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Celadon Consulting Ltd

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

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

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January 2026

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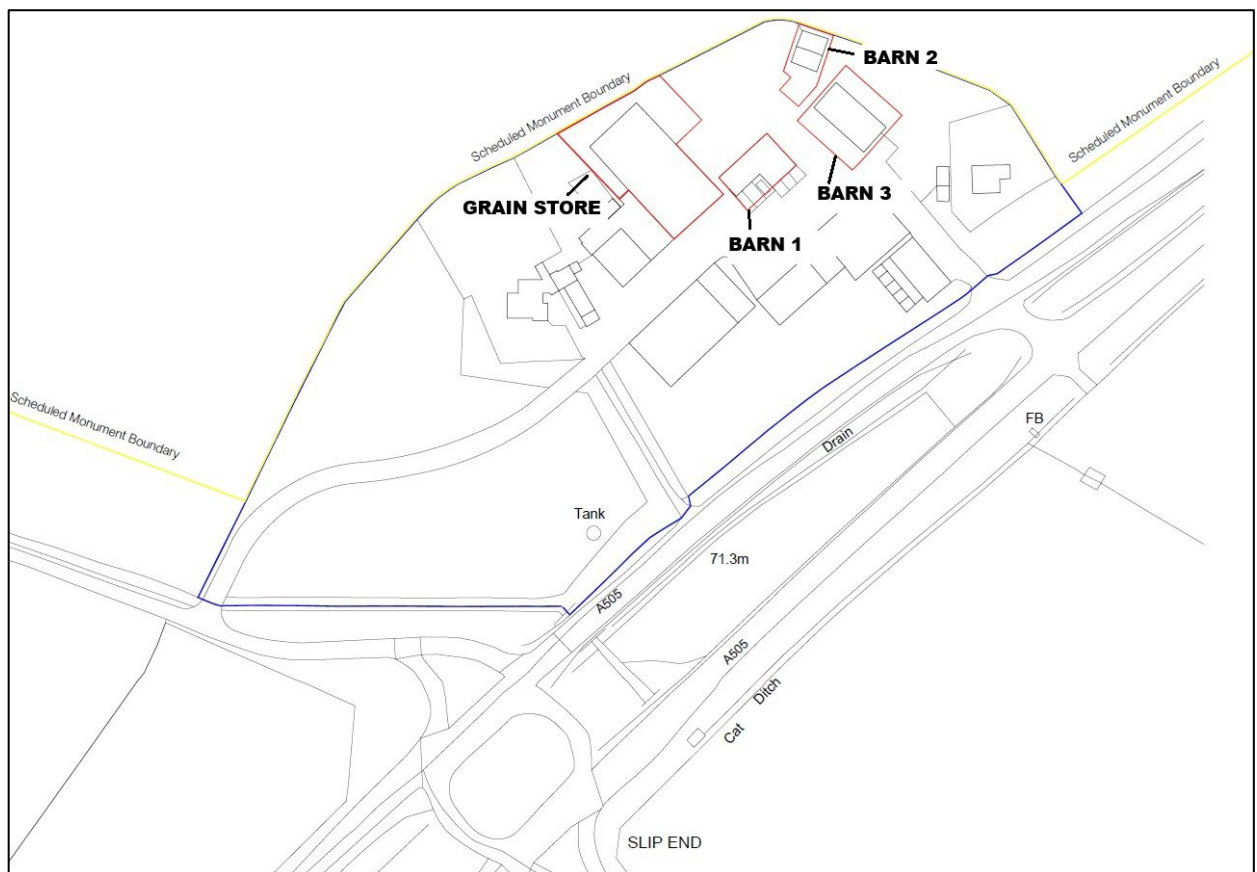
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SWMP RECORD TEMPLATE

1 INTRODUCTION

PROJECT AND PEOPLE

- 1.1. This Outline Site Waste Management Plan (OSWMP) has been prepared by Celadon Consulting Ltd 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 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 Redline 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 OSWMP 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

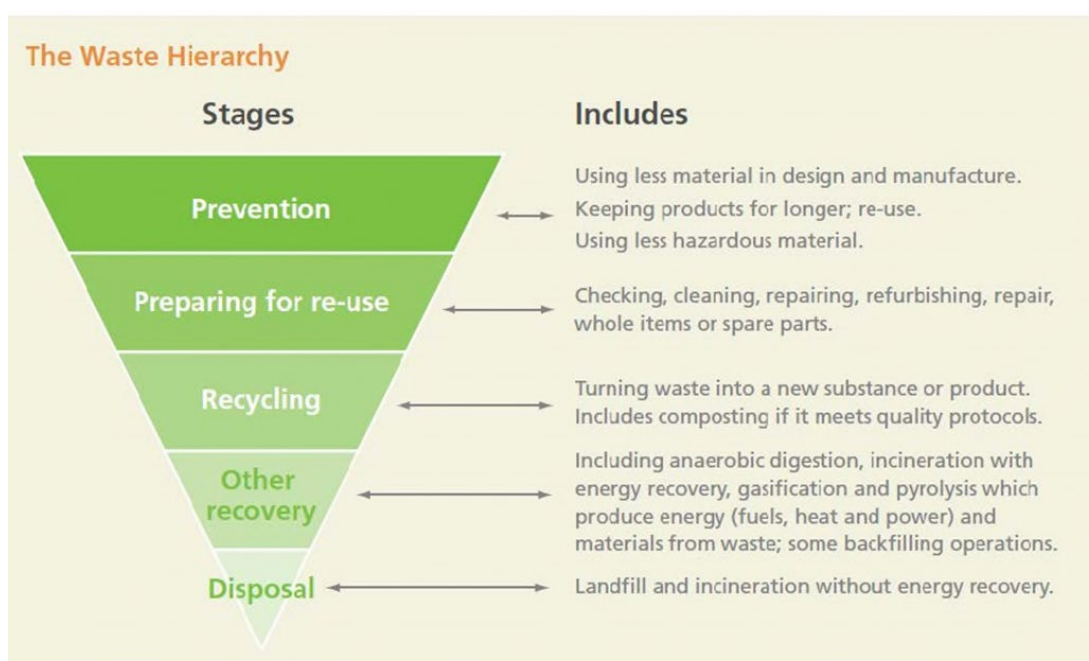
- *Space for the recording of actual figures against the estimated figures*
- *Space for the recording and identification of those responsible for removing the waste from site and details of the sites they will be taking it to*
- *Space to record explanations for any deviations from what has been set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

- 1.7. A number of the requirements above will be the responsibility of the appointed Contractor and will be required to be provided as part of a further ‘Detailed’ SWMP. This Outline SWMP will become part of the tender documents provided to any potential contractors 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 OSWMP 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. Contractors must also be 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 Outline 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 Prior to deconstruction / demolition the appointed Contractor will undertake a pre demolition audit. It is anticipated that deconstruction / demolition works on site may give rise to inactive or active, controlled wastes such as:
- Non coal tar containing asphalt, bricks, rocks, stones, cement, concrete and hard core (rubble);
 - Construction wood: internal fitted elements and outdoor wood such as fence panels/posts;
 - Tiles, ceramics (includes sinks, toilets);
 - Waste Electrical and Electronic Equipment Regulations (WEEE); and
 - Scrap metals.
- 4.2 Active waste such as plasterboard which contains gypsum, may also be present. This is classified as 'non-hazardous' however, when disposed of alongside biodegradable waste, it can result in the evolution of toxic gases such as hydrogen sulphide. Therefore, gypsum containing materials must be separated from other waste and disposed of to landfills where no biodegradable waste is permitted or, preferably, recycled into new plasterboard.
- 4.3 Deconstruction / demolition works may also give rise to 'hazardous' wastes. The developer is 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.

- 4.4 The types of anticipated waste arisings will be recorded within a framework such as that provided within **Appendix D** which is an example of a Net Regs¹³ SWMP template. The Contractor may use their own format.
- 4.5 The Contractor will be required to review the site won resources available to establish the extent to which these can be re-used on site and the best options for their re-use locally.
- 4.6 It is anticipated that deconstruction / demolition activities with regards to waste may include:
- materials currently stored within the buildings being relocated, or salvaged for re-use where possible;
 - existing roof, wall and flooring materials will be removed and be salvaged for re-use where possible;
 - soft strip materials will be removed from the buildings and salvaged for re-use where possible.
- 4.7 Pre commencement the Contractor will be required to 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.

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

DURING WORKS

4.8 During works the Contractor will be required to:

- 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;
- 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 SWMP framework 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.

4.9 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.

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

5 SUMMARY

- 5.1. The preceding Outline SWMP Plan sets out the reasonable steps necessary for the Developer to incorporate at the design stage and for the Contractors 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 of the Developer 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. A Detailed Site Waste Management Plan will be developed by the Contractors using the principles set out within **Section 4** and the templates provided in **Appendix D**. The contractor will also provide a Site Layout indicating how waste is to be managed on site.
- 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

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Manor Farm

Baldock

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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

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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

SWMP RECORD TEMPLATE



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:			
Date when this sheet was filled out:			
Stage of project (eg planning stage, during project delivery, end of project):			
Report number (projected waste arising should be report number one etc):			
Project address/location:			
Estimated cost of the project:			
Client:			
Principal contractor:			
Person responsible for waste management on site (name and job title):			
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	B	C	D
Details of the people removing the waste from your site (including their waste carrier registration number):			
A	B	C	D



		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)		Waste site	Waste carrier	
Target/ achieved (T) / (A)		T	A	T	A	T	A	T	A	T	A	T	A	T	A			
Inert																		
Non-hazardous																		
Hazardous																		
Totals (m ³ , kg, T)																		
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