard surfaced, sufficiently wide for a two-wheeled bin and free of steps. Bins will be moved by residents to the designated presentation point on collection day and returned to the shelter after collection.

8.3 Collection presentation points

The indicative layout allows collection points to be at the front boundary of each dwelling, adjacent to the driveway and facing the principal arterial road. This corresponds with North Herts guidance that houses are served by kerbside collection and bins should be accessible directly from the kerbside. Final positions will be shown on the Reserved Matters layout so that bins do not obstruct footways, visibility splays or driveway access.

9. Refuse Vehicle Access and Collection

The principal internal road will be designed to accommodate the Council's refuse vehicles. North Herts guidance identifies refuse vehicles up to 32 tonnes and indicates typical maximum dimensions of approximately 12.1 m overall length, 2.5 m width (excluding mirrors), 3.4 m height (excluding hazard beacons) and a maximum turning circle of 22.8 m. Detailed design will use the current ENHSWS vehicle specification at the time the Reserved Matters submission is prepared.

Design matter	Waste strategy requirement
Road structural capacity	Collection roads to be constructed to an adoptable / equivalent load-bearing standard suitable for refuse vehicles.
Road width	Detailed layout to provide the minimum operational width required by ENHSWS; current guidance indicates 5 m minimum highway width.
Vertical clearance	At least 4 m clear operational height where collection vehicles pass / operate.
Turning head	Western turning head to permit the design refuse vehicle to turn and leave in forward gear; kept free from obstructive parking.
Reversing	Avoided where possible and kept to the minimum; current guidance states reverses should not exceed 12 m.
Collection operation	Bins presented at plot frontages / kerbside so crews do not need to make extended pull movements through private plots.
Tracking	Swept-path analysis for the Council design vehicle to be submitted at Reserved Matters / condition stage, including parked-car sensitivity where relevant.

9.1 Indicative route

The intended collection route is straightforward: the refuse vehicle enters the development from the Holwell Road access, follows the principal internal arterial road, services the dwellings from kerbside presentation points, uses the turning head at the western end to reverse direction within the designed turning area, and leaves the site in forward gear. The detailed tracking exercise will verify this route and ensure that parking, trees, street furniture, verges and drainage features do not compromise vehicle manoeuvring.

Parking control at the turning head. The detailed highway design will prevent routine parking within the turning head. This is necessary because the Council guidance specifically requires turning heads to remain usable by refuse vehicles and notes that parked cars can render a turning area ineffective.

10. Garden, Bulky and Special Waste

10.1 Garden waste

Dwellings with gardens will be capable of participating in the Council's chargeable garden-waste service. Space will be provided for a 240-litre garden-waste bin where residents subscribe. The landscape-led character of the development also creates an opportunity to encourage home composting for suitable garden material, but home composting will supplement rather than replace the statutory food-waste collection service.

10.2 Bulky household items

Detached and semi-detached houses have sufficient private curtilage to hold bulky items temporarily within their own property pending a booked collection, retailer take-back or delivery to an authorised household waste recycling facility. Bulky goods will not be stored at communal highway locations or beside the turning head.

10.3 Electrical, battery, textile and household hazardous waste

Residents will be directed through the homeowner information pack to current Council / Hertfordshire arrangements for batteries, small electrical items, textiles, chemicals, paint and other materials that are not suitable for normal residual or recycling bins. The development layout does not rely on informal deposition points for these materials.

11. Management, Phasing and Occupation

Waste collection arrangements will be coordinated with the build programme. No dwellings shall be occupied before the entire estate road is complete. North Herts guidance notes that its crews will not enter restricted construction sites or travel where unfinished road surfaces / fencing obstruct collection.

11.1 Pre-occupation actions

- Contact ENHSWS sufficiently early and, in accordance with current guidance, arrange bins approximately ten weeks before occupation.
- Provide plot and postal addresses, bin type requirements, delivery locations, site-manager contact, occupation programme and current site plan.
- Confirm the refuse-vehicle route, turning arrangements and any temporary collection points for phased occupation.
- Install and make available the permanent bin shelters and hard-surfaced presentation routes before each dwelling is occupied.
- Provide each first occupier with a concise waste and recycling guide explaining the containers, collection-day presentation point, food-waste arrangements, optional garden service and bulky-waste routes.

12. Reserved Matters / Condition Requirements

The following details will be capable of being secured through Reserved Matters and/or an appropriately worded pre-occupation condition. This is consistent with the Council's established practice of requiring a scheme for on-site household refuse and recycling storage and collection facilities before occupation.

Detailed submission item	Information to be provided
Plot-by-plot bin storage plan	Location of each timber shelter, number of containers, dimensions and route to kerbside.
Shelter elevations / specification	Timber type, finish, roof / ventilation arrangement, opening width, floor finish and drainage.
Collection point plan	Front-boundary presentation point for each dwelling, avoiding pedestrian obstruction.
Vehicle tracking	Current ENHSWS design vehicle swept path through entrance, arterial road and western turning head.
Highway / parking controls	Road widths, clearances, parking bays, street trees, lighting, signs and measures keeping the turning area available.
Phasing plan	Temporary collection arrangements where occupation precedes completion / adoption of estate roads.
Internal storage statement	Kitchen / utility segregation provision and food-caddy location.
ENHSWS consultation record	Confirmation that detailed storage and collection arrangements have been reviewed with the Shared Waste Service.

13. Compliance Assessment and Conclusion

Requirement	Response / conclusion
Reduce waste and support sustainable design - Local Plan D1	Construction hierarchy, material efficiency, household segregation and future-proof bin provision are embedded in the strategy.
Protect residential amenity - Local Plan D3	Waste is enclosed within individual containers and timber shelters; presentation is temporary and at plot frontages.
Provide adequate household storage	Full current North Herts standard container complement can be accommodated within each plot.
Enable safe collection	Direct kerbside presentation, design-vehicle tracking and a western turning head are incorporated into the design brief.
Meet Simpler Recycling	Separate capacity is provided for food, paper/card, other dry recyclables and residual waste, with garden waste capacity where subscribed.
Manage construction waste responsibly	Segregation, authorised carriers/facilities, soil re-use, pollution prevention and records are required through the construction waste plan.
Respond appropriately to outline status	The report fixes performance requirements now while reserving precise dimensions and locations for detailed approval.

The proposed 30-dwelling development can therefore be served by a practical and policy-compliant waste management system. The indicative road and plot arrangement allows each dwelling to have discreet individual

storage and a short route to a front-boundary kerbside presentation point, while the principal road and western turning head provide the structure for a safe refuse-vehicle route. Subject to the normal detailed design and ENHSWS consultation at Reserved Matters / condition stage, there is no waste-storage or waste-collection constraint inherent in the indicative layout.

Appendix A - Indicative Household Container Schedule

The schedule below is based on North Herts Council / ENHSWS guidance current at the date of this report. The detailed design will confirm the service in force immediately before occupation.

Container	Nominal size	Typical footprint / note	Space to allow
Residual waste bin	180 L	Approx. 480 mm wide x 720 mm deep x 1,080 mm high (Council typical dimensions table for 180 L bin).	One per dwelling.
Paper / card bin	240 L	Approx. 580 mm wide x 740 mm deep x 1,080 mm high.	One per dwelling.
Mixed dry recycling bin	240 L	Approx. 580 mm wide x 740 mm deep x 1,080 mm high.	One per dwelling.
Food waste caddy	23 L	Small external caddy; separate internal 5 L kitchen caddy location.	One external and one kitchen caddy per dwelling.
Garden waste bin	240 L	Optional subscription service.	Allow room for at least one additional 240 L bin; final design may provide flexibility for a second garden bin where feasible.

Shelter sizing principle. Rather than designing to the exact combined nominal bin widths, the shelter will include working clearance, door thickness, ventilation gaps and space for independent movement of each container. Detailed dimensions will be shown on the Reserved Matters drawings.

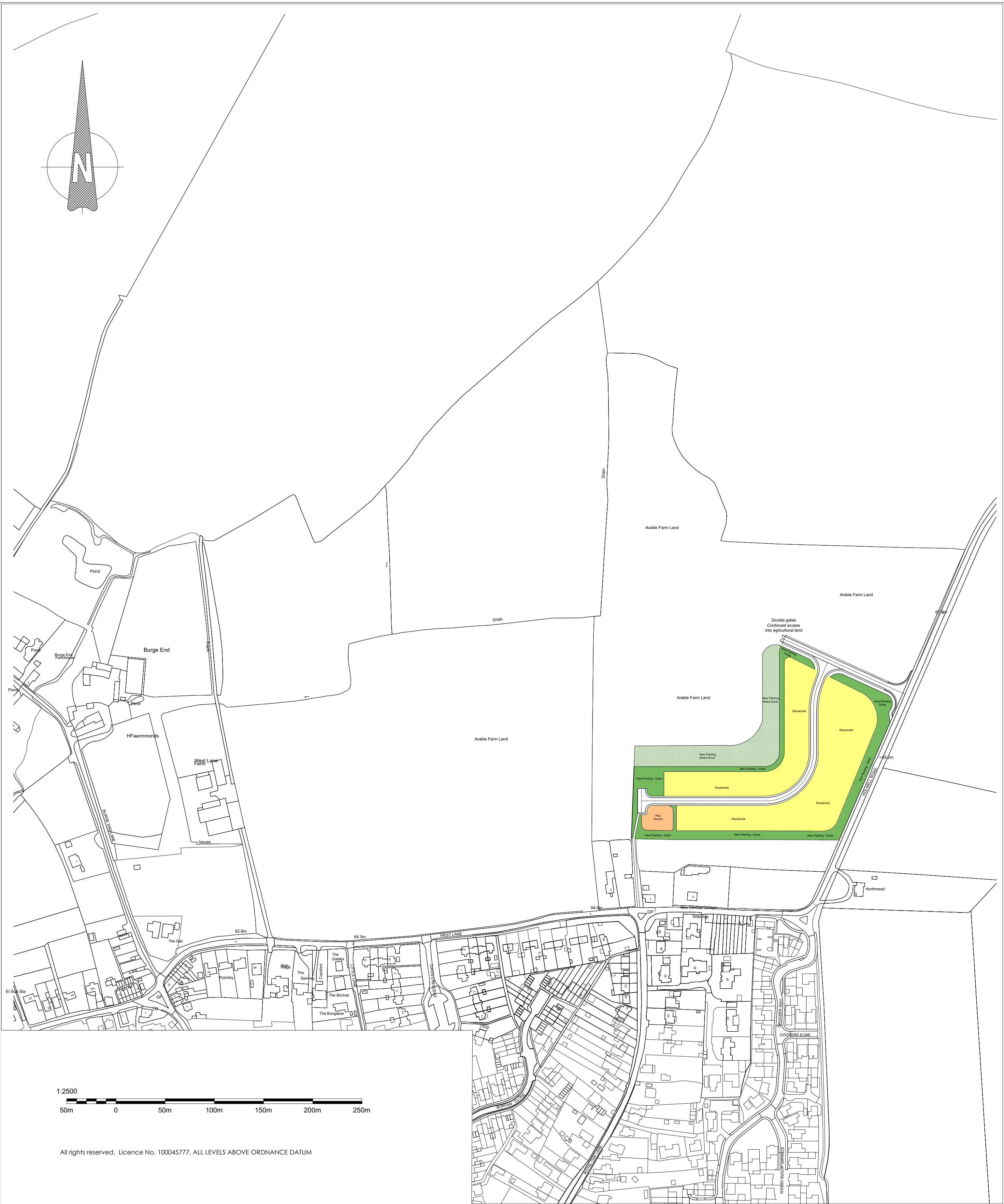
Appendix B - Construction Waste Action Plan

Stage	Action	Responsibility / record
Mobilisation	Prepare site-specific resource and waste plan; identify streams, storage compound and licensed outlets.	Principal contractor; pre-start record.
Procurement	Avoid over-ordering; specify take-back and reusable packaging where available.	Contractor / suppliers; orders and agreements.
Earthworks	Strip and stockpile soils separately; maximise re-use in approved landscaping / levels.	Site manager; soil movement log.
Construction	Segregate high-volume recyclable streams; protect bins from contamination.	Site manager; skip signage and inspections.
Hazardous waste	Separate, secure, label and transfer through compliant route.	Site manager; relevant consignment / transfer records.
Collections	Check carrier and receiving-site authorisations.	Site manager; duty-of-care records.
Monitoring	Review waste quantities, contamination and recycling performance.	Monthly site review.
Completion	Clear temporary compounds and remove all construction waste before final handover.	Principal contractor; completion checklist.

Appendix C - Developer Compliance Checklist

Check	Requirement / evidence
External containers	Full current standard container complement and optional garden bin accommodated within each plot.
Internal storage	Residual / recycling separation and food-caddy location integrated into kitchen / utility design.
Shelter quality	Timber shelter robust, ventilated, accessible and visually integrated.
Resident route	Direct, step-free / substantially level hard-surfaced route from shelter to frontage.
Presentation point	Clearly identifiable at front boundary without blocking footway or driveway manoeuvres.
Collection vehicle	Road construction, geometry and vertical clearance meet ENHSWS requirements.
Turning head	Swept path demonstrates safe turn; parking excluded from operational turning area.
Phasing	Temporary collection points agreed where roads are incomplete during occupation.
Consultation	ENHSWS consulted on detailed plans and tracking.
Pre-occupation	Bins ordered in adequate time and resident information issued.

Appendix D - Indicative Site Layout Plan



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Project	Land at Pirton Hitchin SG5 3RA						
Title	Indicative Site Layout Plan - Proposed Residential Development						
Dwg. No.	LAP SITE 001	Rev A	Drawn TMC	Checked JPH	Date 08/2026	Scale 1:2500 (A2)	Status Planning

References

- North Hertfordshire Council, North Hertfordshire Local Plan 2011-2031 (adopted November 2022), particularly Policies D1 and D3.
- North Hertfordshire Council / East and North Herts Shared Waste Service, Planning Guidance for Waste and Recycling Provision for New Developments (current developer guidance accessed September 2026).
- North Hertfordshire Council, Bin Collection Service (updated 13 August 2026).
- North Hertfordshire Council, North Herts Design Code SPD (adopted June 2026).
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- Ministry of Housing, Communities and Local Government, National Planning Policy Framework (revised 17 August 2026).
- BS 5906:2005, Waste management in buildings - Code of practice.
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- Environmental Protection Act 1990; Waste (England and Wales) Regulations 2011; Environmental Permitting (England and Wales) Regulations 2016; Separation of Waste (England) Regulations 2024.