



JANUARY 2026

# Site Waste Management Plan

GA2, Land north of Great Ashby

Iceni Projects Limited on behalf of  
Picture Estates Limited

January 2026

ICENI PROJECTS LIMITED  
ON BEHALF OF PICTURE  
ESTATES LIMITED

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**Site Waste Management Plan**  
GA2, LAND NORTH OF GREAT ASHBY



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# 1. INTRODUCTION

1.1 This Site Waste Management Plan (SWMP) has been prepared by Icen Projects Ltd on behalf of Picture Estates Limited (the 'Applicant') to accompany the planning application for the Proposed Development of GA2, Land north of Great Ashby. The purpose of this SWMP is to set out how construction and excess material waste will be managed by the Applicant in relation to the development of the Site, and has been based on the information available at the time of writing. This document provides a summary of:

- How the Applicant has developed the SWMP during the design stage.
- How waste will be managed on-Site in line with Duty of Care legislation.
- The Applicant's requirements for training on waste management issues.
- The Applicant's responsibilities for updating monitoring and reporting volumes of waste.

1.2 It is anticipated that this SWMP will be a condition of the planning permission and that it will be a living document, regularly monitored and updated with the relevant information as and when it becomes available through each stage of the project.

1.3 Prior to the commencement of construction works, the Applicant is responsible for preparing a SWMP. At the pre-construction stage, the Applicant should enter the following information into the plan, where practicable:

- Project Details and Duty Holders.
- Objectives relevant to the project.
- Inception and Design Decisions taken to eliminate and reduce waste generation.
- Proposed Waste Management Actions to reduce the amount of waste generated.
- Completion of a waste data sheet at the tender stage, describing the type and quantity of waste likely to be generated throughout the project and how that waste will be treated, reused, recycled, etc.

1.4 When the Principal Contractor is appointed, the Applicant will hand the SWMP over to the Contractor. The Contractor must then update the plan to include the following throughout the course of the project:

- The name of the Site Manager; the person responsible for implementation of the SWMP.

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- Recording the details of all contractors to work on the project and any specific responsibility they have in relation to the SWMP.
  - Details of the waste contractors to be employed.
  - Completion of the document register, detailing the records kept in order to prove compliance with environmental legislation.
  - Any waste management action taken, in addition to those proposed by the Applicant to reduce the amount of waste generated.
  - Production of updated waste data sheets as often as necessary, but at least every 6 months.
  - Details regarding how and where waste will be separated and stockpiled on-Site and any security measures that will be implemented to prevent illegal disposal.
  - Details of any training that will be provided to ensure adherence to the SWMP.
  - The type and frequency of any measuring or monitoring that will be carried out.

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## Project Details

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### Project Information

- 1.5 Table 1.1 below provides the key project information available at this stage, including the proposed Gross Internal Area (GIA)<sup>1</sup>.

**Table 1.1 Key Project Information**

| Applicant                      | Picture Estates Limited                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Employers Agent                | TBC                                                                                                                                                                                                                                                                                                                                              |
| Principal Contractor           | TBC                                                                                                                                                                                                                                                                                                                                              |
| Principal Designer             | TBC                                                                                                                                                                                                                                                                                                                                              |
| Site Location                  | GA2, Land north of Great Ashby<br>Grid Reference: TL262276                                                                                                                                                                                                                                                                                       |
| Proposed GIA (m <sup>2</sup> ) | 64,516                                                                                                                                                                                                                                                                                                                                           |
| Start Date                     | 2027                                                                                                                                                                                                                                                                                                                                             |
| Completion Date                | 2032                                                                                                                                                                                                                                                                                                                                             |
| Description of Project         | Residential-led development for the erection of up to 640 dwellings, in addition to the provision of a site for a primary school, further land reserved for educational uses, and a site for a community hub, alongside associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. |
| Waste Management Champion      | TBC                                                                                                                                                                                                                                                                                                                                              |
| SWMP Owner                     | TBC                                                                                                                                                                                                                                                                                                                                              |

### Site and Surroundings

- 1.6 The Site (Appendix A1) is located in Great Ashby, to the north east of Stevenage, approximately 4.75km to the north east of Stevenage train station. To the north, the Site is bound by areas of woodland and arable land, with Tile Kiln Farm located immediately adjacent to a section of the northern boundary of the Site. Woodland and arable land also form the eastern boundary of the Site, with an area of ancient woodland abutting the western boundary, and further arable land present beyond this. The parish of Great Asby forms the southern boundary of the Site, with areas of ancient woodland and a local wildlife site located in proximity to the southeastern corner.
- 1.7 The Site itself currently comprises arable fields and areas of woodland. The arable fields within the Site are demarcated by hedgerows, woodlands, and copses, and a number of footpaths and
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<sup>1</sup> Based on the maximum parameters set out within the Environmental Statement submitted as part of the planning application.

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bridleways run through and adjacent to Site. Arable farmland comprising woodland and hedgerows are found adjacent to the Site to the north and the east. The surrounding area is predominantly rural in nature to the north, east and west, whilst the area to the south is dominated by low density dwellings associated with the parish of Great Ashby.

### **The Proposed Development**

- 1.8 The description of the Proposed Development is as follows:

*“Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.*

*Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.*

*The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure”.*

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## 2. OBJECTIVES

2.1 The objectives of this Site Waste Management Plan are to:

- Identify relevant policy and guidance that needs to be considered and supported by the Proposed Development.
- Identify and implement roles and responsibilities of all parties involved in the management of waste during the construction of the Proposed Development.
- Set the waste management principles and aspirations for the construction of the Proposed Development.
- Identify the waste expected to arise during the demolition, enabling and construction phases.
- Implement good practice waste minimisation and management, outlining how waste will be eliminated, reduced, reused and recycled and, if required, disposed of correctly.
- Monitor and review waste minimisation and waste management during the construction of the Proposed Development.
- Present the waste management principles and aspirations for the operation of the Proposed Development.
- Set out the waste management strategy to be implemented during the operation of the Proposed Development, with the aim of minimising waste arisings, and maximising the recycling of waste and its diversion from landfill.

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### 3. WASTE MANAGEMENT REGULATIONS AND GUIDANCE

- 3.1 The means of mitigating and managing both Site and operational waste are incorporated within policy and regulation as set out below.

#### **Legislation and Guidance**

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##### **Definition of Waste**

- 3.2 Waste is defined by the Council Directive on Waste (75/442/EEC) as “any substance or object which the producer or person in possession of discards, intends to discard or is required to discard.”

##### **Hazardous Waste**

- 3.3 Hazardous Waste is waste with one or more properties that are hazardous to human health or the environment as defined by the Hazardous Waste (England and Wales) Regulations 2005 (HWR).
- 3.4 Under the HWR “it is an offence to produce hazardous waste at premises, or remove that waste from premises, unless those premises are either registered with the Environment Agency or are exempt.”
- 3.5 Where subcontractors produce hazardous waste, it will be removed under the Hazardous Waste Premises Registration for that site. The Hazardous Waste (England and Wales) Regulations 2005 require a Hazardous Waste Consignment Note (HWCN) to be produced for each consignment of hazardous waste removed from the Site.

##### **Inert Waste**

- 3.6 The definition of inert waste (including bricks, tiles and ceramics, concrete, soils and stones and glass), is set out in the Landfill Directive (99/31/EC). It states that: “Waste is considered inert if:
1. It does not undergo any significant physical, chemical or biological transformations;
  2. It does not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm to human health;
  3. Its total leachability and pollutant content and the ecotoxicity of its leachate are insignificant and, in particular, do not endanger the quality of any surface water or groundwater.”

##### **Waste Framework Directive**

- 3.7 The revised European Union (EU) Waste Framework Directive was adopted and published in the Official Journal of the European Union in November 2008 (L312/3) as Directive 2008/98/EC. The Directive has established a framework for the management of waste across the EU and aims to encourage reuse and recycling of waste, as well as simplifying current legislation. Since Brexit, the

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legal requirements remain largely unchanged, save that references to EU institutions, obligations and targets will be removed.

3.8 The key requirements are:

- Give priority to waste prevention and encourage reuse and recovery of waste.
- Ensure that waste is recovered or disposed of without endangering human health and without using processes which could harm the environment.
- Prohibit the uncontrolled disposal of waste, ensure that waste management activities are permitted (unless specifically exempt).
- Establish an integrated and adequate network of disposal installations.
- Prepare waste management plans.
- Ensure that the cost of disposal is borne by the waste holder in accordance with the polluter pays principle.

#### **Materials Management Plan (MMP)**

3.9 The Definition of Waste: Code of Practice (DoWCoP) requires that a Materials Management Plan (MMP) is produced and specifies what information must be gathered and documented. The MMP must demonstrate the material has been deposited in the appropriate manner and will not pose unacceptable risks to human health or the environment. The MMP must be reviewed by a Code of Practice Qualified Person and receive final signoff by the Environment Agency.

#### **Duty of Care**

3.10 The Duty of Care is set out in Section 34 (1) of the Environmental Protection Act 1990 and imposes a duty on any person who is the holder of controlled waste. Any persons who import, produce, carry, keep, treat or dispose of controlled waste, or as a broker has control of such waste, safe storage, transfer to the right person and requirement for checking up.

#### **Waste Transfer Notes (WTNs)**

3.11 The Environmental Protection (Duty of Care) Regulations 1991 require a Waste Transfer Note (WTN) to be provided on the transfer of waste between parties. The WTN will contain enough information about the waste to enable anyone encountering it to handle it safely and either dispose of it or allow it to be recovered whilst maintaining compliance with law.

3.12 Copies of WTNs must be retained for 2 years minimum and be available for inspection by the environmental regulator following the transfer of waste.

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3.13 The Regulations give specific requirements for the content of a WTN, which must:

- Contain a written description of the waste and the corresponding 6-digit EWC reference code.
- State the quantity of waste.
- State whether the waste is loose or in a container, and if in a container, the type of container used.
- State the time and place of transfer.
- State the name and address of the transferor and transferee.
- State whether the transferor is the producer of the waste.
- State to which category of person the waste is transferred to, e.g. a registered waste carrier, or a holder of a waste management licence.
- Provide details of any waste carrier's registration or any waste management licence, where used.

#### **Waste Carrier's Registration (WCR)**

3.14 The Control of Pollution (Amendment) Act 1989 establishes the requirement for carriers of controlled waste to register with the Environment Agency. There are a number of exceptions to these requirements, including charities, waste collection authorities, and emergency situations.

3.15 Waste will only be removed from the Site using a subcontractor or supplier holding a valid WCR.

#### **Site Waste Management Plans (SWMPs)**

3.16 The legislation<sup>2</sup> mandating the development and implementation of a SWMP on medium and large-scale construction projects was repealed in December 2013. However, many continue to recognise that SWMPs, when correctly implemented, can improve construction waste management with associated environmental and economic benefits.

3.17 A SWMP is an important part of implementing good practice Waste Minimisation and Management (WMM). A SWMP is not just a tool for managing waste on-Site, it should also be used as a tool during the early design phase of projects, identifying potential waste streams to minimise and targeting appropriate rates of recovery to inform the development of the design. Planning and developing the SWMP before construction begins greatly helps realise the benefits of good practice WMM.

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<sup>2</sup> Site Waste Management Plans Regulations 2008 (Repealed in December 2013).

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- 3.18 SWMPs remain best practice during construction and allow waste credits to be achieved under certification schemes such as BREEAM. It is anticipated that this SWMP will be regularly monitored by the Principal Contractors once appointed.

#### **Construction Environmental Management Plan (CEMP)**

- 3.19 Details of measures to protect the environment during the construction of the Proposed Development are set out in a Construction Environmental Management Plan (CEMP).
- 3.20 Measures address hours of working, noise, vibration, dust, light spill, wheel washing, control of runoff, and waste management. It is anticipated that the phased implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.
- 3.21 Once finalised and approved by the local authority, the CEMP will be held on-Site and all Site personnel will be made aware of its existence and adhere to its guidance.

#### **Considerate Constructors Scheme**

- 3.22 This is a national initiative, set up by the construction industry. Construction sites that register with the Scheme sign up and are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.
- 3.23 The Scheme is concerned about any area of construction activity that may have a direct or indirect impact on the image of the industry as a whole. The main areas of concern fall into three categories: the environment, the workforce and the general public.
- 3.24 It is expected that registered construction sites work in an environmentally conscious, sustainable manner.

#### **Policy Context**

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- 3.25 Regional and local environmental policy is outlined below in respect of the Proposed Development.

#### **Sustainable Hertfordshire Strategy (2022; Revised 2023)**

- 3.26 Following the declaration of a Climate Emergency in July 2019, Hertfordshire County Council committed to develop a Sustainable Hertfordshire Strategy to set out policies and strategies enabling the embedding of sustainability across all Council operations and services throughout the county.
- 3.27 The Strategy focuses on the environmental aspirations of sustainability, and has been developed based upon three levels of influence:
- Lead in Council operations – e.g. how the Council work, how the Council provides services, and how the Council manages its buildings.

- 
- Enable a sustainable County with the Council's programmes, policies and decisions – e.g. through planning policies and how waste is disposed of within the County.
  - Inspire businesses and residents to take action – e.g. helping residents to lead a sustainable life, and support businesses to grow by partnering with other leading organisations to take action together.

3.28 The Strategy sets out policies and objectives to achieve the following ambitions for the County:

- Carbon neutral for all Council operations by 2030.
- All Council operations and services ready for future climates.
- Improve biodiversity on Council land by 20% by 2030.
- Divert all waste from landfill by 2030.
- Become a net zero greenhouse gas County before 2050.
- Ensure the County's communities are ready for future climates.
- Improve wildlife in the County's land and water by 20% by 2050.
- Provide clean air for all by 2030.
- Increase resource efficiency threefold in the County by 2050.

#### **North Hertfordshire Local Plan 2011 – 2031 (November 2022)**

3.29 The Local Plan seeks to address the key issues facing North Hertfordshire and will set a strategic vision and spatial strategy for the District over the period 2011 to 2031. Policies of relevance to this project in the context of sustainability are as follows:

- **Policy SP1: Sustainable development in North Hertfordshire** states that this Plan supports the principles of sustainable development within North Hertfordshire. We will:
  - Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible;
  - Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;
  - Grant planning permission for proposals that, individually or cumulatively:
    - i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan;

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- ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;
  - iii. provide the necessary infrastructure required to support an increasing population;
  - iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and
  - v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and
  - vi. Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.
- **Policy D1: Sustainable design** states that planning permission will be granted provided that development proposals:
    - a) Respond positively to the site's local context;
    - b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:
      - i. create or enhance public realm;
      - ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);
      - iii. reduce energy consumption and waste;
      - iv. retain existing vegetation and propose appropriate new planting;
      - v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;
      - vi. future proof for changes in technology and lifestyle;
      - vii. design-out opportunities for crime and anti-social behaviour; and
      - viii. minimise the visual impact of street furniture and parking provision.
    - c) Have regard to the Design SPD, and any other relevant guidance.

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### **North Herts Sustainability Supplementary Planning Document (September 2024)**

3.30 The North Herts Sustainability Supplementary Planning Document (SPD) sets out the standards required to meet the visions, objectives and policies of the North Herts Local Plan as sustainably as possible. The SPD sets out the Council's sustainability expectations when applying the Local Plan policies. Specifically, the SPD identifies:

- The main sustainable construction requirements under both 'mitigation' to climate change (i.e. ways of reducing greenhouse gas emissions – mainly CO<sub>2</sub>) and adaptation to predicted climate change;
- The design and energy-saving/efficiency measures that can result in a development minimising greenhouse gas emissions and energy use and waste. It aims to create places that are amenable to biodiversity and adaptable to a changing climate (including through the integration of green infrastructure);
- Guidance on renewable and low-carbon energy solutions, for reduced reliance on fossil fuels and finite energy sources, and for efficient use of national grid energy;
- Potential solutions to water shortages and efficiencies requirements;
- The materials and methods used in construction; and
- Clear guidance for anyone applying for planning permission, or wishing to comment upon a planning application, as well as providing a consistent approach to assessing planning applications.

3.31 Three standards – bronze, silver and gold – are set out within the SPD to assist in the application of a holistic approach to sustainability. Measures are set out within checklists to across the following eight themes:

- Optimising passive design & fabric performance;
- Achieving low carbon energy;
- Minimising carbon footprint;
- Healthy placemaking;
- Promoting biodiversity;
- Sustainable travel;
- Conserving water; and
- Incorporating sustainable drainage.

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#### **North Herts Council Climate Change Strategy: 2022 – 2027**

- 3.32 The North Herts Council Climate Change Strategy: 2022 – 2027 sets out the Council's plans and commitments relating to the mitigation of and adaptation to climate change. The Strategy sets out what the Council will do to first reduce its own carbon emissions to a carbon neutral position by 2030, and then to help achieve a net zero carbon District by 2040. This is to be achieved through the setting out of policies to enable a reduction in carbon emissions, whilst also encouraging residents and businesses to reduce their own emissions.
- 3.33 Three key areas of focus are set out, which are considered to offer the greatest scope to influence emissions:
- Reducing emissions from the District Council's estate and operations.
  - Reducing the need to travel and improving use of sustainable transport in operations.
  - Reduction consumption of resources, increasing recycling and reducing waste.

#### **North Herts Waste Storage & Collection Guidance for Developers**

- 3.34 The North Herts Waste Storage & Collection Guidance for Developers, prepared by East and North Herts Shared Waste Service (ENHSWA), provides information for developers about what to consider when planning and designing new developments, and the minimum requirements needed to achieve effective waste storage and collections following completion of sites.
- 3.35 The following information is provided with respect to provision from Spring 2025, onward:
- Collections will be three-weekly for residual, fibre and dry mixed recycling (DMR) waste streams for standard households, with a weekly collection for food waste, and an optional fortnightly collection for garden waste.
  - Standard household properties will be provided with waste containers varying from 23 litres to 240 litres in capacity. The standard number of bins for a property ranges from four to five standard (240 litre) bins and a 23 litre caddy. This is to be considered to ensure enough space is provided for waste storage.
  - Waste arising from communal properties will be collected on a fortnightly schedule for all waste streams (alternative weekly for recycling and residual), aside from food waste, which will be collected on a weekly basis.
  - Properties such as flats or accommodation blocks will normally be collected using communal wheeled bins wherever possible. Communal waste bins vary from 180 litre to 1,100 litre waste containers. The number of bins provided will depend on the size and number of properties, in line with the following capacity requirements:

- 
- Mixed dry recycling: 90 litres per property (fortnightly collection)
  - Paper and Card (fibre): 80 litres per property (fortnightly collection)
  - Food waste: 20 litres per property (weekly collection)
  - Residual waste: 80 litres per property (fortnightly collection)
  - For commercial developments, the Council can provide chargeable collections upon request for residual trade waste, mixed dry recycling, separate paper, garden waste and food waste (in line with government requirements). Waste must be contained within the receptacles provided and payment must be made upon receipt of invoices.

3.36 For residential properties, the following requirements are set out with respect to waste storage:

- Space is needed within residential properties to store a set of bins of a practical size (at least 50 litres each) that allow segregation of residual waste and mixed dry recyclables. In addition, a suitable location for residents to keep a 5-litre kitchen caddy is needed, as ENHSWS provide these to residents for the purposes of collecting food waste. Developers should provide internal waste storage containers that are easily replaceable.
- Storage areas should be accessible to all users and should not present an unnecessary health and safety risk. The method of transit of waste to a storage point will depend upon the type of development. For single houses, residents will typically transfer their waste to containers located within the boundaries of their property. In developments of flats and apartments, residents will usually transfer their waste to communal bins, or a facilities Management service. The developer should make adequate arrangements for the management and maintenance of all communal waste transit and storage infrastructure in all developments of flats and apartments.
- Adequate off-street storage must be provided for bins, and storage areas need to have sufficient space for all necessary waste and recycling containers.
- For houses, waste collection is a kerbside service; therefore, residents must be able to take their bins to the kerbside for emptying. Bins must be accessible to crews directly from the kerbside, without pulling distances. Receptacles should be presented at the kerbside. Where this is not possible due to wheeled bins blocking footpaths, they should be presented at the edge of the property, where the property meets the public highway. If properties are located down a private driveway/road then the bins must be presented where the private access road / driveway meets the public highway.
- For communal waste stores, the following additional requirements are set out:

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- Pull distances - ENHSWS reserves the right to refuse collections where pull distances for crews are greater than 10 metres. Pull distances should be under 10 metres from bin store to kerb collection point.
  - Excessive pull distances – bin stores more than 10 metres from kerbside collection points will require arrangements by owners or managing agents for bins to be moved to a point where a collection vehicle and crews can easily gain access which is less than 10 metres. Residents distance to use bin storage location should be no more than 30 meters.
  - Drop kerbs – drop kerbs must be provided outside bin stores for all developments using four-wheeled bins.
  - Parking – there must be no parking bays or spaces outside of bin stores. Developers should avoid the need to pull bins past parked cars or parking bays.
  - Pathways – pathways between bin stores and vehicle collection points should take the most direct route. Paths should be a suitable width to enable the easy passage of wheeled bins. For two-wheeled bins this should be one metre, and for four-wheeled bins this should be two metres wide. Gradients should be a maximum of 1:12. Trees should not hinder the route.
  - Collection area – collection area surfaces should be uninterrupted and level with no gravel or similar covering and no steps.
  - Bin segregation – domestic bins must be kept separate from bikes and commercial bins. Adequate off-street storage must be provided for bins, and storage areas need to have sufficient space for all necessary waste and recycling containers. Consideration should be given as to whether there is a requirement to lock communal bin stores. Ease of access to a store is very important for residents and collection staff. Door locking needs to be simple and appropriate for the level of security. Keys and fobs should be avoided where possible and keypad entry used. Alternatively, standard 'Fire Brigade' locks should be used.
  - Lighting – adequate lighting is required, preferably using automatic switches. Light switches should be protected so they cannot be damaged by bins.
  - Hygiene – adequate ventilation, drainage and a tap are required so that the store can be kept clean.
  - Door size – bin stores require double doors to accommodate 1,100 litre bins (if required) with a minimum opening of 150cm.
  - Access – doors must fold back for ease of access/egress. Door hooks or floor bolts should be provided so that doors can be kept open during collections.

- Damage protection – metal strips should be provided to protect doors, walls, and protection is also needed for pipes and light switches to prevent damage caused by the movement of large bins. Protection strips need to be placed level with the height of the rim of the bin. Bin stores should have protection strips in doorways and on walls to prevent damage, with a mechanism for holding doors open.
- Bin store space – there should be a minimum of 15cm clear space between and around bins. There should be sufficient space to enable each bin to be moved independently by collection crews, i.e. without moving other bins. There should be sufficient overhead clearance provided to allow full opening of container lids. This should be a minimum working headroom of at least 2m (where the bin store is covered).
- Bin positioning – all bins open along the width. This is therefore the front of the bin and it must be positioned with the front edge facing forward, so that the bin can be opened for residents to place waste and recycling inside.
- Internal access to bin stores – internal doors between accommodation and bin stores need to be accessible for the residents.
- Fly-tipping – ENHSWS do not remove any items placed on the ground of bin stores. This is the responsibility of the managing agent. To help reduce fly-tipping bin stores must not be larger than necessary.
- Bin store signs – ENHSWS can supply A1 signs to attach to bin store walls that explain what to put into which bin, and leaflets that provide residents with recycling information.

#### British Standard 5906:2005

- 3.37 The Standard provides a code of practice for the storage, collection, segregation for recycling and recovery, and on-Site treatment of waste. It applies to new buildings, refurbishments and conversions of residential and non-residential buildings. The Standard also presents typical weekly waste arisings and subsequent storage requirements for a variety of building types, as shown below:

**Table 3.1 Waste volume calculations for non-domestic uses**

| Building Type    | Equation for weekly waste arisings (litres)                   |
|------------------|---------------------------------------------------------------|
| Office           | Volume arising per employee [50 l] x number of employees      |
| Shopping centre  | Volume arising per sqm of sales area [10 l] x square meterage |
| Fast food outlet | Volume per sale [5 l] x number of sales                       |
| Department store | Volume per sqm of sales area [10 l] x sales area              |
| Restaurant       | Volume per number of covers [75 l]                            |
| 4/5 star hotel   | Volume per bedroom [350 l] x number of bedrooms               |

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| Building Type                             | Equation for weekly waste arisings (litres)       |
|-------------------------------------------|---------------------------------------------------|
| 2/3 star hotel                            | Volume per bedroom [250 l] x number of bedrooms   |
| 1 star hotel / B&B                        | Volume per bedroom [150 l] x number of bedrooms   |
| Supermarket (small)                       | Volume per sqm of sales area [100 l] x sales area |
| Supermarket (large)                       | Volume per sqm of sales area [150 l] x sales area |
| Industrial unit                           | Volume per sqm of floor area [5 l] x floor area   |
| Entertainment complex /<br>leisure centre | Volume per sqm of floor area [5 l] x floor area*  |

\* The volume per floor area for entertainment complexes / leisure centres has been corrected from 100 litres x floor area to 5 litres x floor area due to the fact that an inconsistency is evident in relation to the suggested calculations for these uses.

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## 4. ROLES AND RESPONSIBILITIES

### Overview

- 4.1 The table below identifies the various parties involved and their responsibilities in relation to the SWMP.

**Table 4.1 Roles and Responsibilities**

| Party                | Role and Responsibility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principal Contractor | <ul style="list-style-type: none"><li>• Production and distribution of the SWMP</li><li>• Implementation of the SWMP</li><li>• Appointment of Waste Contractor for removal of waste and off-Site segregation and recycling</li><li>• Auditing and reporting of Site performance against the SWMP</li><li>• Updating of the SWMP to reflect any changes of responsibilities or personnel</li><li>• Recording of the quantities of materials being delivered to the Site</li><li>• Recording of the quantities of materials being removed from the Site for recycling</li><li>• Recording of all training held in respect to waste management</li><li>• Ensuring all records are maintained on-Site</li><li>• Retention of report for 2 years after project completion</li></ul> |
| Waste Contractor     | <ul style="list-style-type: none"><li>• Provision of waste containers and equipment</li><li>• Recording of the quantities of waste removed from the Site</li><li>• Collecting, transporting and disposing of waste for re-use, recycling, recovery or disposal</li><li>• Providing waste transfer notes</li><li>• Providing monthly waste reports</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Subcontractors       | <ul style="list-style-type: none"><li>• Attendance of training as directed by the Principal Contractor</li><li>• Following arrangements for the collection and segregation of waste on-Site as specified in the SWMP</li><li>• Contacting the Principal Contractor if they are unclear about any aspect of waste or waste management on-Site</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                         |

- 4.2 All persons working on-Site are responsible for adhering to the SWMP. This includes attending training as specified and following arrangements for the movement and segregation of waste on-Site.

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### **Principal Contractor**

- 4.3 The Principal Contractor shall distribute copies of the SWMP to the Principal Designer, Applicant and each Subcontractor. This will be undertaken every time the plan is updated.
- 4.4 They will ensure that an appointment is in place with a registered Waste Management Contractor.
- 4.5 The Principal Contractor will also carry out regular auditing and reporting of how the project is performing against the Site Waste Management Plan.
- 4.6 The Principal Contractor will also be responsible for the implementation of the SWMP.
- 4.7 Their duties will include, but are not limited to:
- Ensuring waste is managed on-Site in accordance with the SWMP. This includes ensuring appropriate segregation of waste on-Site and arrangements for the removal of waste from the Site.
  - Ensuring all employees and contractors understand their duties in relation to the SWMP. This includes arranging appropriate training and toolbox talks.
  - Ensuring that all required records and documents are filed and retained.
  - Ensuring compliance with Duty of Care and other relevant legislation. The Site Manager will be the point of contact for all employees, contractors and waste contractors in relation to the SWMP.
- 4.8 It is recommended that the Principal Contractor nominates a "Waste Champion" on-Site to be responsible for the daily management, monitoring and enforcing of waste and also co-ordinating pickup times with the waste management companies. The Waste Champion should also ensure that skips do not become contaminated by incorrect waste being placed in them.
- 4.9 The Principal Contractor's Procurement Lead is responsible for working with the SWMP Owner to ensure that all waste management requirements and targets are included in subcontract procurement packages. The Procurement Lead is also responsible for ensuring the Waste Management Contractor appointed for use on the project are registered Waste Carriers and have valid and verifiable registration documents.

### **Waste Management Contractor**

- 4.10 The Waste Management Contractor will be responsible for recording the amount of waste taken off-Site. They will also provide suitable waste containers, equipment and personnel as necessary to meet the requirements set out in the SWMP as well as produce documents and keep records as required.

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- 4.11 They will be responsible for removing waste off-Site and transporting to a licensed waste management facility.
- 4.12 The Waste Contractor is responsible for ensuring waste is managed off-Site as specified in the SWMP and ensuring the waste treatment facilities have a waste licence and that records are provided to the Principal Contractor.
- 4.13 The Waste Contractor's details are listed below:

**Table 4.2 Waste Contractor Details**

| Contractor | Contact Details | Licence Number and Expiry Date |
|------------|-----------------|--------------------------------|
| <i>TBC</i> | <i>TBC</i>      | <i>TBC</i>                     |

**Subcontractors**

- 4.14 Subcontractors are expected to ensure compliance, to adhere to the principals and Site practices described in this SWMP, to attend training sessions and to contribute to the achievement of the SWMP targets as necessary.
- 4.15 The subcontractors are yet to be confirmed. This SWMP will be updated and revised as information becomes available. All contractors will be listed in the following table with contact details. All contractors are responsible for adhering to the SWMP.

**Table 4.3 Subcontractor Details**

| Package           | Subcontractor | Contact Details |
|-------------------|---------------|-----------------|
| Piling            | <i>TBC</i>    | <i>TBC</i>      |
| Groundworks       | <i>TBC</i>    | <i>TBC</i>      |
| Frame             | <i>TBC</i>    | <i>TBC</i>      |
| Façade            | <i>TBC</i>    | <i>TBC</i>      |
| Roofing           | <i>TBC</i>    | <i>TBC</i>      |
| Brick / Blockwork | <i>TBC</i>    | <i>TBC</i>      |
| Drylining         | <i>TBC</i>    | <i>TBC</i>      |
| Joinery           | <i>TBC</i>    | <i>TBC</i>      |
| MEP               | <i>TBC</i>    | <i>TBC</i>      |
| Screed            | <i>TBC</i>    | <i>TBC</i>      |
| Kitchens          | <i>TBC</i>    | <i>TBC</i>      |
| Bathrooms         | <i>TBC</i>    | <i>TBC</i>      |
| Floor Finishes    | <i>TBC</i>    | <i>TBC</i>      |
| Metalwork         | <i>TBC</i>    | <i>TBC</i>      |

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| Package                 | Subcontractor | Contact Details |
|-------------------------|---------------|-----------------|
| Painting and Decorating | <i>TBC</i>    | <i>TBC</i>      |
| External Works          | <i>TBC</i>    | <i>TBC</i>      |

#### Key Personnel Contact Details

4.16 The table below provides the contact information of key personnel in relation to the SWMP.

**Table 4.4 Key Personnel Contact Details**

| Role                      | Name                    | Address                                                                                                                  | Telephone  | Email      |
|---------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|------------|------------|
| Applicant                 | Picture Estates Limited | Ensors Chartered Accountants, First Floor, Victory House, Vision Park, Chivers Way, Histon, Cambridge, England, CB24 9ZR | <i>TBC</i> | <i>TBC</i> |
| Principal Contractor      | <i>TBC</i>              | <i>TBC</i>                                                                                                               | <i>TBC</i> | <i>TBC</i> |
| Principal Designer        | <i>TBC</i>              | <i>TBC</i>                                                                                                               | <i>TBC</i> | <i>TBC</i> |
| Operations Director       | <i>TBC</i>              | <i>TBC</i>                                                                                                               | <i>TBC</i> | <i>TBC</i> |
| Waste Management Champion | <i>TBC</i>              | <i>TBC</i>                                                                                                               | <i>TBC</i> | <i>TBC</i> |
| Document Controller       | <i>TBC</i>              | <i>TBC</i>                                                                                                               | <i>TBC</i> | <i>TBC</i> |

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## 5. WASTE MANAGEMENT PRINCIPLES

- 5.1 As defined above, waste is “any substance or object which the producer or person in possession of discards, intends to discard or is required to discard”. Construction, demolition and excavation (CD&E) generated around three fifths (62%) of total UK waste in 2018<sup>3</sup>.
- 5.2 Implementing good practice Waste Minimisation and Management (WMM) on construction projects will help reduce the amount of construction waste sent to landfill. Waste minimisation includes designing out waste from a project and limiting waste arising in the construction phase. Waste management involves identifying potential waste streams, setting target recovery rates and managing the process to ensure these targets are met. Good practice WMM is increasingly being implemented in construction projects to realise key benefits. The following principles are the pillars of WMM.

### Circular Economy Principles

- 5.3 As detailed within the North Hertfordshire Local Plan 2011 – 2031 (November 2022) and the North Herts Sustainability Supplementary Planning Document (September 2024), the principles of circular economy should be at the core of the Proposed Development. The circular economy can be defined as “An economic system based on the reuse and regeneration of materials or products, especially as a means of continuing production in a sustainable or environmentally friendly way”. The six circular economy principles, which should be fundamental throughout both detailed design and construction works, are:
1. Building in layers – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary.
  2. Designing out waste – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, and reuse of secondary products and materials.
  3. Designing for longevity.
  4. Designing for adaptability or flexibility.
  5. Designing for disassembly.

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<sup>3</sup> Gov.uk. (2022). Statistics on waste. Available at <https://www.gov.uk/government/statistics/uk-waste-data/uk-statistics-on-waste>

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6. Using systems, elements or materials that can be reused and recycled.

#### **Waste Hierarchy**

- 5.4 The waste hierarchy is displayed in Figure 5.1 below. The hierarchy orders waste management options according to what is best for the environment. Consideration of how to manage waste should be carried out in this order.

**Figure 5.1 The Waste Hierarchy**



*Source: European Commission*

- 5.5 Waste management needs to consist of a holistic approach during the design, contractual and construction phases. This should involve the Applicant, designers, contractors and any other relevant parties. Each party can take actions to reduce the amount of waste arising at different stages of construction works.

#### **Prevent / Reduce Waste**

- 5.6 The following items are to be taken into account by the Applicant / Designers in relation to the design or the construction method in order to minimise the quantity of waste produced on-Site:
- Design the project to suit component sizes.
  - Reduce the need for temporary or false works.
  - Structural solutions which minimise materials and simplify the structure.
  - Set the level of the building to minimise export of spoil.
  - Plan for the re-use of spoils to form landscape features.

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5.7 The following actions will be taken by the Principal Contractor in order to reduce the amount of waste generated throughout the project:

- Order the correct materials, as specified.
- Order the correct quantity of materials.
- Deliver materials at the appropriate time (just in time delivery).
- Encourage suppliers to use less packaging.
- Store and handle materials correctly.
- Ensure protection of finished works.
- Follow the suppliers' storage instructions.
- Keep harmful chemicals in secure bunded areas.
- Protect lightweight materials from wind.

#### **Re-Use Materials**

5.8 Where possible, surplus materials should be re-used on the Site. Where materials are surplus to requirements on-Site (such as soils), there may be a requirement for them to be recovered off-Site at other projects. Materials can be sold on by the Principal Contractor, or donated.

#### **Recycling Waste**

5.9 Wherever possible, waste will be segregated before being removed from the Site, with skips and bins clearly labelled. This prevents specific waste streams from becoming contaminated and ensuring they are ready for recycling. However, due to the limited storage area on typical construction sites, a general waste skip may be used for all waste generated (other than Gypsum products) and separation will be carried out off-Site at a Waste Transfer Station. Waste will either be diverted for reuse or recycling or disposed of at landfill.

5.10 It is critical that waste separation is relayed to the Site Manager by the operators of the Waste Transfer Station in order to ensure that accurate data is recorded in the SWMP. Where possible, smaller waste materials, such as that from the canteen and the office, should be segregated and recycled separately at the nearest Local Civic Amenity point or other recycling centre. This is to include the recycling of plastic, paper, cardboard, cans and other waste.

#### **Waste to Landfill**

5.11 This is a last resort option. Landfill disposal is expensive, and it is accompanied by high disposal costs in the Landfill Tax.

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## 6. CONSTRUCTION WASTE TYPES, QUANTITIES AND TARGET SETTING

### Construction Stage Waste Targets

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- 6.1 Waste related targets for the Site will be set by the Applicant. Overall construction and operational waste targets will be set, as well as specific targets developed for each waste stream. These are specified in the section below.
- 6.2 The following targets will be set:
- Construction and demolition waste – 80% reuse/recycling/recovery.
  - Excavation waste – 80% beneficial use.
  - Incorporate an effective incident reporting system to reduce near misses with a target of zero environmental incidents.
- 6.3 The use of recycled content and secondary aggregates must be encouraged and given priority, reducing the demand for virgin material and optimising material efficiency in construction. Recommended at:
- A minimum of 30% of construction materials being re-used materials, where feasible.
  - The design of 50% of materials for re-use.
  - The sourcing of 80% of materials from ethical and responsible supply chains.

### Demolition Waste Segregation and Diversion Targets

- 6.4 The project involves the construction of up to 640 residential dwellings, in addition to the provision of a 1.2ha site for a primary school, a further 1.9ha of land reserved for educational uses, and a site of a community hub, alongside associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. The Proposed Development will be constructed on land that is currently vacant.
- 6.5 Demolition waste produced during construction of the Proposed Development is expected to be minimal due to the lack of existing buildings and structures on the Site, and will consist predominantly of inert and excavated materials created during groundworks and excavations. In line with the aspiration to achieve 'Silver' level of performance relating to Minimising Carbon Footprint: Circular Economy Principles, as set out in the North Herts Sustainability Supplementary Planning Document, at least 80% of the total volume (m<sup>3</sup>) of construction, demolition and excavation waste should be either reused, recycled or recovered. As a priority, non-hazardous inert material will be reused on-

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Site, potentially in groundworks and future landscaping works. Where this is not practical, then material should be repurposed at nearby construction sites or recovered at licensed facilities.

- 6.6 Further review is required once the Principal Contractor is appointed.

#### **Construction Waste Segregation and Diversion Targets**

- 6.7 The Building Research Establishment (BRE) has developed indicators to aid in the calculation of construction waste arisings at the design of a new development. The Environmental Performance Indicator (EPI) measures tonnes of waste / 100m<sup>2</sup> of gross floor area. Table 6.1 shows the EPIs from the BRE.

**Table 6.1 Construction waste benchmarks**

| Project Type         | Tonnes / 100m <sup>2</sup> gross floor area |
|----------------------|---------------------------------------------|
| Residential          | 15.3                                        |
| Commercial Retail    | 15.7                                        |
| Commercial Offices   | 12.4                                        |
| Education            | 14.9                                        |
| Leisure              | 14.8                                        |
| Industrial Buildings | 12.4                                        |
| Healthcare           | 13.0                                        |

Notes: Data taken from BRE Waste Benchmark Data (issued October 2017)

- 6.8 Tables 6.2 below shows the estimated construction waste arisings for the Proposed Development, based on the indicative Gross Internal Area (GIA) and the applicable BRE benchmarks.

**Table 6.2 Estimated Construction waste**

| Total GIA (m <sup>2</sup> ) | BRE project type  | Tonnes / 100m <sup>2</sup> gross floor area (BRE) | Estimated construction waste (tonnes) |
|-----------------------------|-------------------|---------------------------------------------------|---------------------------------------|
| 62,616                      | Residential       | 15.3                                              | 9,580.2                               |
| 1,900                       | Commercial Retail | 15.7                                              | 298.3                                 |
| Total                       | -                 | -                                                 | 9,878.5                               |

- 6.9 It is estimated that approximately 9,878.5 tonnes of waste may arise from the construction of the Proposed Development. Waste generation is likely to vary significantly according to the programme and phasing.
- 6.10 It should be noted that the estimated total figure assumes wastage rates from site-wide infrastructure development such as utilities/plant including refuse storage, car parks, cycle storage, pavements and landscaping within the Industrial category. This is due to the fact that infrastructure development

cannot be easily calculated using benchmarking data; and the BRE have no applicable information for this area of construction.

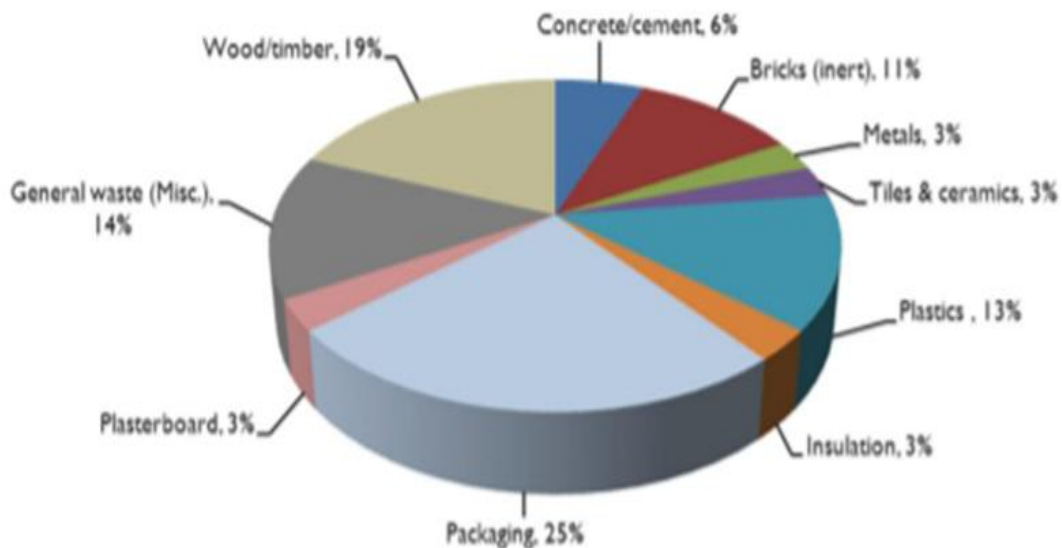
#### Identification and Classification of Waste

- 6.11 Prior to the start of works and/or upon the introduction of a new waste stream, the SWMP Owner will identify and classify waste materials leaving the Site by reference to a six-digit European Waste Catalogue (EWC) code and associated description as required by the List of Wastes (England) Regulations 2005 (LoWR). Waste can be solid, liquid or sludge.

#### Predicted Waste Streams

- 6.12 Figure 6.1 below illustrates the estimated composition of construction waste arisings for the Proposed Development, based on data from UK construction projects of a similar nature.

**Figure 6.1 Estimated Construction Waste Composition (Source: SmartWaste)**



- 6.13 Based on the total anticipated figure of 9,878.5 tonnes of construction waste, estimated through the indicative Gross Internal Area (GIA) and the applicable BRE benchmarks, Table 6.3 below provides an estimated breakdown by anticipated material type. It is intended that this Site Waste Management Plan is a live document, and therefore, final waste figures should be inputted on the completion of the project when available.

**Table 6.3 Estimated Construction waste breakdown\***

| Material Type (based on EWC Code classifications)   | Suggested EWC Code | Waste Forecast (m <sup>3</sup> ) | Waste Forecast (tonnes) | Final Waste Figures |
|-----------------------------------------------------|--------------------|----------------------------------|-------------------------|---------------------|
| Waste paint and varnish containing organic solvents | 08 01 11           | 110.9                            | 29.9                    | <i>TBC</i>          |

| Material Type (based on EWC Code classifications)                                                    | Suggested EWC Code | Waste Forecast (m <sup>3</sup> ) | Waste Forecast (tonnes) | Final Waste Figures |
|------------------------------------------------------------------------------------------------------|--------------------|----------------------------------|-------------------------|---------------------|
| Packaging (including separately collected municipal packaging waste)                                 | 15 01              | 195.7                            | 52.8                    | TBC                 |
| Packaging containing residues of or contaminated by hazardous substances                             | 15 01 10           | 97.8                             | 26.4                    | TBC                 |
| Metallic packaging containing a dangerous solid porous matrix, including empty pressure containers   | 15 01 11           | 5.9                              | 7.0                     | TBC                 |
| Absorbent, filter materials, wiping cloths, protective clothing contaminated by dangerous substances | 15 02              | 14.3                             | 3.9                     | TBC                 |
| Aqueous liquid wastes containing hazardous substances                                                | 16 10 01           | 13.7                             | 3.7                     | TBC                 |
| Concrete                                                                                             | 17 01 01           | 1591.8                           | 2069.3                  | TBC                 |
| Bricks                                                                                               | 17 01 02           | 1100.7                           | 1320.8                  | TBC                 |
| Tiles and ceramics                                                                                   | 17 01 03           | 440.3                            | 528.3                   | TBC                 |
| Wood                                                                                                 | 17 02 01           | 314.5                            | 220.1                   | TBC                 |
| Glass                                                                                                | 17 02 02           | 704.4                            | 528.3                   | TBC                 |
| Plastic                                                                                              | 17 02 03           | 489.2                            | 132.1                   | TBC                 |
| Bituminous mixtures containing coal tar                                                              | 17 03 01           | 366.9                            | 440.3                   | TBC                 |
| Iron and steel                                                                                       | 17 04 05           | 1100.7                           | 1320.8                  | TBC                 |
| Mixed metals                                                                                         | 17 04 07           | 220.1                            | 264.2                   | TBC                 |
| Metal waste contaminated with hazardous substances                                                   | 17 04 09           | 88.1                             | 105.7                   | TBC                 |
| Soil and stones                                                                                      | 17 05 04           | 513.7                            | 616.4                   | TBC                 |
| Gypsum-based construction materials                                                                  | 17 08              | 968.6                            | 968.6                   | TBC                 |
| Mixed construction and demolition wastes                                                             | 17 09 04           | 733.8                            | 880.6                   | TBC                 |
| Textiles                                                                                             | 20 01 11           | 163.1                            | 44.0                    | TBC                 |
| Discarded electrical and electronic equipment                                                        | 20 01 36           | 163.1                            | 44.0                    | TBC                 |

| Material Type (based on EWC Code classifications) | Suggested EWC Code | Waste Forecast (m <sup>3</sup> ) | Waste Forecast (tonnes) | Final Waste Figures |
|---------------------------------------------------|--------------------|----------------------------------|-------------------------|---------------------|
| Biodegradable waste                               | 20 02 01           | 361.6                            | 271.2                   | TBC                 |

\* The table above has been populated with the information available to date. It will be updated as more information becomes available. The last column (final waste figures) will be populated at the end of the project once the final waste data is available.

- 6.14 Table 6.4 below shows the standard, good and best practice recovery rates for typical construction materials.

**Table 6.4 Recovery rates for typical construction materials**

| Material                                                                                               | Standard recovery* % | Good practice recovery* (quick win) % | Best practice recovery* % |
|--------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------|---------------------------|
| Timber                                                                                                 | 57                   | 90                                    | 95                        |
| Metals                                                                                                 | 95                   | 100                                   | 100                       |
| Plasterboard                                                                                           | 30                   | 90                                    | 95                        |
| Packaging                                                                                              | 60                   | 85                                    | 95                        |
| Ceramics                                                                                               | 75                   | 85                                    | 100                       |
| Concrete                                                                                               | 75                   | 95                                    | 100                       |
| Inert                                                                                                  | 75                   | 95                                    | 100                       |
| Plastics                                                                                               | 60                   | 80                                    | 95                        |
| Miscellaneous                                                                                          | 12                   | 50                                    | 75                        |
| Electrical Equipment                                                                                   | Limited information  | 70**                                  | 95                        |
| Furniture                                                                                              | 0-15                 | 25                                    | 50                        |
| Insulation                                                                                             | 12                   | 50                                    | 75                        |
| Cement                                                                                                 | Limited information  | 75                                    | 95                        |
| Liquids and oils                                                                                       | 100                  | 100                                   | 100                       |
| Hazardous                                                                                              | 50                   | Limited information***                | Limited information***    |
| * Proposed waste management actions                                                                    |                      |                                       |                           |
| 'Reuse' and 'recycling' are forms of waste recovery                                                    |                      |                                       |                           |
| ** This is a required recovery target for the type of Waste Electrical and Electronic Equipment (WEEE) |                      |                                       |                           |

- 6.15 It should be noted that typical hazardous materials from construction sites that fall within the HWR include:

- Treated wood, glass, plastic (alone or in mixture) containing dangerous substances;
- Bituminous mixture containing coal tar and other dangerous substances;
- Metals containing oil, coal tar and other dangerous substances;

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- Cables containing oil, coal tar and other dangerous substances;
  - Rubble or hardcore containing dangerous substances;
  - Soil, stones and dredging spoil containing dangerous substances;
  - Gypsum materials such as plasterboard containing hazardous materials;
  - Unused or unset cement;
  - Paints and varnishes containing organic solvents or other dangerous substances;
  - Paint or varnish remover;
  - Adhesives and sealants containing organic solvent or other dangerous substances; and
  - Empty packaging contaminated with residues of dangerous substances e.g. paint cans.

6.16 Hazardous waste materials will be stored in secure bunded compounds in appropriate containers which are clearly labelled to identify their hazardous properties and are accompanied by the appropriate assessment sheets.

6.17 Any fuels, oils and chemicals that are used will be stored in appropriate containers within secure bunded compounds in accordance with good Site practice and regulatory guidelines and located away from sensitive receptors.

6.18 This section will be reviewed and amended as required once the Principal Contractor is appointed.

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## 7. CONSTRUCTION WASTE MANAGEMENT MEASURES

### Construction Phase Waste Reduction Measures

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- 7.1 This section presents a number of measures that may be implemented during the construction of the Proposed Development in order to minimise the amount of waste arising. Appendix A2 identifies additional measures for reducing waste during specific elements of the construction phase. This document will be further developed once the Principal Contractor has been appointed.
- 7.2 The waste hierarchy identified above will be followed throughout the construction phase. Good practice actions to reduce waste and subsequent actions identified during construction will be recorded within A2. This will seek to minimise the production of waste throughout the project.

### Storage and Segregation

- 7.3 Where space allows, an area for the storage of off-cuts and surplus materials will be created with appropriate packaging and weatherproofing to keep them in usable order so that these materials can be reused on-Site or stored for reuse on another project.
- 7.4 All waste will be stored securely on-Site and during transportation to prevent pollution, contamination, fly tipping and nuisance complaints. A waste management compound will be established within the Site perimeter taking into account the sensitivity of the surrounding area and characteristics of the waste types produced on-Site. This will be accessible to on-Site staff and waste removal to facilitate re-use, recycling and recovery of waste. Signs will be placed throughout the relevant areas of the Site directing individuals to the location of waste storage areas.
- 7.5 The Applicant will also adhere to the following requirements:
- Waste will be segregated into hazardous, non-hazardous and inert waste. Waste materials will be classified in accordance with the LoWR and segregated on-Site according to European Waste Classification (EWC) codes.
  - There will be an adequate number of containers of an appropriate size and type for the collection and segregation of waste. Suitable containers may include: Wheelie bins: 240ltr, 360ltr, 660ltr; Skips: 8YD, 12YD, 16YD.
  - Waste containers will be covered with netting, sheeting or lids to prevent the escape of waste and the contents from getting wet e.g., from rain and on-Site water use.
  - Storage areas for raw materials and assembly areas for construction components will be located away from sensitive receptors.

- All waste containers will be clearly labelled with appropriate segregation stickers as per the Institution of Civil Engineers (ICE) colour coding. Each will be labelled with the relevant waste segregation sign to help reduce mixed waste skips.
- During the internal fit out phases, wheelie bins or a practical alternative will be provided on each floor and labelled with segregation signs for each relevant waste stream being produced. Once full, these bins are to be transported to the designated waste consolidation area.
- Regular checks on-Site will be conducted for litter and damage to waste containers, such as leaks.
- Temporary offices and work compounds on-Site will retain all details relating to the waste strategy for the Site, health and safety and monitoring and reporting details.

7.6 In addition, the provision of effective and secure storage areas for construction materials is important to ensure that potential loss of material from damage, vandalism or theft is avoided. These measures will be supported by ensuring well-timed deliveries to the Site, providing on-Site security and installing temporary Site security fencing.

7.7 Implementation of good practice measures in terms of on-Site storage and security practices will assist in reducing unnecessary wastage of material and ensure that high standards are maintained throughout the development process.

#### **Earthworks**

7.8 Where excavations required for groundworks and landscaping works encounter both Made Ground and the underlying natural soils, the soils should be segregated prior to subsequent testing for either disposal off-Site or reuse on-Site (under The Definition of Waste: Development Industry Code of Practice).

7.9 If off-Site disposal is required, classification of surplus arisings should be carried out in line with the requirements of Technical Guidance WM3, including analysis of the total concentrations of polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, metals and pH and waste acceptance criteria (WAC) analysis. If asbestos is identified in the sample, asbestos quantification testing should be undertaken.

7.10 Where practicable, clean excavated material will be reused on-Site within the proposed landscaping works.

7.11 Any material that cannot be reused on-Site will be removed by licensed waste carriers and sent for treatment or disposal (as appropriate) at appropriately licensed facilities.

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### **Gypsum Waste**

- 7.12 Any waste containing any amount of Gypsum that is sent to landfill must go to a separate cell for high sulphate waste. Therefore, it is imperative that Gypsum waste is separated from other waste.
- 7.13 The following measures will be implemented to address this:
- A dry storage area will be set aside for bagged plaster mix. This will reduce wastage and may save money.
  - Mixed or dry plaster should not be washed into drains or surface waters as this can cause water pollution.
  - Clean, uncontaminated plasterboard will be recycled.
  - Wet, mixed plaster should be left to go off before disposal. Liquid waste cannot be disposed of at landfill sites.
  - Plaster, plasterboard and other Gypsum products will be separated from general waste, as they contain high levels of sulphates.

### **Landfill**

- 7.14 Indicative lists of landfill sites and transfer / treatment facilities that have the potential to receive waste from the Proposed Development can be found at Appendix A3. It should be noted that the specific waste facilities that will be used during construction phases will not be known until the Principal Contractor(s) has been appointed.

### **Sustainable Selection of Construction Materials**

- 7.15 A sustainable materials selection strategy should be prepared prior to construction. Measures should be taken, such as face-to-face 'toolbox talks' and provision of clear operational instructions, to ensure that contractors are committed to the operation of good practice measures on-Site with emphasis on continual improvement and identifying appropriate opportunities to reduce waste, promote recycling and use recyclable materials. The ordering of appropriate, minimum amounts of building materials should be part of the materials selection strategy.

### **Promotion of Best Practice**

- 7.16 As part of the encouragement of on-Site best practice, there will also be a need to ensure that suppliers of raw materials to the Proposed Development are committed to reducing any surplus packaging associated with the supply of any raw materials. This includes the reduction of plastics (i.e. shrink wrap and bubble wrap), cardboard and wooden pallets. This may involve improved procurement and consultation with selected suppliers regarding commitments to waste minimisation, recycling and the emphasis on continual improvement in environmental performance. Where

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practical, Site waste targets and incentives will be set and incorporated into the contracts of supply chain suppliers.

- 7.17 Table 7.1 summarises the most important mitigation measures to minimise the potential waste of on-Site materials during construction. It is important to note, however, that not all construction materials will be provided by local suppliers.

**Table 7.1 Measures to reduce the wastage of on-Site construction materials**

| Task     | Action                                                                                                                                                                  |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ordering | Avoid: Over-ordering (order 'just in time') Ordering standard lengths rather than lengths required Ordering for delivery at the wrong time (update programme regularly) |
| Delivery | Avoid: Damage during unloading Delivery to inappropriate areas of the Site Accepting incorrect deliveries, specification or quantity                                    |
| Storage  | Avoid: Damage to materials from incorrect storage Loss, theft or vandalism through secure storage and on-Site security                                                  |
| Handling | Avoid: Damage or spillage through incorrect or repetitive handling                                                                                                      |

- 7.18 Where practicable, waste types that have the potential to be reused on-Site or transported off-Site for recycling will need to be segregated. Although every effort will be made to retain all suitable materials on-Site, it is possible that some of these materials cannot be reused or recycled during the construction process. In these situations, the Site Managers will work to identify a nearby Transfer Station or suitably licensed facility in order for material to be redistributed as fill on other suitable sites. This represents the most sustainable alternative to landfill disposal.

### **Construction Logistics and Traffic Impacts**

- 7.19 The logistics associated with construction waste are affected by a wide range of factors. The quantity and types of waste materials generated will fluctuate during the construction phases and the resulting number of waste collections will be dictated by a range of variables, including the amount of storage space for waste, the capacity of waste containers used, the materials segregated for recycling and whether any on-Site processes are used for reducing the volume of waste (e.g. compactors / balers / shredders etc.).
- 7.20 The Principal Contractors will be expected to provide construction waste logistics forecasts, that will be discussed with waste contractors and the relevant local authority following appointment of relevant parties.
- 7.21 The impact of traffic associated with the movement of construction and waste materials on surrounding neighbourhoods and the local road network will be minimised by a combination of factors. These include reducing the need to import / export materials; and minimising off-Site removal

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of waste to landfill. Dedicated haulage routes will be agreed with the local authority to minimise disturbance to local communities.

#### **Pre-Construction Phase Waste Reduction Measures**

- 7.22 During the pre-construction phase, the following measures and actions have been identified for review by the design team.

**Table 7.2 Pre-Construction Phase Waste Reduction Measures**

| Action                                                                                                           | Responsibility          | Agreed Outcome |
|------------------------------------------------------------------------------------------------------------------|-------------------------|----------------|
| Minimise lift pit depths                                                                                         | Design Team             | TBC            |
| Structural solutions that minimise and simplify the structure as much as possible, e.g. use of pre-cast concrete | Design Team             | TBC            |
| Use of cement alternatives                                                                                       | Design Team             | TBC            |
| Re-use of excavated material                                                                                     | Design Team             | TBC            |
| Using materials with high recycled content (RC)                                                                  | Design Team             | TBC            |
| Prioritise durable products and materials                                                                        | Design Team             | TBC            |
| Prioritise products with EPDs, ISO14001, BES6001, or accredited EMS certification                                | Design Team             | TBC            |
| Use of low embodied carbon façade cladding                                                                       | Design Team             | TBC            |
| Materials procurement from manufacturers adopting cleaner manufacturing processes                                | Design Team / Applicant | TBC            |

| Action                                                                                    | Responsibility          | Agreed Outcome |
|-------------------------------------------------------------------------------------------|-------------------------|----------------|
| Paints and finishes with low VOC content and formaldehyde levels will be specified        | Design Team             | TBC            |
| Minimise composite materials                                                              | Design Team             | TBC            |
| Aim to specify standard sized components                                                  | Design Team             | TBC            |
| Maximise non-structural internal partitions                                               | Design Team             | TBC            |
| Consider flexible floor plates or grids                                                   | Design Team             | TBC            |
| Waste management to be integral to the procurement process and appointment of contractors | Design Team / Applicant | TBC            |

### Setting Targets

- 7.23 In addition to those presented within this document, appropriate targets and objectives will be set in relation to the minimisation and recycling of any waste materials during earth works and construction. This will ensure that a clear action plan is generated for the management of specified types and quantities of materials identified for each of the construction stages. These targets will be agreed at the inaugural meeting between the Principal Contractors, the contractors and the local authority.
- 7.24 To ensure that the system of waste prevention, minimisation, reuse and recycling is effective, consideration will be given to the setting of on-Site waste targets and a suitable programme of monitoring at regular intervals to focus upon:
- Quantifying raw material wastage;
  - Quantifying the generation of each waste type;
  - Any improvements in current working practices;
  - Methods by which the waste types are being handled and stored; and

- 
- The available waste disposal routes used, e.g. landfills, waste transfer stations.

7.25 The Principal Contractors will be responsible for the setting and review of waste targets from the outset of the development process to ensure that high standards are maintained with the emphasis being on continual improvement. Specific waste quantification and monitoring will assist in determining the success of waste management initiatives employed on each construction site and progress against these targets should be relayed back to the appropriate stakeholders.

#### Training

7.26 Waste training will be provided by the Principal Contractors or external trainers and include a combination of the following:

- Induction covering general waste management on-Site including segregation and storage.
- Toolbox Talks and briefings covering specific waste topics such as the legal requirements for the management of waste; the environmental effects of waste; and management of soil movements.
- Specialist Waste Training for individuals such as how to complete WTNs/HWCNs for those who have responsibility for completing and signing off WTNs/HWCNs.

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## 8. MONITORING AND REPORTING

- 8.1 All movements of waste from the Site will be recorded and evidenced through WTNs or HWCNs.
- 8.2 The Site will be monitored on a monthly basis during the construction phase to confirm whether the requirements of the SWMP are being managed effectively. This will ensure:
- That the plan is up-to-date and that it is the correct version;
  - That skip returns and waste data are being faxed or emailed back to the Applicant;
  - That subcontractors are complying with the SWMP; and
  - That Waste Carrier returns are being received and filed.
- 8.3 Waste Records have to be accurate so that the SWMP's progress is monitored correctly. A database will be used to record all waste leaving the Site. Records will be taken directly from relevant forms, waste tickets and monthly waste reports provided by the Waste Contractor.
- 8.4 Waste Data Collections forms to be recorded and collected on a monthly basis. The electronic SWMP will be kept up-to-date following receipt of the completed forms, and at a period of not less than every three months, to ensure that the plan accurately reflects the progress of the project.
- 8.5 A review of the data will be carried out every three months, to ensure the compliance targets are being met, and any exceedances in waste type and percentages are reasoned, and actions implemented.
- 8.6 Once construction works are complete, a report will be completed, containing the following:
- Confirmation that the SWMP has been monitored on a regular basis;
  - Comparison of the estimated quantities and percentages of each waste type against the actual quantities of each waste type;
  - A short analysis and discussion; and
  - Recommendations and conclusions.

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## 9. OPERATIONAL WASTE MANAGEMENT STRATEGY

### Operational Waste Targets

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- 9.1 Falling within the area covered by Hertfordshire County Council, North Hertfordshire District Council is committed to working towards diverting all waste from landfill by 2030.
- 9.2 In line with this target, the amount of waste to be diverted for recycling during operation of the Proposed Development has been set at 65% of the total volume (m<sup>3</sup>). The waste hierarchy should be followed and landfill diversion (i.e., energy from waste) should be prioritised for the remaining volume. The following actions have been identified to achieve this:
- Each dwelling will be provided with separate waste bins, with each bin corresponding to the relevant waste stream to be collected by the Council.
  - Guidance for waste stream sorting and collection will be provided in the user manual.
  - Centralised and easily accessible refuse areas will be located on the ground floor level of each dwelling or building.
  - Where relevant, adequate signage to reduce the likelihood of waste contamination.

### Operational Waste Reduction Measures

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- 9.3 This section details the strategy that will be adopted to manage the residential and commercial waste arising from the Proposed Development once operational.

#### Residential Waste Management Strategy

##### Local Residential Waste Management Services

- 9.4 The table below outlines the waste management services that are currently provided by and on behalf of North Hertfordshire District Council.

**Table 9.1 Residential waste management services**

| Service                                              | Details                                                                                                                         |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Refuse Collection                                    | For flats: communal 1,100 litre Eurobins collected fortnightly<br>For houses: 180 litre wheeled bin collected every three weeks |
| Mixed Dry Recycling Collection                       | For flats: communal 1,100 litre Eurobins collected fortnightly<br>For houses: 240 litre wheeled bin collected every three weeks |
| Fibre (Paper and Card) Collection                    | For flats: communal 1,100 litre Eurobins collected fortnightly<br>For houses: 240 litre wheeled bin collected every three weeks |
| Food Waste Collection                                | For flats: communal 240 litre wheeled bins collected weekly<br>For houses: 23 litre caddy collected weekly                      |
| Garden Waste Collection (chargeable, opt-in service) | For flats: N/A<br>For houses: 240 litre wheeled bin collected fortnightly                                                       |
| Bulky Waste Collection                               | Chargeable collection service                                                                                                   |
| Recycling Centre                                     | Stevenage Recycling Centre, Caxton Way, Stevenage, SG1 2DF                                                                      |

Notes: Source: North Herts Waste Storage & Collection Guidance for Developers

#### Residential Waste Storage Requirements

- 9.5 The North Herts Waste Storage & Collection Guidance for Developers states that waste storage capacity for up to 50 litres for standard houses, and up to 30 litres for flats, should be provided per dwelling.
- 9.6 It is also recommended that a suitable location for residents to keep a 5-litre kitchen caddy be provided within standard houses for the separate collection of food waste streams.

#### Residential Waste Management

- 9.7 In order to facilitate easy sorting of waste streams for occupants, each dwelling will be provided with separate bins, each corresponding to the relevant waste streams to be collected. This will maximise

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the potential for future residents to correctly sort waste within each unit. Guidance for waste stream sorting and collection will be provided in home user guides, where applicable.

9.8 For standard houses, dedicated space will be provided within the curtilage of each property to ensure easy access for both residents and the Council's waste operatives. In line with the above, dedicated containers will be provided for, at a minimum, the collection of refuse, dry mixed recyclables, fibres, and food waste streams. These will be segregated in line with the relevant guidance, standards and legislation. As set out above, the following storage receptacles will be provided for each standard house:

- 1no. 180 litre purple lidded with grey body wheeled bin for the collection of refuse;
- 1no. 240 litre grey wheeled bin for the collection of dry mixed recyclables;
- 1no. 240 litre blue lidded with grey body wheeled bin for the collection of fibres (paper and card);
- 1no. 23 litre brown caddy for the collection of food waste; and
- Where future residents choose to subscribe to the paid service, 1no. 240 litre brown lidded wheeled bin for the collection of garden waste.

9.9 Should apartment buildings come forward, communal waste stores will be located either within the curtilage of the building, or as a dedicated external store that is located within 30m horizontal distance from the front door of the buildings, and within 10m of the point of collection for the Council's waste operatives. These stores will contain dedicated containers for, at a minimum, refuse, dry mixed recyclables, fibres, and food waste streams which will be segregated in line with the relevant guidance, standards and legislation. Should apartment buildings come forward, the communal waste stores would contain the following storage receptacles:

- 1,100 litre Eurobins with capacity to store 80 litres of refuse waste per dwelling;
- 1,100 litre Eurobins with capacity to store 90 litres of dry mixed recyclables per dwelling;
- 1,100 litre Eurobins with capacity to store 80 litres of fibres (paper and card) per dwelling; and
- 240 litre wheeled bins with capacity to store 20 litres of food waste per dwelling.

#### Collection of Residential Waste

9.10 As detailed above, North Hertfordshire District Council undertakes three-times-per-week collections of refuse, dry mixed recyclables, and fibres, and weekly collections of food waste. An opt-in, chargeable fortnightly collection service is also offered for garden waste.

9.11 Collection arrangements for residential waste arising from the Proposed Development will be organised so that collections will take priority over non-residential waste. Specific servicing times will

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be written into the commercial contracts as relevant. This is to help prevent any conflicts in emptying the residential bins.

9.12 Collection operatives will not be required to:

- Move bins of more than 10 metres to the refuse collection vehicle; and
- Move bins over steps or kerbs. A drop kerb as near as possible to the storage area will be provided to allow for the safe movement of bins so collection operatives can collect waste in accordance with Health and Safety at Work Regulations.

9.13 Access paths will be a minimum width of two metres, have a reasonably smooth finish and will be level.

#### Anticipated Residential Waste Arisings

9.14 The anticipated waste arisings from the residential component of the Proposed Development have been calculated using data presented by DEFRA<sup>4</sup> for the period 2014/15 to 2022/23. Over this period, North Hertfordshire District Council collected 45,364 tonnes of household waste. Of this, 25,039 tonnes of collected waste were sent for recycling, reuse or composting. This is equivalent to a diversion from landfill rate of 55.2%. The collected household waste per person is estimated at 0.04 tonnes / annum<sup>5</sup>.

9.15 Based on the DEFRA statistics suggesting that approximately 0.04 tonnes of waste were generated per person over the period 2014/15 to 2022/23, and with the proposals expected to accommodate approximately 1,536 new residents<sup>6</sup>, there is potential for annual waste arisings of 61.44 tonnes as a result of the Proposed Development.

#### **Non-Residential Waste Management Strategy**

##### Local Non-Residential Waste Management Services

9.16 North Hertfordshire District Council offer chargeable collections for non-residential refuse, mixed dry recyclables, paper, garden and food waste, in line with government requirements. This service is offered via the Council's waste service contractor, and is available to all large or small companies.

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<sup>4</sup> DEFRA (2025). 'ENV18 – Local authority collected waste annual results tables. Available at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

<sup>5</sup> Based on a population of 133,200 in 2021. Source: Census 2021. Available at: <https://www.ons.gov.uk/visualisations/censuspopulationchange/E07000099/>

<sup>6</sup> Applying an average household size of 2.4 residents per household.

**Table 9.2 Non-residential waste management services**

| Service                        | Details                                                                        |
|--------------------------------|--------------------------------------------------------------------------------|
| Refuse Collection              | Bins with a purple lid, collected fortnightly, weekly or more than once a week |
| Mixed Dry Recycling Collection | Bins with a black lid, collected fortnightly, weekly or more than once a week  |
| Paper and Cardboard Collection | Bins with a blue lid, collected fortnightly, weekly or more than once a week   |
| Food Waste Collection          | Bins with a brown lid, collected fortnightly, weekly or more than once a week  |

Notes: Source: North Herts Website. Available at: <https://www.north-herts.gov.uk/commercial-waste-and-recycling-service>

- 9.17 Businesses must ensure that commercial waste is removed by a registered carrier of waste, described fully and accurately on a Waste Transfer Note (WTN), and kept safe.

#### Non-Residential Waste Storage Requirements

- 9.18 As of March 2025, all workplaces with 10 or more employees will be required to separate waste for disposal. Specifically, waste must be separated into the following waste streams:

- Dry mixed recycling;
- Cardboard and paper;
- Food waste; and
- General waste (non-recyclable waste).

#### Non-Residential Waste Management

- 9.19 In order to facilitate easy sorting of waste streams for tenants, each non-residential space will be provided with separate bins, each corresponding to the relevant waste streams to be collected. This will maximise the potential for future tenants to correctly sort waste within each unit. Guidance for waste stream sorting and collection will be provided in home user guides, where applicable.
- 9.20 As part of their commercial waste service, the Council provides a number of waste receptacles, the details of which are provided in Table 9.3.

**Table 9.3 Non-residential waste and recycling bin sizes**

|        | 1,100 litres       | 660 litres          | 360 litres | 240 litres | 140 litres | 55 litres<br>(box) | 23 litres<br>(caddy) |
|--------|--------------------|---------------------|------------|------------|------------|--------------------|----------------------|
| Height | 1,325 –<br>1,380mm | 1,160 –<br>1,320 mm | 1,095 mm   | 1,066 mm   | 1,049 mm   | 350 mm             | 390 mm               |

|       | 1,100 litres        | 660 litres          | 360 litres | 240 litres | 140 litres | 55 litres<br>(box) | 23 litres<br>(caddy) |
|-------|---------------------|---------------------|------------|------------|------------|--------------------|----------------------|
| Width | 1,270 –<br>1,370 mm | 1,265 –<br>1,370 mm | 850 mm     | 582 mm     | 482 mm     | 585 mm             | 290 mm               |
| Depth | 1,000 –<br>1,077 mm | 740 – 799<br>mm     | 850 mm     | 724 mm     | 563 mm     | 390 mm             | 340 mm               |

Notes: Source: North Herts Website. Available at: <https://www.north-herts.gov.uk/commercial-waste-and-recycling-service>

- 9.21 Non-residential units should be provided with waste stores that are located either within the curtilage of the building, or as a dedicated external store that is located within 10m of the point of collection for the Council's waste operatives. These stores will contain dedicated containers for, at a minimum, refuse, dry mixed recyclables, paper and cardboard, and food waste streams which will be segregated in line with the relevant guidance, standards and legislation.
- 9.22 Non-residential waste stores areas should be designed to the standards within BS5906:2005 Waste management in buildings – Code of practice. In summary, the facilities should include the following:
- A suitable water point in close proximity to allow washing down to mitigate against odours;
  - All surfaces sealed with a suitable wash proof finish (vinyl, tiles etc.);
  - A suitable floor drain;
  - All surfaces easy to clean;
  - Suitable lighting and ventilation (the latter to help mitigate against any odours);
  - All commercial waste storage areas will be kept completely separated from residential communal bin stores;
  - Clear signage will be provided to ensure cross contamination of refuse and recycling is minimised;
  - Doors will have a minimum clearance opening of 1.5m;
  - Floor surfaces will be of a smooth, continuous finish and free from steps or other obstacles; and
  - Any steps will incorporate a drop-kerb.
- 9.23 Further to this, it is recommended within the North Herts Waste Storage & Collection Guidance for Developers that the following be considered:
- Collection times: collections may take place at any time during the day or night, therefore waste storage areas should be accessible;

- 
- Key / codes: if the waste storage area is accessible from the street, it should be secured by key-code locks, rather than physical keys to ensure long-term security;
  - Internal security: where possible, tenants of non-residential spaces should be able to enter waste storage areas via an internal door(s); and
  - Bulky item storage: this should be considered, as it is not uncommon for non-residential uses to require occasional storage for large items, such as electrical equipment.

#### Collection of Non-Residential Waste

- 9.24 As noted above, the collection of commercial waste will be undertaken via either the Council's commercial waste service or private waste management contractors, with the tenants being responsible for making arrangements to suit their own requirements.
- 9.25 The Proposed Development's internal vehicular access routes will be designed to ensure that refuse collection vehicles can access bin storage areas in accordance with the requirements of BS5906:2005.
- 9.26 Surfaces that waste containers need to be moved over will be of a smooth, continuous finish and free from steps or other obstacles. Any steps will incorporate a drop-kerb. Measures will be taken by the tenants to ensure that access to the agreed collection points will not be restricted on collection days.
- 9.27 Waste collection frequency will be dependent upon the schedule of the appointed waste contractor and the volume of waste generated during operation. It is also dependent upon the storage method used, for example, if segregated recyclables are to be collected separately rather than in co-mingled loads, the number of collections required will increase.

#### **Vehicles and Roads**

- 9.28 As detailed within the North Herts Waste Storage & Collection Guidance, the standard refuse vehicles used by the Council weigh up to 32 tonnes. Suitable road construction is therefore required for all roads on which refuse vehicles may be required to travel.
- 9.29 The Council currently operate a number of different-sized vehicles, with the majority being 26 tonnes, with a 6x2 chassis. The typical maximum vehicle dimensions are:
- Width: 2,500mm (without mirrors);
  - Height: 3,400mm (without hazard beacons);
  - Turning circle: 22,800mm; and

- 
- Overall length: 12,100mm (from front to rear of bin lift).

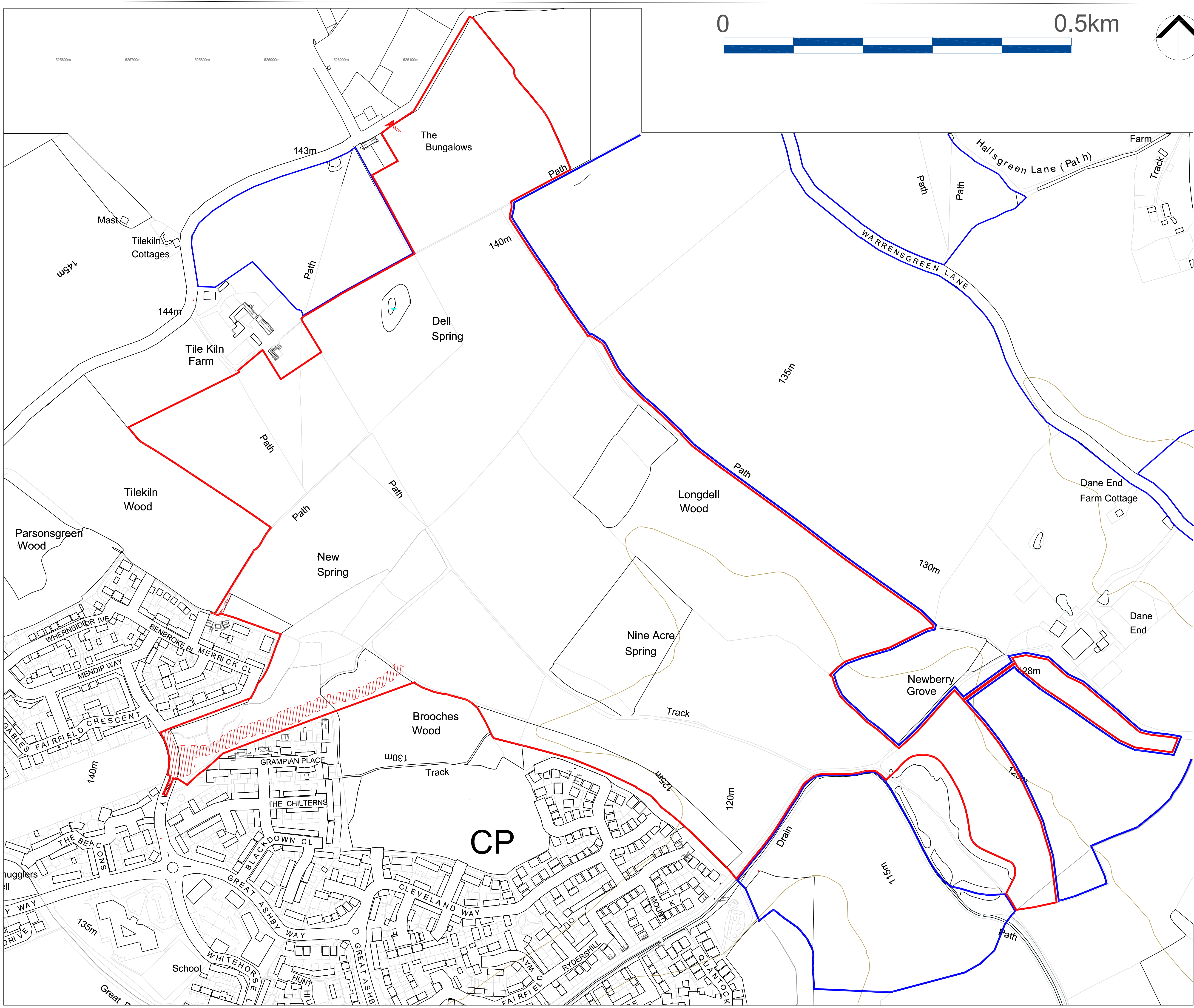
9.30 Vehicles should be able to enter and exit a site in forwards motion and any reversing manoeuvres should be kept to a minimum and not more than 12m.

9.31 It is advised within the North Herts Waste Storage & Collection Guidance that all roadways that are to facilitate waste collections should be constructed in consideration of the following:

- Road width: highways should have a minimum width of 5 meters;
- Road standards: roads should be constructed to an adoptable standard, where feasible;
- Vehicle clearance: sufficient clearance should be provided around vehicles to allow efficient operation, with least 4m vertical clearance, in addition to a minimum of 3.5m width and 4m in length where the emptying of containers is to take place;
- Turning heads: where applicable, turning heads must be sufficient in size to turn without reversing and vehicles should not be permitted to park in these areas;
- Bollard installations: where bollards are installed, crews should be able to enter and exit roads quickly. Any bollards that are to remain standing should be spaced widely enough to allow the vehicle to pass between unhindered.
- Barriers: where barriers are to be employed, crews should be able to access sites easily;
- Hammer heads: where possible, hammer heads should be avoided due to the additional time taken to manoeuvre the vehicle, and the number of reverses required when using them;
- Yellow lines or traffic management measurements: these should be put in place where necessary to preserve the turning capacity for the vehicles when parked cars are present; and
- Drainage ditches: swales and drainage ditches must have hard standing built across them to enable access.

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## **A1. SITE PLAN**



- Application Site Boundary: 62.90ha
- Detailed Application Boundary: 0.80ha
- Other land within the ownership of the Applicant or their parent company

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CLIENT  
Picture Estates Ltd

PROJECT  
GA2 - North East Stevenage

TITLE  
Application Site Plan

DRAWN BY  
SG

CHECKED BY  
SG

SCALE @ A1  
1:2,500

DATE  
JULY\_2024

PROJECT NO.  
23\_M004

DRAWING NO.  
DL07

REV.  
D

## A2. CONSTRUCTION PHASE WASTE REDUCTION MEASURES

**Table A2.1 Construction Phase Waste Reduction Measures**

| Element                              | Waste Type            | Estimated Quantity | Is this Hazardous Waste? (Y / N) | Waste Reduction Measures                                                                | Recycling Measures                              |
|--------------------------------------|-----------------------|--------------------|----------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Substructures</b>                 |                       |                    |                                  |                                                                                         |                                                 |
| Groundworks<br>Piling<br>Foundations | Excavation waste      | TBC                |                                  | Re-use at a later stage of the project or investigate options for use on other projects |                                                 |
| Below-ground Services                | Excess concrete       | TBC                |                                  | Use as blinding to future pours                                                         |                                                 |
|                                      | Timber                | TBC                |                                  | Re-use timber frames and formwork                                                       | Recycle using segregated skips or bins          |
|                                      | Pipework and Ducting  | TBC                |                                  | Avoid over-ordering and return excess material                                          |                                                 |
| <b>Superstructure</b>                |                       |                    |                                  |                                                                                         |                                                 |
| Frame                                | Metalwork             | TBC                |                                  |                                                                                         | Recycle using segregated skips or bins          |
| Envelope                             | Timber                | TBC                |                                  | Re-use timber frames and formwork                                                       | Recycle using segregated skips or bins          |
| Roofing                              | Concrete              | TBC                |                                  | Care taken to order correct quantity                                                    | Discuss return policy with supplier             |
|                                      | Bricks and Mortar     | TBC                |                                  |                                                                                         | Recycle using segregated skips or bins          |
|                                      | Pallets and Packaging | TBC                |                                  | Minimise packaging                                                                      | Agree return or recycling policy with suppliers |

| Finishes                                                       |                           |     |  |                                                                    |                                                 |  |
|----------------------------------------------------------------|---------------------------|-----|--|--------------------------------------------------------------------|-------------------------------------------------|--|
| Drylining and Partitions<br>Joinery<br>Painting and Decorating | Metals                    | TBC |  | Order in optimised lengths to minimise on-Site cuttage and wastage | Recycle using segregated skips or bins          |  |
|                                                                | Timber                    | TBC |  | Order in optimised lengths to minimise on-Site cuttage and wastage | Recycle using segregated skips or bins          |  |
|                                                                | Plasterboard              | TBC |  | Order in optimised lengths to minimise on-Site cuttage and wastage | Discuss return policy with supplier             |  |
|                                                                | Pallets and Packaging     | TBC |  | Minimise packaging                                                 | Recycle using segregated skips or bins          |  |
|                                                                | Plastics                  | TBC |  |                                                                    |                                                 |  |
| Building Services                                              |                           |     |  |                                                                    |                                                 |  |
| M&E<br>Plumbing<br>Security<br>IT and Comms<br>Cabling         | Metals                    | TBC |  | Order in optimised lengths to minimise on-Site cuttage and wastage | Recycle using segregated skips or bins          |  |
|                                                                | Cables                    | TBC |  |                                                                    | Recycle using segregated skips or bins          |  |
|                                                                | Plasterboard              | TBC |  | Order in optimised lengths to minimise on-Site cuttage and wastage | Discuss return policy with supplier             |  |
|                                                                | Pallets and Packaging     | TBC |  | Minimise packaging                                                 | Agree return or recycling policy with suppliers |  |
|                                                                | Plastics                  | TBC |  | Avoid over-ordering and return excess material                     |                                                 |  |
| Site Facilities                                                |                           |     |  |                                                                    |                                                 |  |
| Cleaning Service                                               | Canteen Waste             | TBC |  |                                                                    | Recycle using segregated skips or bins          |  |
| Canteen Provision                                              | Office Paper and Drawings | TBC |  | Print double-sided where possible                                  | Recycle using segregated skips or bins          |  |

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|                   |                                |     |  |                                                                 |                                                               |
|-------------------|--------------------------------|-----|--|-----------------------------------------------------------------|---------------------------------------------------------------|
| Office Management | Site Hoarding                  | TBC |  |                                                                 | Re-use on other sites. Recycle using segregated skips or bins |
|                   | Plastic, Foam Cups and Cutlery | TBC |  | Use of re-usable mugs, plates and cutlery instead of disposable |                                                               |

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### A3. RELEVANT LANDFILL/TREATMENT SITES

**Table A3.1** Selected landfills in Hertfordshire (bordering North London)

| Permit / Installation reference | Waste Management Licence No. | Operator                 | Site type                                   | Waste types permitted | Site address                                                                                  |
|---------------------------------|------------------------------|--------------------------|---------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------|
| BW0231IH                        | N/A                          | Water Hall (England) Ltd | L04 Non-Hazardous                           | Wide Variety          | Waterhall Quarry, Lower Hatfield Road, Hertford SG13 8LF                                      |
| BP3893EW/V 006                  | 80737                        | Tarmac Aggregates Ltd    | Inert Landfill L05                          | Inert C&D Waste       | Tytenhanger Landfill Site, Coursers Road, London Colney, Colney Heath, Hertfordshire, AL4 0PG |
| LP3993EU/V0 02                  | 80760                        | Ingrebourne Valley Ltd.  | Inert Landfill L05                          | Inert C&D Waste       | Hoddesdon Quarry Landfill, Cock Lane, Hoddesdon, Hertfordshire, EN11 8LS                      |
| N/A                             | 80216                        | C J Pryor Ltd            | A5 Landfill taking Non-Biodegradable Wastes | C&D Waste             | Presdales Pit, Hoe Lane, Ware, Hertfordshire, SG12 9NX                                        |
| N/A                             | 80271                        | Hepburn Cyril            | A5 Landfill taking Non-Biodegradable Wastes | C&D Waste             | Woodcock Hill Farm, Barnet Lane, Elstree, Hertfordshire, WD6 3SU                              |

Notes: Source: EPR Landfill Sites – Quarterly Summary - End July 2025

**Table A3.2 Selected transfer and treatment facilities in London**

| Permit / Installation reference | Waste Management Licence No. | Operator                    | Site type                                          | Waste types permitted             | Site address                                                     |
|---------------------------------|------------------------------|-----------------------------|----------------------------------------------------|-----------------------------------|------------------------------------------------------------------|
| HP3098EW/V                      | 100373                       | Biffa G S Environmental Ltd | A11 Household, Commercial & Industrial Waste T Stn | Wide Variety                      | Unit 2, Aztec 406, 12, Ardra Road, Enfield, London, N9 0BD       |
| FB3609LQ/A00 1                  | 404398                       | GBN Services Ltd            | A11 Household, Commercial & Industrial Waste T Stn | Wide Variety                      | Montagu Industrial Estate, Gibbs Road, Edmonton, London, N18 3PU |
| PP3093EE/V0 07                  | 80723                        | Powerday Plc                | A15 Material Recycling Treatment Facility          | Wide Variety                      | Old Oak Sidings, Off Scrubs Lane, Willesden, London, NW10 6RJ    |
| FB3600TZ/A00 1 4                | 404338                       | Premier Material Supplies   | A16 Physical Treatment Facility                    | Enfield Bund Soil Management Area | Holly Hill Farm, The Ridgeway, Enfield, Middlesex, EN2 8AN       |
| JP3795EL/V00 3                  | 100204                       | J O'Doherty Haulage Ltd     | A11 Household, Commercial & Industrial Waste T Stn | Wide Variety                      | Pegamoid Site, Nobel Road, Edmonton, London, N18 3BH             |
| DP3891NP/V0 02                  | 80355                        | Camden Plant Ltd            | A16 Physical Treatment Facility                    | Wide Variety                      | Lower Hall Lane, Chingford, London, E4 8JG                       |

Notes: Source: EPR Landfill Sites – Quarterly Summary - End July 2025

**Table A3.3 Selected landfills in Kent and South London**

| Environmental Permitting Reference | Operator                            | Site name                           | Site Address and Postcode                                       | Site Type                                     | District  | EA Area               |
|------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|-----------|-----------------------|
| FP3098HA                           | Biffa Waste Services Ltd            | Shakespeare Farm Landfill Extension | St Mary Hoo Rochester Kent ME3 8RN                              | A1 : Co-Disposal Landfill Site                | Medway    | Kent and South London |
| HP3298VN                           | London And Continental Railways Ltd | Marley Landfill Facility            | Marley Landfill Facility Sandway Road Harrietsham Kent ME17 1HT | A2 : Other Landfill Site taking Special Waste | Maidstone | Kent and South London |
| BP3694HA                           | Bexley Sand & Ballast Company       | Manor Farm                          | Manor Cottage Manor Road Bexley Kent DA5 3LX                    | A5 : Landfill taking Non-Biodegradable Wastes | Bexley    | Kent and South London |
| WP3898HL                           | R Marchant & Sons Limited           | St Julians Quarry                   | Land/ Premises At Riverhill Sevenoaks Kent TN15 0RS             | A6 : Landfill taking other wastes             | Sevenoaks | Kent and South London |
| LP3335UG                           | Bournewood Sand And Gravel Ltd      | Bournewood Inert Landfill Site      | Off A20 By Pass Swanley Kent BR8 7DP                            | L05 : Inert LF                                | Bromley   | Kent and South London |

Notes: Source: EPR Landfill Sites - Quarterly Summary - End July 2025

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## **A4. GENERAL NOTES**

- A4.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.
- A4.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
- A4.3 No site visits have been carried out, unless otherwise specified.
- A4.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
- A4.5 The copyright in the written materials shall remain the property of Iceni Projects Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Iceni Projects Ltd by the client of the outstanding amounts.
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