



FORMER NESTLE FACTORY, HAYES

SITE WASTE MANAGEMENT PLANS
MAY 2017

BARRATT — LONDON — **SEGR**O

This executive summary is to provide an overview regarding the SWMP's prepared by both SEGRO and Barratt London.

The site is proposed to be developed by SEGRO plc to provide new commercial properties (about 22,600 sqm in use classes B1c, B2, B8 and data centre, plus service yards, car parking and ancillary works) and by Barratt London to provide 158,187 sqm (GEA) of residential floor space to provide up to 1381 dwellings with use Class C3. The residential part of the development will also include a management suite and supporting community facilities (Use Class D2) and retail/commercial uses (Use Class A1, A3, A4, A5). In broad terms the SEGRO development covers the eastern third of the site whilst the western two-thirds will be developed by Barratt London.

The Site Waste Management Plan's have been prepared by the respective developers in compliance with Regulation 6 of the Site Waste Management Plan Regulations 2008 (SWMP Regulations 2008).

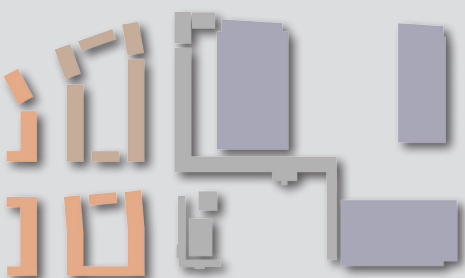
Both developers will appoint Principal Contractor's in due course who will update this Site Waste Management Plan in accordance with Regulation 8 of the SWMP Regulations 2008. The developers must give reasonable directions to enable the Principal Contractor to comply with the SWMP Regulations 2008.

At completion of the project the Principal Contractor shall provide a final and complete copies of the plans to each respective developer.

Further detailed information regarding the SWMP's are provided in the enclosed technical reports.

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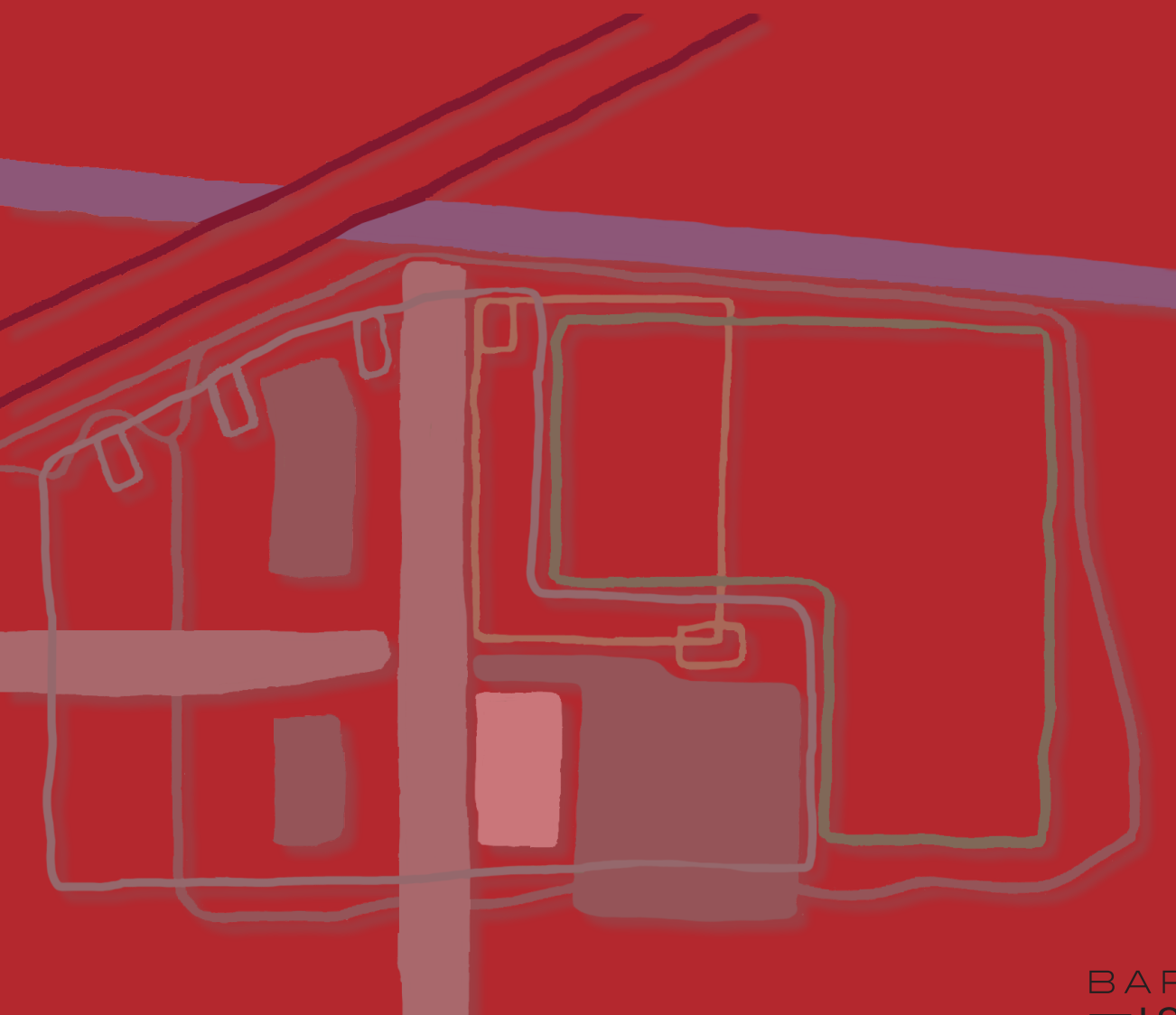


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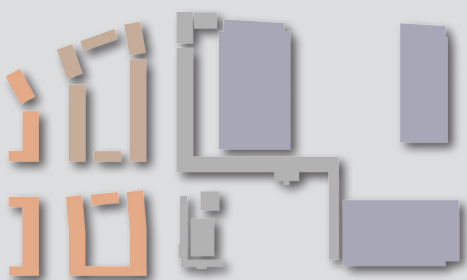
SITE WASTE MANAGEMENT PLAN

(Residential Scheme)

MAY 2017



BARRATT
— LONDON —





FORMER NESTLE FACTORY HAYES

Site Waste Management Plan (Residential Scheme)

Date: April 2017

Introduction

This Site Waste Management Plan has been prepared by the Client in compliance with Regulation 6 of the Site Waste Management Plan Regulations 2008 (SWMP Regulations 2008).

This plan identifies types of waste which are expected and quantities of waste which are estimated to be produced, arising from the construction of this project.

The Principal Contractor is obliged to update this Site Waste Management Plan in accordance with Regulation 8 of the SWMP Regulations 2008.

In particular, the Principal Contractor shall record in the updated and amended plan (the Plan): -

- a) the identity of the person removing the waste;
- b) the waste carrier registration number of the carrier;
- c) the description of the waste required by Section 34 of the Environmental Protection Act 1990;
- d) the site that the waste is being taken to and confirmation that the operator holds a permit under the Environmental Permitting (England and Wales) Regulations 2007 or is registered as a waste operation exempt from the need for such a permit.

The Principal Contractor shall, as often as necessary to ensure that the Plan accurately reflects the progress of the project and in any event not less than every month: -

- a) review the Plan;
- b) record the types and quantities of waste produced;
- c) record the types and quantities of waste that have been: -
 - i) re-used and whether on or off site;
 - ii) recycled and whether on or off site;
 - iii) sent for another form of recovery and whether on or off site;
 - iv) sent for landfill; or
 - v) otherwise disposed of
- d) update the plan to reflect the progress of the project.

Within 1 month of the project completion, the Principal Contractor shall add to the Plan: -

- a) confirmation that the Plan has been monitored on a regular basis to ensure that work is progressing according to the Plan and that the Plan was updated in accordance with the regulations;
- b) a comparison of the estimated quantities of each waste type against the actual quantities of each waste type;
- c) an estimate of the cost savings that have been achieved by completing and implementing the Plan.

In accordance with Regulation 9 of the SWMP Regulations 2008 the Principal Contractor is obliged to ensure that the Plan is kept at the site office and that every contractor knows where it is kept and must make it available to any contractor carrying out work described in the plan.

In accordance with Regulation 10 of the SWMP Regulations 2008 the Principal Contractor is obliged to keep the Plan for two years.

Additional duties on the Principal Contractor are as follows: -

- 1) The Principal Contractor shall ensure co-ordination of the work and co-operation among all contractors at work during the construction phase.
- 2) The Principal Contractor shall ensure that every worker is provided with suitable site induction and any further information and training needed for the particular work to be carried out in accordance with the Plan.
- 3) The Principal Contractor must make and maintain arrangements that will enable all involved in the construction work to co-operate effectively in promoting and developing measures to ensure that any waste arising on site is managed within the terms of the Plan and to check the effectiveness of such measures.

BARRATT — LONDON —

- 4) The Principal Contractor must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered.

The Client must give reasonable directions to any contractor so far as is necessary to enable the Principal Contractor to comply with the SWMP Regulations 2008.

Additional duties on both the Client and the Principal Contractor are as follows: -

- 1) Both the Client and the Principal Contractor must review, revise and refine the Plan as necessary to ensure that any changes in respective roles are clearly communicated to those affected.
- 2) Both the Client and the Principal Contractor must take steps to ensure that sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

At completion of the project the Principal Contractor shall provide a final and complete copy of the Plan to the Client, with full details of the types and quantities of waste produced, together with information as to the methods used for its re-use, recycling, recovery or disposal.

Client
Client plan produced by-

Principal Contractor-

Final and Complete Plan received by: - (Client)
Name
Date received

Final and Complete Plan prepared by: - (Principal Contractor)
Name
Date

BARRATT — LONDON —

SCHEDULE OF INFORMATION INPUT

Project

Former Nestle Factory Hayes

Revision No	Revision Date	Details of Revisions	Revision By
Clients Initial Plan			
A			
B			
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			

BARRATT — LONDON —

1.0 Project Details

1.01. Name of Project Former Nestle Factory, Hayes

1.02. Site Location Nestles Avenue, Hayes, Middlesex

1.03. Description of Project Demolition of existing industrial buildings and erection of 1381 No residential apartments with associated external works, car parking, landscaping, community and commercial floorspace.

1.04 Estimated Cost of project	Less Than £ 300K		Actual tender cost	
	Between £ 300 & £500 k			
	More Than £ 500k			

Estimated Savings	Actual Savings (to be inserted at completion)

1.05. Time scale of project including any phasing The target dates for the project are:

- Demolitions commence on site first quarter 2018 with a 6-month duration on site
- Main Construction period, commencing first quarter 2018 with an overall phased construction period of 7 years.

1.05.01 Contract period

1.05.02 Site Commencement date

1.05.03 Site Completion date

2.0. Management

2.01. Pre-commencement Design Decisions on Waste Minimisation Measures

2.01.01

2.01.02

2.01.03

2.01.04

2.01.05

2.01.06

2.02. Client's Declaration

It is the aim of BDW Trading to reduce to a minimum the amount of waste generated from all its construction and development projects. This is to be achieved through careful design decisions and the commitment of its selected contractors.

BDW Trading will take all reasonable steps to ensure that: -

- a) all waste from the site will be dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990, and the Environmental Protection (Duty of Care) Regulations 1991; and
- b) materials will be handled efficiently and waste managed appropriately.

Signed on Behalf of BDW Trading by

Print Name.....

2.03. Principal Contractor's Declaration

(.....) will take all reasonable steps to ensure that:-

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Signed on Behalf of Principal Contractor by

Print Name.....

Schedule of Anticipated Waste Materials

	Prior to construction	Tick if applicable
	Demolition materials	
	Hazardous Waste removal	
	Asbestos Removal	
	Vegetation removal	
	Fly Tipping removal	

	During Construction	
	Excavated obstructions / concrete	
	Excavated spoil	
	Pile construction waste	
	Ground levels adjustment materials	
	Brick & Blocks	
	Plasterboard	
	Mortar	
	Timber	
	Plaster & Cement	
	Steel	
	Steel reinforcement and tie wire	
	Office finishes	
	Packaging materials	
	Mechanical and electrical services	

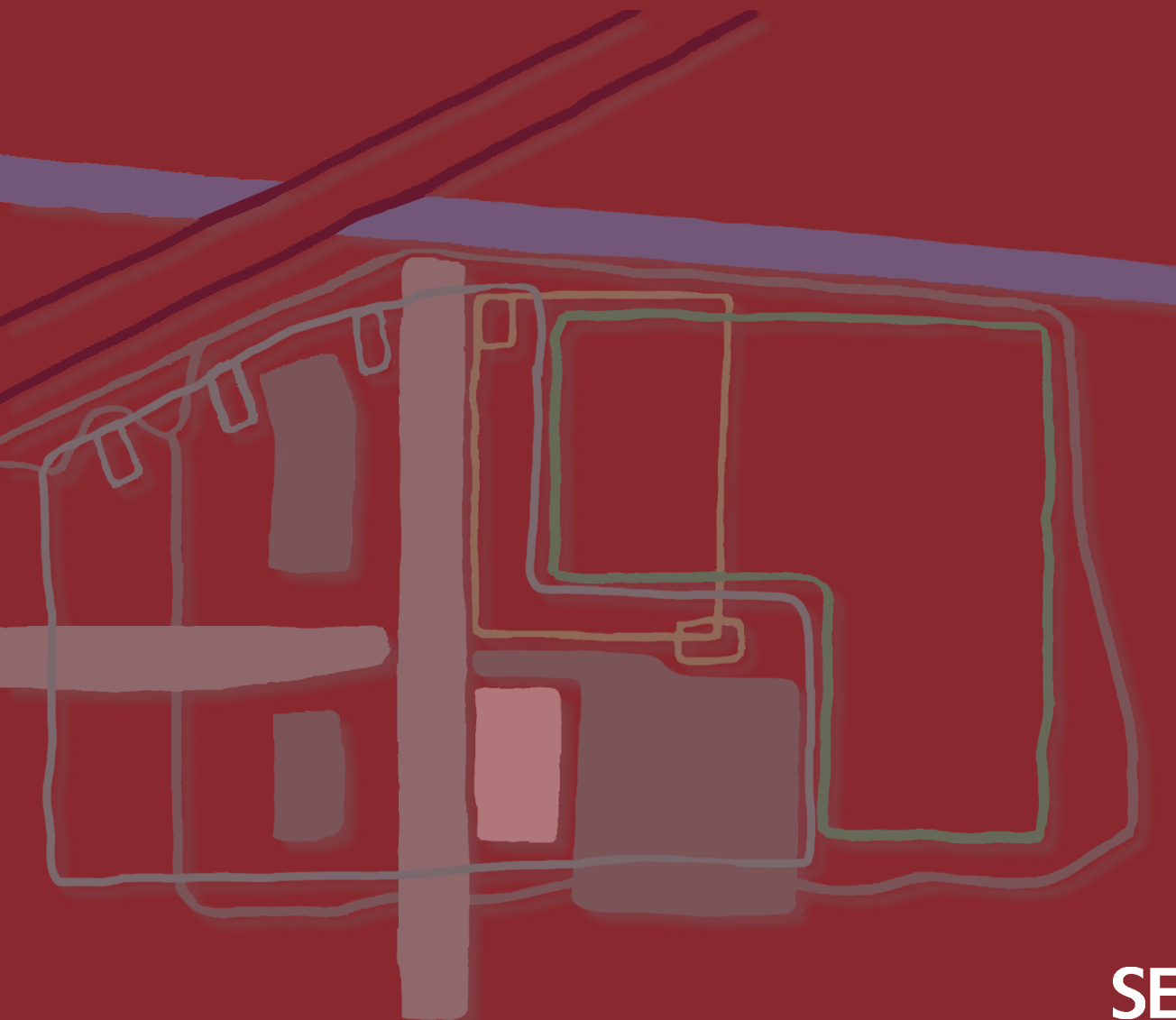
	Post Construction	

FORMER NESTLE FACTORY, HAYES

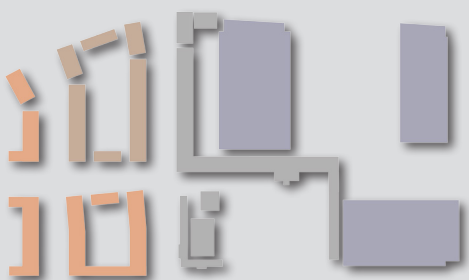
SITE WASTE MANAGEMENT PLAN

(Industrial Scheme)

MAY 2017



SEGRO



SITE WASTE MANAGEMENT PLAN (INDUSTRIAL SCHEME)

Former Nestle Factory Hayes

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Signed on Behalf of SEGRO plc by Print
Name.....

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	Post Construction	

