



Refuse Management Plan

Maple House, Nos 8-16 (even) & 30-32 High Street and
Nos 1-7 Princes Parade, Potters Bar

July 2026

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1.0 **Project Information**

1.1 This Refuse Management Plan ('RMP') has been prepared to demonstrate that the proposed development at Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade, Potters Bar ('the site') incorporates appropriate waste management and servicing arrangements. This statement provides a detailed assessment of the waste storage and collection requirements to support the formal planning application.

1.2 Key objectives of this report include:

- **Policy Compliance:** Ensuring the waste strategy adheres to BS 5906:2005 (Waste Management in Buildings – Code of Practice) and the specific requirements set out by Hertsmere Borough Council.
- **Capacity Validation:** Establishing the necessary refuse and recycling storage volumes based on the specific mix of 293 dwellings and 1,742sqm of flexible commercial (Class E) floorspace.
- **Spatial Sufficiency:** Confirming through detailed spatial checks and layout drawings that the proposed refuse stores are sufficient to accommodate the required bin types.
- **Vehicle Access:** Includes details of how a refuse vehicle can safely access the site and refuse storage areas.
- **Operational Efficiency:** Outlining the management of different waste streams, including residual waste, dry mixed recycling, and food waste, to maintain high hygiene standards and ease of collection.

2.0 **Legislation and Policy Compliance**

2.1 The design and management strategy of the refuse and recycling facilities for the proposed development has been developed in accordance with national standards and local requirements. The following regulatory framework has been applied to ensure a sustainable and efficient waste management system:

- BS 5906:2005 – Waste Management in Buildings (Code of Practice)
- Hertsmere Local Plan Core Strategy (Policies SP1 & CS16)
- Hertsmere Local Plan Site Allocations and Development Management Policies Plan (Policy SADM19)
- Hertsmere Waste Storage Provision Requirements for New Residential Developments Guidance Document
- Hertsmere Planning and Design Guide Supplementary Planning Document (Part D)

3.0 **Waste Arisings and Capacity Requirements**

- 3.1 The waste and recycling storage capacities for this development have been calculated in accordance with the Hertsmere Waste Storage Provision Requirements for New Residential Developments Guidance Document.

Residential Dwellings

- 3.2 Section 2 of the Guidance Document provides information and guidance on waste storage and collection requirements for purpose-built blocks of flats with at least five individual properties where residents will share communal waste and recycling facilities.
- 3.3 The Council currently operates a fortnightly refuse and recycling service to such dwellings and each property requires the following containers for waste and recycling:
- 240L wheelie bin for general waste
 - 80L wheelie bin for food and garden waste
 - 240L wheelie bin for commingled recycling (excluding paper)
 - 38L box for paper recycling
 - 55L for future waste storage provision

- 3.4 For the residential units, the storage capacity has been assessed with the specific allocations as follows:

	Required bins					
BLOCK	General waste	Dry mixed recycling	Food & green waste	Paper	Future capacity	TOTAL
BLOCK A	27	27	9	7	6	76
BLOCK B	17	17	6	5	4	49
BLOCK D	8	8	3	2	2	23
BLOCK E	11	11	4	3	3	32

These requirements are serviced primarily through 1100L Eurobins, supplemented by 660L wheelie bins for paper waste.

- 3.5 The Hertsmere Guidance also makes reference to Alternative Waste Management Technologies, specifically recognising that in larger developments, particularly those comprising buildings of several storeys, the generation of waste may have a significant impact on the local environment. The Council therefore recommend that alternative waste technologies are investigated for all new large-scale developments.

Commercial Floorspace

- 3.6 A notional provision has been made for commercial refuse storage. As the specific commercial uses are not yet defined as part of the current planning application, the final storage requirement remains to be confirmed. It is anticipated that further engagement may be required at fit-out stage to agree the appropriate provision in response to the confirmed use and operational arrangements.

4.0 **Proposed Refuse Storage**

- 4.1 Detailed spatial checks have been undertaken for each block to ensure that the designated refuse stores are sufficient to accommodate the required bin capacities whilst allowing for safe manoeuvrability.
- 4.2 The following analysis provides a detailed breakdown of the storage areas provided for each block, accompanied by the corresponding floor plan layouts. All stores have been designed to meet the operational requirements of the development and ensure ease of access for users and facilities management.
- 4.3 The following floor plans illustrate the designated refuse stores for each residential block. In the drawings below, the refuse areas are highlighted with red dashed lines, and the total internal floor areas (in square meters) are clearly indicated on each plan to confirm spatial compliance. These layouts demonstrate that each store is appropriately sized to accommodate the required bin allocations and allow for efficient waste management operations.

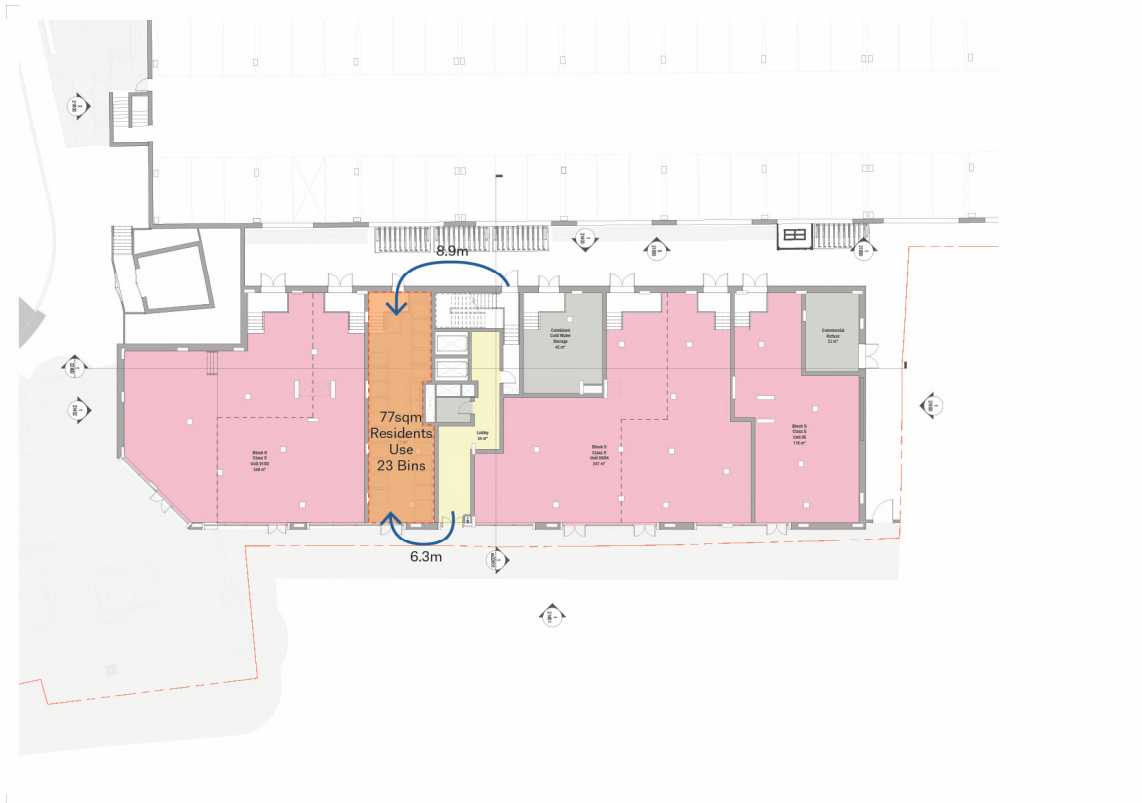
Block A



Block B



Block D



Block E



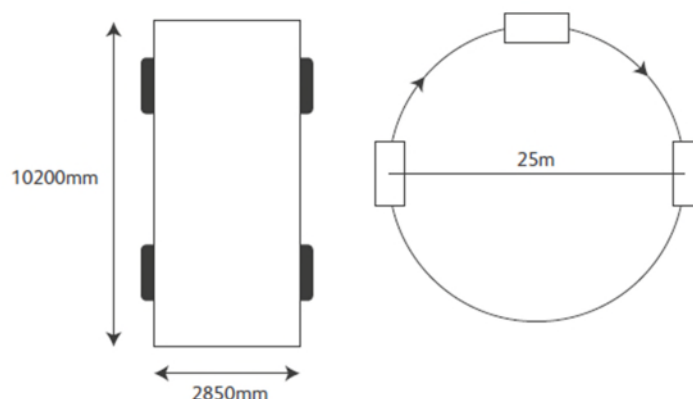
5.0 **Vehicle Access**

5.1 Appendix C of the Hertsmere Waste Storage Provision Requirements Guidance includes details of the dimensions and other specifications of waste collection vehicles used by the Council. Regard has also been had that the commercial waste would be collected by a private contractor who may use a different vehicle.

5.2 The details set out in Appendix C are below:

Appendix C

Vehicle dimensions and turning circle (requirements for vehicle access)



5.3 The guidance also sets out the following requirements:

- Roads should have foundations and a hard-wearing surface capable of withstanding a fully laden waste collection vehicle of 26 tonnes gross vehicle weight, with a maximum axle weight of 11.5 tonnes. Any ironworks situated in the roadways should also be capable of withstanding the loads indicated.

- Roads should have a minimum width of 5m. Pinch points, such as archways or gates, should give a minimum clearance of 3.7m width, and additional allowances must be given if vehicles are required to approach from an angle. Any part of a building through which a waste collection vehicle passes must have a minimum clear height of 4.5m, to allow for overhead fixtures and fittings. If a turning space is necessary, the road layout should permit a turning circle of 25m kerb to- kerb, or 28m wall-to-wall. Any locations where the gradient of the roadway changes must be designed to allow for the overhang of the lifting equipment at the back of waste collection vehicles.
- Waste collection vehicles should be able to enter, travel around the site and exit the site without the need to reverse. Where this is not possible, collection vehicles must not be required to reverse a distance greater than 12m. Waste collection vehicles should never be required to reverse up or down a curb, slope or ramp. Where possible, developers should design road layouts so that waste collection vehicles are not required to reverse in from or out onto the public highway. Vehicles undertaking collections should be able to stop for loading in a safe and legal position where they will not obstruct other traffic, pedestrians or access. Appropriate measures must be incorporated into road layouts to control unauthorised parking of vehicles that would prevent access by the waste collection vehicles and staff. Developers should ensure that sufficient car parking is provided in order to prevent such problems.

5.4 The proposed development has been designed to align with Hertsmere Borough Council's waste collection guidance, ensuring safe and efficient refuse vehicle access throughout the site.

5.5 All internal carriageways used for refuse collection will be constructed to a suitable specification to accommodate 26-tonne vehicles, and swept path analysis confirms that the Hertsmere-compliant refuse vehicle can safely

access all required areas. All refuse stores have been placed at ground floor level directly adjacent to the internal carriageway, allowing for practical collections with immediate access.

5.6 Some sections of the internal carriageway are reduced to 4.2m in width to minimise vehicle dominance. However, in locations where refuse collection takes place directly adjacent to bin stores, laybys and locally widened carriageways are provided to achieve widths in excess of 5m, allowing refuse vehicles to stop safely while maintaining sufficient clearance for operatives and to allow the passing of vehicles as required. Any required reversing is confined to purpose-designed internal turning heads, which enable vehicles to manoeuvre safely and exit the site in a forward gear. This approach ensures there is no requirement for refuse vehicles to reverse onto or from the public highway and over a straight distance of greater than 12m.

5.7 Overall, the scheme provides a robust and compliant refuse strategy, with appropriate internal road design, turning provision, controlled servicing routes, and well-positioned refuse stores ensuring efficient operation without adverse impact on the public highway or site amenity.

6.0 **Operational Management**

- 6.1 To ensure the long-term efficiency and hygiene of the waste management system, the following operational procedures will be implemented:
- 6.2 Appointment of a Managing Agent for the residential element who will be responsible for regular cleaning and disinfection of the refuse stores.
- 6.3 The Managing Agent will also be responsible for monitoring waste levels in the Residential bin stores, rotating full bins with empty bins for the Communal stores.
- 6.4 On the day of collection, the Council refuse collection will be assisted by the Managing Agent through the repositioning and rotation of bins through the Communal and Residential bin stores. The Managing Agent will be responsible for ensuring bins do not pose a hazard to vehicles and pedestrians and that they are moved back inside at the earliest opportunity.
- 6.5 Clear signage will be provided within each communal store to guide residents on the correct separation of residual waste, dry mixed recycling and food waste.