

The logo for Celadon Consulting Ltd is a green square with the company name in white text. The name is split into three lines: 'Celadon', 'Consulting', and 'Ltd'.

Celadon Consulting Ltd

A solid blue vertical bar is located on the right side of the page.

Mr James Northern
Slip End Farm, Ashwell
Site Waste Management Plan

Andrea Hughes BSc MSc CEnv FIEEnvSc
July 2026

CONTENTS

1	INTRODUCTION	1
	PROJECT AND PEOPLE.....	1
2	LEGISLATION, POLICY AND GUIDANCE.....	4
	OVERVIEW	4
	NATIONAL PLANS AND GUIDANCE	6
	LOCAL PLANS AND GUIDANCE	7
3	DESIGN STAGE.....	10
4	DECONSTRUCTION, DEMOLITION & CONSTRUCTION	11
	PRE COMMENCEMENT	11
	DURING WORKS.....	12
5	SUMMARY.....	14

APPENDIX A

DEVELOPER DETAILS

APPENDIX B

TECHNICAL COMPETENCY OF AUTHOR

APPENDIX C

SITE PHOTOS

APPENDIX D

WASTE DATA FORM

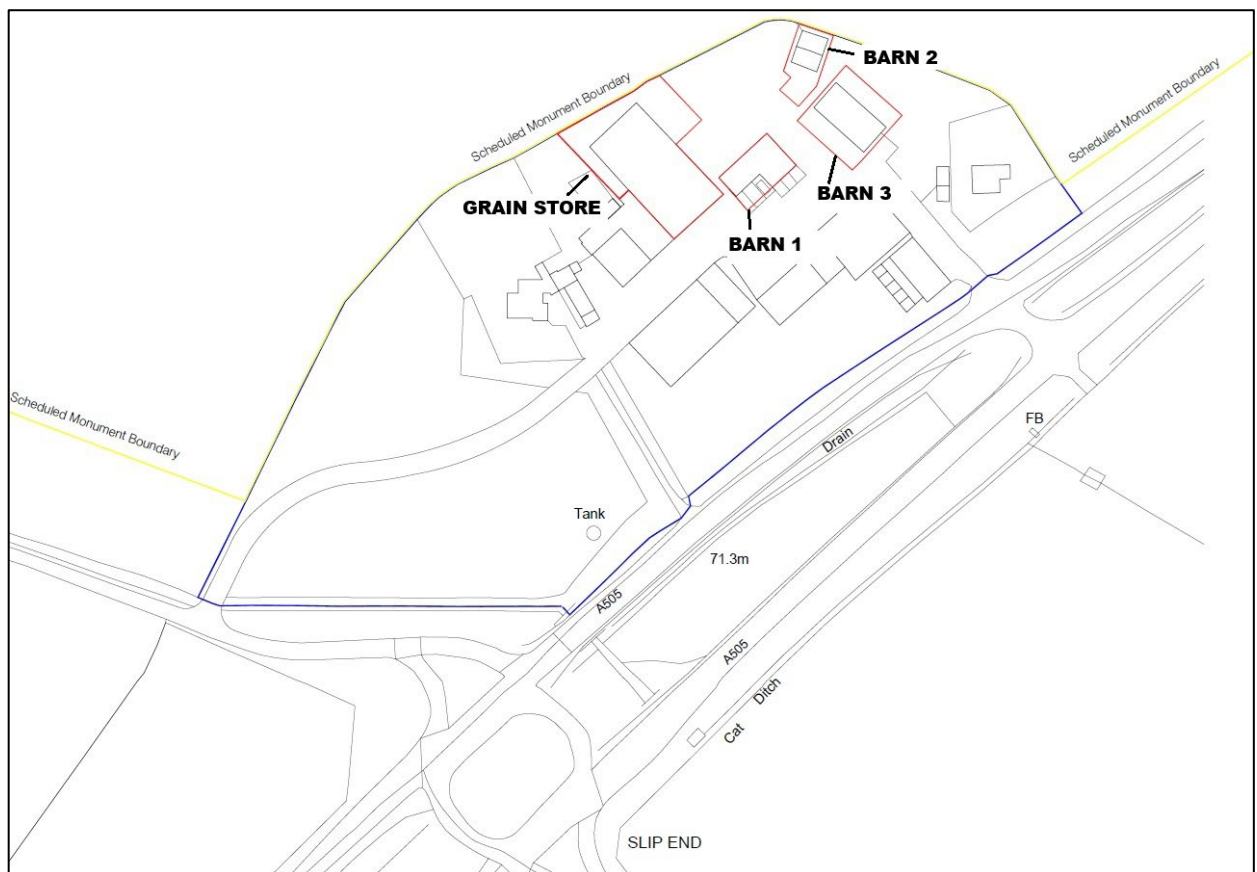
Disclaimer

All assumptions of waste type, quantification and transfer made in this document are based upon information provided by Hayden Build. Celadon Consulting Ltd hold no liability for inaccuracies therein.

1 INTRODUCTION

PROJECT AND PEOPLE

- 1.1. This Site Waste Management Plan (SWMP) has been prepared by Celadon Consulting Ltd with input from the contractor Hayden Build in support of the development at Slip End Farm, Ashwell 25/01197/PNQ. The Plan is submitted on behalf of Mr James Northern. Mr Northern will be subsequently referred to as the 'Developer' and his contact details are provided in **Appendix A**. The credentials of the author are provided in **Appendix B**.
- 1.2. The site is situated off the A505 between Baldock and Royston and is located approximately 3km south-east of the village of Ashwell. The development comprises 4 No. agricultural building conversions within the area of Slip End Farm. An annotated site location plan is provided in **Figure 1.1**, which identifies the buildings for conversion.



[SOURCE: Adapted from Red Shed Design Drawing No. RSD-24-17 PO1]

Figure 1.1 Slip End Farm Development Boundary

1.3. Images of the buildings for conversion were taken during a site visit on 15th December and are included within **Appendix C**.

1.4. A formal description of the works as taken from the application is provided below:

“Change of use of agricultural buildings to ten (10) dwellinghouses with associated building operations, private gardens and car parking.”

1.5. This SWMP has been provided in relation to Condition 5 of Application No: 25/01197/PNQ which is set out below for clarity:

Condition 5

“No development shall take place until a Site Waste Management Plan (SWMP) for the site has 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.”

1.6. Further clarification has been sought from the Hertfordshire Minerals and Waste Policy Team who have advised on the following scope of works:

“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

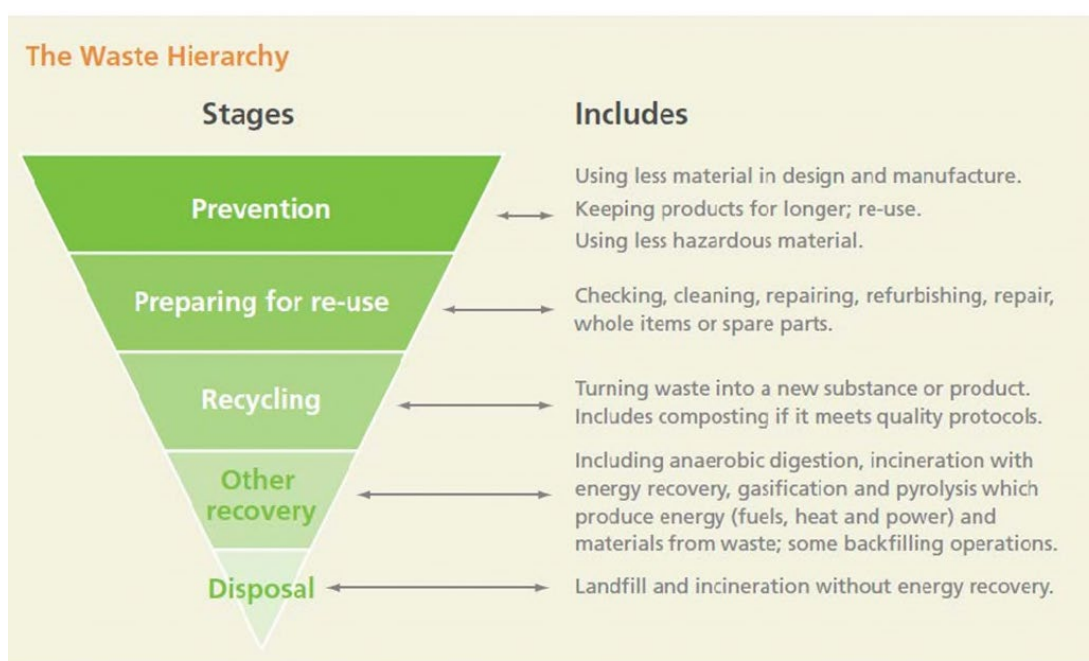
- *Space for the recording of actual figures against the estimated figures*
- *Space for the recording and identification of those responsible for removing the waste from site and details of the sites they will be taking it to*
- *Space to record explanations for any deviations from what has been set out in the SWMP, including explanations for differences in actual waste arisings compared to the estimates”*

- 1.7. Waste data relating to the identification of the waste on site, it's estimated quantification and anticipated management has been provided by the contractor Hayden Build. This SWMP will become part of the tender documents with Hayden Build and it will form an annex to any contracts or contracts with sub-contractors.
- 1.8. It is stated here that the Developer 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)

2 LEGISLATION, POLICY AND GUIDANCE

OVERVIEW

- 2.1. Defra advises that a material is considered to be waste when the producer or holder discards it, intends to discard it, or is required to discard it. The Waste (England and Wales) (Amendment) Regulations 2011 provides the overarching legislative framework for the collection, transport, recovery and disposal of waste. This document requires the 'waste hierarchy' to be the adopted approach to waste management throughout the UK. This hierarchy will be applied to any waste generated by the proposals and is set out below:



[SOURCE: GOVERNMENT REVIEW OF WASTE POLICY IN ENGLAND 2011]

Figure 2.2 The Waste Hierarchy

- 2.2. This SWMP recognises the current legislation, policy and guidance aimed at reducing waste generated by the process of redevelopment. This is particularly necessary within the Construction and Demolition (C&D) industry, because this is the largest contributing sector to UK total waste generation, accounting for almost two thirds of total waste generation¹ with minerals and soils accounting for 91%.
- 2.3. The UK target for the recovery of non-hazardous C&D waste is for at least 70% by 2020. 2022 statistics² demonstrate this is currently being met at 92.6%. These figures do not

¹ Department for Environment Food and Rural Affairs (2021) *Waste Management Plan for England*. DEFRA. London

² Department for Environment Food and Rural Affairs (2024) www.gov.uk/government/statistics/uk-waste-data/uk-statistics-on-waste

account for excavation, where a significant proportion of construction value is lost as waste and there is also the implication of increased transportation costs and landfill tax, when potential recycling and reuse of site material is not undertaken.

2.4. All household, industrial and commercial waste is classed as 'controlled waste' and as such is subject to the provision of section 34(1) of The Environmental Protection Act 1990³ which notes that all waste producers have a 'Duty of Care'⁴ to:

- prevent unauthorised or harmful deposit, treatment or disposal of waste;
- prevent a breach by another person to meet the requirement to have an environmental permit, or a breach of a permit condition;
- prevent the escape of waste from your control; and ensure that any person you transfer waste to, has the correct authorisation.

2.5. As such, waste producers are required to ensure that those collecting the waste are registered Waste Carriers and that they are transporting the waste to a designated Waste Site or Waste Transfer Station using appropriate Waste Transfer or Consignment Notes.

2.6. Hayden Build are aware that there is a Duty of Care upon them to ensure that where 'Extended producer responsibility for packaging' applies, this is implemented.

2.7. In line with the above, the Environment Act 2021 includes for the aspiration towards a more circular economy, in accordance with the UK's 25 year plan and the target to eliminate avoidable plastic waste by the end of 2024.

³ The Environmental Protection Act 1990. (c34). London: The Stationery Office.

⁴ Department for Environment Food and Rural Affairs (2018) *Waste Duty of Care Code of Practice*. DEFRA, London.

NATIONAL PLANS AND GUIDANCE

National Planning Policy Framework (NPPF)⁵

2.8. The NPPF seeks to achieve sustainable development via three overarching and interdependent objectives. These are:

- economic;
- social; and
- environmental

2.9. The environmental objective is:

*“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, **minimising waste** and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

The National Design Guide⁶

2.10. The National Design Guide refers to the energy hierarchy and notes that well designed places and buildings follow the principles of whole life carbon assessment and the circular economy, reducing embodied carbon. It notes that well-designed proposals for new developments should use materials carefully to reduce their environmental impact.

The Definition of Waste: Development Industry Code of Practice⁷

2.11. In accordance with the Code of Practice, no material will be excavated on site without the prior development of a suitable Materials Management Plan and its declaration and submission to the Environment Agency by an appropriate ‘Qualified Person’.

The National Planning Policy for Waste⁸

2.12. This 2014 document sets out the then Government’s ambition to work towards a more sustainable and efficient approach to resource use and management. It notes that positive planning plays a pivotal role in delivering this country’s waste ambitions by amongst other things:

⁵ Ministry of Housing Communities & Local Government (2024) *National Planning Policy Framework*. MHCLG, London. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ Ministry of Housing, Communities & Local Government (2021) *National Design Guide*. Planning practice guidance for beautiful, enduring and successful places. MHC&LG, London

⁷ CL:ARE (2011) *The Definition of Waste: Development Industry Code of Practice*. CL:AIRE, London.

⁸ Ministry of Housing, Communities & Local Government (2014) *National Planning Policy for Waste*. MHC&LG, London.

“ - delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy.”

And

“ - helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.”

- 2.13. In addition, it states that when determining planning applications for non-waste development local planning authorities should ensure that:

“the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities and minimises off-site disposal.”

LOCAL PLANS AND GUIDANCE

North Herts Local Plan⁹

- 2.14. Within Policy D1: ‘Sustainable Design’ the policy notes that planning permission will be granted provided that development proposals:

“b) Take all reasonable opportunities, consistent with the nature and scale of the scheme to:
iii. reduce energy consumption and waste.”

- 2.15. The background text to the policy notes that the use of innovative design to reduce waste from the construction (and use) of buildings can optimise the potential of the site and have a positive influence on the environment. It also states that the efficient use of new materials from local or sustainable sources together with the reuse and recycling of materials will help to reduce the energy used and the waste created in the development.

Hertfordshire Waste Core Strategy/Minerals and Waste Local Plan ¹⁰

- 2.16. The Hertfordshire Waste Core Strategy is currently being replaced by the Minerals and Waste Local Plan. The current draft notes that the levels of Construction/Demolition and Excavation (CD&E) Waste in Hertfordshire were down in 2020 to 1.93 Mt from 2.26 Mt in 2019. To build on this, the Draft MWLP sets out Policy 10 ‘Secondary and Recycled Materials’ which states that the County Council will:

⁹ North Herts District Council (Adopted 2022) *North Hertfordshire Local Plan*. NHDC.

¹⁰ Hertfordshire County Council (2022) *Hertfordshire Minerals and Waste Local Plan 2040. Draft Plan*.

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/minerals-and-waste-planning/local-plan.aspx>

‘support the increased use of secondary and recycled materials in order to reduce reliance on land-won aggregates and maximise the amount of inert waste diverted from landfill.’

2.17. The purpose of Policy 10 includes the aspiration to maximise the re-use, recycling and recovery of CD&E waste, to minimise its disposal wherever possible and to ensure this is achieved through the most appropriate means including the following measures:

- Increasing the re-use and recycling of CD&E waste arising from non-minerals and non-waste development.
- Directing CD&E waste that cannot be re-used or recycled on-site to the most appropriate locations, avoiding landfill wherever possible.
- Encouraging the use of secondary and recycled aggregates within built development and reducing reliance on primary materials.
- Supporting new facilities or expansions to existing facilities for the processing, distribution and where necessary the re-processing of aggregates.
- Supporting proposals for the use of CD&E waste (e.g. proposals for landscaping works or derelict land requiring fill).

North Herts Sustainability Supplementary Planning Document¹¹

2.18. The Supplementary Planning Document (SPD) notes that a primary way to incorporate sustainability into planning is to reduce waste and acknowledges that construction and demolition activities are some of the largest producers with substantial waste and emissions. It identifies that the carbon footprint of a building includes for the embodied carbon of the structure as well as its operational use and notes that the following strategies for reducing a development's carbon footprint include:

- optimising design with the aim of reducing the raw materials used in new developments; and
- reuse: utilising recycled materials, re-purposing of existing buildings/ structures and designing buildings for deconstruction and re-use.

¹¹ North Herts Council Sustainability Supplementary Planning Document. <https://www.north-herts.gov.uk/sustainability-supplementary-planning-document>

2.19. The SPD advises that circular economy practices that aim to secure net zero waste can be achieved through Modern Methods of Construction¹² and following the waste hierarchy. It also provides a check list which includes the aspiration to achieve the following over and above compliance with Building Regulations:

- A minimum of 30% of construction materials being re-used materials;
- 50% of materials are designed for re-use;
- 80% of demolition (where applicable) waste materials (non-hazardous) are diverted from landfill for reuse/recycling or recovery;
- 80% of excavation waste materials are diverted from landfill for reuse;
- 80% of construction waste materials are diverted from landfill for reuse, recycling, or recovery; and
- 80% of materials are sourced from ethical and responsible supply chains.

2.20. **All of the above National and Local policy and guidance have been taken into account in the following Site Waste Management Plan for Slip End Farm, Ashwell.**

¹² [Modern Methods of Construction](#)

3 DESIGN STAGE

- 3.1. As discussed within the North Herts Sustainability SPD above, the main source of waste minimisation, which applies to the construction phase is in the resource-efficient approach to design and procurement, including the use of sustainable construction technologies. This aids the move to a circular economy by the reduction of waste and minimising the creation and subsequent release of embodied carbon.
- 3.2. In accordance with the requirements of the NPPF, the National Design Guide and the North Herts Sustainability SPD, the design team will maximise the use of materials with a low embodied energy within the design process, in order to minimise waste both in the production process and to aid subsequent recycling.
- 3.3. The detailed design will, where possible, incorporate the following waste minimisation measures as set out in the SPD:
 - A minimum of 30% of construction materials being re-used materials;
 - 50% of materials are designed for re-use; and
 - 80% of materials are sourced from ethical and responsible supply chains.

4 DECONSTRUCTION, DEMOLITION & CONSTRUCTION

PRE COMMENCEMENT

- 4.1 Hayden Build have undertaken a pre demolition audit and in line with the requirements Hertfordshire Minerals and Waste Team they have identified the types of waste expected to arise on site. These are listed below:

Inert

- Concrete
- Bricks
- Mixed Rubble

Non-hazardous

- Structural Steel
- Untreated Timber
- Plastic

Hazardous

- Asbestos sheets

- 4.2 With regards to hazardous waste, the Developer and Contractor are aware that they have a Duty of Care to ensure that:

- waste is appropriately identified and contained;
- the required waste transfer paperwork is completed prior to removal;
- material is removed by a registered waste operator to an appropriate facility;
- a Work Plan is written for any soft strip comprised on non-licensable work to ensure that such works comply with the Control of Asbestos Regulations 2006.
- any asbestos containing materials are identified and removed by an accredited and competent contractor in accordance with the Control of Asbestos Regulations 2006 and 2012 and the CDM Regulations.

4.3 In line with the requirements of the Hertfordshire Minerals and Waste Team, Hayden Build have also provided the 6-digit European Waste Catalogue Codes of these wastes, and an estimated quantity for each type in tonnes along with the waste management actions for each type. This information is provided within the Net Regs¹³ Waste Data Form within **Appendix D**.

4.4 Hayden Build will provide a suitable waste management layout which will include:

- enough skips and waste receptacles to allow for easy segregation of waste;
- skips and waste receptacles to be located as close to the area where the specific waste is generated as possible, whilst also being easily accessible for waste carriers to collect or otherwise empty;
- provision of covered waste receptacles for domestic / food waste to deter vermin;
- all skips and waste receptacles to be clearly signed and colour coded to enable segregation;
- where appropriate, skips and waste receptacles to be sealed; and
- all known drainage routes on to and off the site to be marked up and protected where appropriate.

DURING WORKS

4.5 During works Hayden Build will:

- recycle all site-won materials and where possible, use the materials on the development site;
- exercise their Duty of Care to apply the Extended Producer Responsibility for Packaging;
- undertake soil management in accordance with the Society for the Environment Soil Management Hierarchy for Use on Development Sites and the DEFRA Code of Practice for the Sustainable Use of Soils on Development Sites¹⁴;

¹³ <https://www.netregs.org.uk/environmental-topics/waste/waste-from-construction-and-demolition-sites/site-waste-management-plans/>

¹⁴ <https://socenv.org.uk/resource/socenv-soil-management-hierarchy-development-sites/>

- provide good site management and careful construction scheduling to minimise the generation of unused materials;
- provide adequate storage and handling training to prevent damage to materials; and
- update the Waste Data Form with the actual waste arisings against the estimated figures along with any deviations from the initial estimates.
- ensure all waste paperwork is in order and that all waste is collected in a timely manner by registered waste carriers.

4.6 The above measures will seek to ensure that:

- 80% of demolition (where applicable) waste materials (non-hazardous) are diverted from landfill for reuse/recycling or recovery;
- 80% of excavation waste materials are diverted from landfill for reuse; and
- 80% of construction waste materials are diverted from landfill for reuse, recycling, or recovery.

5 SUMMARY

- 5.1. The preceding SWMP sets out the reasonable steps necessary for the Developer to incorporate at the design stage and for Hayden Build to apply during the works in order to ensure that Waste Duty of Care is complied with at all stages and that the requirements of the policy and guidance discussed herein are applied.

Design

- 5.2. It is the intention that where possible, waste will be 'designed out' of the design process with a focus on the use of resource efficient materials with low embodied carbon.

Deconstruction / Demolition & Construction

- 5.3. This SWMP has been developed with Hayden Build using the principles set out within **Section 4**.
- 5.4. Soil management will be undertaken to ensure that soils on site are appropriately identified and stored for later use or disposal as appropriate.
- 5.5. In this way it is anticipated that the development will comply with the aspirations of the North Herts Sustainable SPD to achieve:
- A minimum of 30% of construction materials being re-used materials;
 - 50% of materials designed for re-use;
 - 80% of demolition (where applicable) waste materials (non-hazardous) diverted from landfill for reuse/recycling or recovery;
 - 80% of excavation waste materials diverted from landfill for reuse;
 - 80% of construction waste materials diverted from landfill for reuse, recycling, or recovery; and
 - 80% of materials sourced from ethical and responsible supply chains

APPENDIX A

DEVELOPER DETAILS

Developer Details

Mr James Northern

D Northern & Sons

Mill Cottage

Manor Farm

Baldock

Phone No: 07973 342061

Email: james@northern.co.uk

APPENDIX B

TECHNICAL COMPETENCY OF AUTHOR

Author Details

Andrea Hughes - Director of Celadon Consulting Ltd

Andrea has experience spanning 25+ years in Environmental Assessment including 15 + years in Waste Management and On-site Construction Environmental Auditing. She holds numerous accreditations and memberships including:

Fellow of Institution of Environmental Science

Member of The Society for the Environment

Chartered Environmentalist

Technical Member of British Society of Soil Science

Construction Skills Certification Scheme (CSCS) Professionally Qualified Person

Construction Industry Research and Information (CIRIA) Association Trained

Phone No: 07542029 042

Email: [Andrea@ Celadonconsultingltd.co.uk](mailto:Andrea@Celadonconsultingltd.co.uk)

APPENDIX C

SITE PHOTOS

GRAIN STORE



PLATE 1: VIEW NORTH EAST FROM ENTRANCE



PLATE 2: VIEW VIRTUALLY OPPOSITE



PLATE 3: VIEW SOUTH-WEST TOWARD ENTRANCE

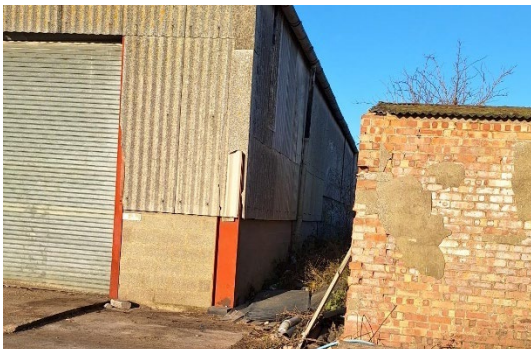


PLATE 4: VIEW NORTH-WEST BETWEEN GRAIN STORE AND BARN 1

BARN 1



PLATE 5: VIEW OPPOSITE



PLATE 6: VIEW NORTH-EAST FROM ENTRANCE



PLATE 7: VIEW SOUTH-WEST TOWARDS ENTRANCE

BARN 2



PLATE 7: VIEW EAST



PLATE 8: VIEW NORTH-EAST



PLATE 9: VIEW NORTH-WEST



PLATE 10: CONCRETE STRUCTURE TO EAST

BARN 3



PLATE 11: VIEW NORTH

APPENDIX D

WASTE DATA FORM



Site waste management plan waste data form

You need to update the waste data form regularly when waste is processed or taken away, to reflect the progress of the project.

Project name:		Slip End Farm	
Date when this sheet was filled out:		01.07.2026	
Stage of project (eg planning stage, during project delivery, end of project):		Planning Stage	
Report number (projected waste arising should be report number one etc):		1	
Project address/location:		Slip End Farm, Baldock, SG7 6SG	
Estimated cost of the project:		2,150,000	
Client:		D Northern & Sons	
Principal contractor:		Hayden Build	
Person responsible for waste management on site (name and job title):		Luke Hayden, Site Manager	
Person and company completing this form, if different from above:			
Sites your waste is going to (including permit, licence or registered exemption reference number and details):			
A Dave Head & Sons Marsh Lane, Ware, SG12 9QB	B FD Odell and Sons Cow Close, Langford Rd, SG18 9JT	C ECO Waste, 5 Hullock Pit Hill, Newnham, Baldock, SG7 5DP	D Mick George
Details of the people removing the waste from your site (including their waste carrier registration number):			
A Dave Head & Sons CBDU110073	B FD Odell and Sons XP3596NP	C Eco Waste CBDU497380	D Mick George CBDU87105



		Quantity (specify volume or weight, eg m ³ , kg, T, number of skips)																
Types of waste arising (add more rows if needed)	EWC * code	Reused				Recycled						Disposed of				Relate to boxes above (ie insert A or B etc)		WTN ** complete?
		on site		off site		for use on site		for use off site		sent to recycling or reprocessing facility		land-fill		other than landfill (eg incinerated)				
Target/ achieved (T) / (A)		T	A	T	A	T	A	T	A	T	A	T	A	T	A	Waste site	Waste carrier	
Inert																		
Concrete	170101	100T		0		0		0		100T		0		0		A	A	
Bricks	170102	10T		0		40T		0		20T		0		0		A	A	
Mixed Rubble	170107	30T		0		30T		0		20T		0		0		A	A	
Non-hazardous																		
Structual Steel	170405	1T		20T		0		20T		10T		0		0		B	B	
Untreated Timber	170201	0		0.5T		0		0		0		0		2T		C	C	
Plastic	170203	0		0		0		0		3T		0		0		C	C	
Hazardous																		
Asbestos Sheets	170605	0		0		0		0		0		30T		0		D	D	
Totals (m ³ , kg, T)		141T		20.5T		70T		20T		153T		30T		2T				
Performance score as % ***																		
SWMP target % ***																		

* European waste catalogue

** Waste transfer note, or consignment note for hazardous waste

*** There is an option to use this form as a measurement tool to work out savings etc against each waste stream