

Project Name:	Horsham Enterprise Park (Lovells Site – Phase 1 & 2), Wimbleshurst Road, Horsham
Document Reference:	183.0009/WMP/2
Document Name:	Waste Management Plan
Prepared By:	Emily Kerry (March 2025)
Checked By:	Shannon Betteridge (March 2025)
Approved By:	Mark Smith (March 2025)

Revision Record				
Rev	Date	By	Summary of Changes	Aprvd
2	13.03.25	EK	Client Comments	SKB

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1. INTRODUCTION

- 1.1 This Waste Management Plan (WMP) has been prepared by Paul Basham Associates on behalf of Lovell Partnerships to support a full planning application for 206no. new residential units.
- 1.2 The proposed site forms part of a wider development, located to the south of Parsonage Road and southeast of Wimbleshurst Road in Horsham, West Sussex. The wider site location is illustrated in red, with the location of the site for which this report relates to (Lovell site – Phases 1 & 2) illustrated in blue in **Figure 1**.

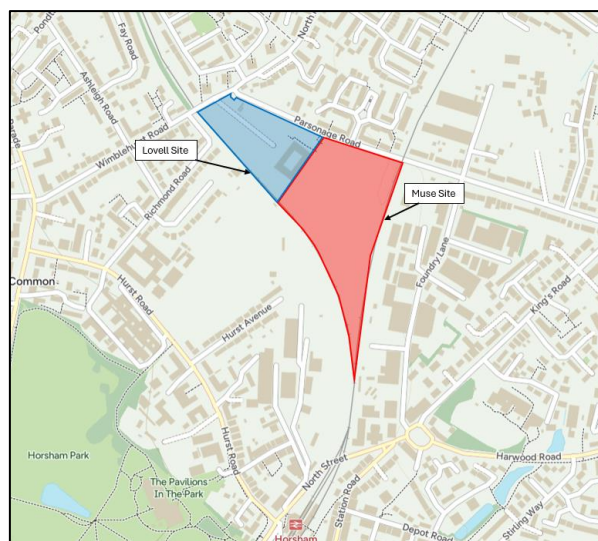


Figure 1: Site Location

Planning History

- 1.3 An outline planning permission (ref: DC/18/2687) was approved on 11 February 2020 (and for the wider site, as varied by as amended by s96a application DC/22/1724 on 04 October 2022) and had the following description of development:

“Outline planning application for the erection of up to 300 dwellings (C3) including the conversion of existing offices buildings 3 and 36) up to 25,000sqm of employment (B1) floorspaces and provision of 618sqm of flexible commercial/community space (A1 A2 A3 D1 Creche) use classes) within the ground floor of converted building 36. Improvements to existing pedestrian and vehicular accesses from Parsonage Road and Wimblehurst Road, new cycle and pedestrian accesses from Parsonage Road, together with associated parking and landscaping. All matters reserved except for access.”

- 1.4 There are currently Reserved Matters (RM) applications submitted for the application site. Phase 1 was submitted in January 2023 for the erection of 123no. units (planning reference: DC/23/0183) and Phase 2 was also submitted in January 2023 for the erection of 137no. units and 618sqm of flexible community/commercial floorspace (planning reference: DC/23/0171). Neither application has been determined yet (and unlikely to be determined due to other on-site issues) and therefore this WMP forms part of a new full planning application for Phases 1 and 2 and a separate full application will be submitted for Phase 3.
- 1.5 With consideration to the RM applications which Paul Basham Associates supported from a highways perspective, this WMP has been informed by conversations and information received, and therefore, information and reference to those conversations will be included.
- 1.6 Paul Basham Associates have also prepared a Travel Plan (TP) and Transport Assessment (TA) to be read alongside this document.
- 1.7 The remainder of this report will review the development proposals, waste collection arrangements and storage provision and includes swept path analysis of the site layout.

2. DEVELOPMENT PROPOSALS

Accommodation Schedule

- 2.1 Phases 1 and 2 of the Horsham Enterprise Park consists of 206no. residential units. The proposed accommodation schedule for the site is summarised within **Table 1**, with full details provided in the site layout attached within **Appendix A**.

Unit Type	Total
1-bed Flat	71
2-bed Flat	87
3-bed flat	1
2-bed house	4
3-bed house	24
4-bed house	19
Total	206

Table 1: Accommodation Schedule

- 2.2 The 206no. residential units will comprise of 47no. houses and 159no. flats.

Parking Provision

- 2.3 Both car and cycle parking provisions have been considered in accordance with the WSCC Guidance on Parking in New Developments (2020). Further details on car parking provisions are provided within the accompanying TA.

3. APPLYING POLICY AND GUIDANCE

- 3.1 As aforementioned, RM applications were previously submitted to separately support Phases 1 and 2 of the development in January 2023. As part of these applications, WMPs were submitted, for which Paul Basham Associates obtained information from Horsham District Council (HDC), in relation to the requirements for the site. Specifically, the information was provided through email correspondence on 22nd September 2022 (included in **Appendix B**). A summary of the comments is provided below:

- WMP to specify waste collection by council or private collection methods
- Swept path analysis to be undertaken using the Horsham 6x2 RS refuse vehicle tractor (10.5m long vehicle)
- Suitability of the carriageway to withstand refuse collection vehicles
- Storage requirements per unit and location of storage areas to be provided.
- Consideration to garden and food waste likely to be required and therefore an additional bin space needed.

Suitable Layout

- 3.2 The provision of waste storage should be presented in the layout of all new developments, demonstrating adequate space for both internal and external bins. The site layout demonstrates that each house on the site would be provided with either sufficient space to the rear of the property or adjacent to the property entrance. There are 3 types of refuse storage that will be utilised across the dwelling houses on site, the details of which are attached in **Appendix C**. These refuse stores/units will be located on the property's wall or fence.
- 3.3 For the flats on the development, refuse stores are provided internally within the building footprint, close to the entrance, to enable suitable and efficient refuse collection.
- 3.4 It should be noted that the internal site roads are anticipated to remain private, however, where appropriate, the scheme has been designed to adoptable standards. This includes the suitability of the carriageway to accommodate a 26t vehicle, as per HDC's requirements.

Convenient Access

- 3.5 Information provided by HDC states that the storage areas must be situated within 25m of the furthest dwellings for the houses provided on site.
- 3.6 The location of such storage facilities should be discretely located and sensitively designed so not to detract from the street scene. For the flats on site, the refuse stores are to be located in an enclosure away from the majority of units, and therefore not causing disturbance to residents from odour, noise and visual unattractiveness.
- 3.7 The architect's refuse strategy, included in **Appendix C**, illustrates the location of refuse storage across the site.

Required Containers

- 3.8 The guidance provided by HDC specifies the type and number of bins required based on the scale of development and unit type. The guidance is demonstrated within **Table 2**.

Dwelling type	Refuse Bin	Recycling Bin	Garden Waste Bin
Single Dwelling (1-5 persons)	1 x 140ltr wheeled bin	1 x 240ltr wheeled bin	1 x 240ltr wheeled bin
Single Dwelling (6+ persons)	1 x 240ltr wheeled bin	1 x 240ltr wheeled bin	1 x 240ltr wheeled bin
Block of Flats	Sufficient bin capacity to cater for 180ltrs per dwelling	Sufficient bin capacity to cater for 240ltrs per dwelling	N/A

Table 2: HDC Requirements for Refuse Containers

3.9 Therefore, each house should be provided with three bins (refuse, recycling and garden waste) and flats with two bins (refuse and recycling). The required and proposed provision is outlined in **Table 3**, with **Table 4** providing the breakdown further.

Dwelling Type	Number of Dwellings	Required Provision			Proposed Provision		
		Refuse	Recycling	Garden Waste	Refuse	Recycling	Garden
Single Dwelling (1-5 persons)	4	4 x 140ltr	47 x 240ltr	47 x 240ltr	4 x 140ltr	47 x 240ltr	47 x 240ltr
Single Dwelling (6+ persons)	43	43 x 240ltr			43 x 240ltr		
Block of Flats	159	28,620ltrs	38,160ltrs	N/A	31,900ltrs	41,800ltrs	N/A

Table 3: Total Site Requirement

Refuse for Typical Blocks				
Typology	Unit Type	Refuse	Recycling	Storage Type
Gatehouse	4B7P	1 x 240l wheeled bin/unit	1 x 240l wheeled bin/unit	Store/unit in rear garden
Townhouse	3B5P	1 x 140l wheeled bin/unit	1 x 240l wheeled bin/unit	Store/unit in rear garden
	4B7P	1 x 240l wheeled bin/unit	1 x 240l wheeled bin/unit	Store/unit in rear garden
Mewshouse	2B3P	1 x 140l wheeled bin/unit	1 x 240l wheeled bin/unit	Store/unit in adjacent to entrance
C11/C15 Buildings	Varies	12 x 1100l wheeled bin total	16 x 1100l wheeled bin total	Communal storage
C14 Building	Varies	9 x 1100l wheeled bin total	12 x 1100l wheeled bin total	Communal storage
C12/C13 Buildings	Varies	8 x 1100l wheeled bin total	10 x 1100l wheeled bin total	Communal storage

Table 4: Proposed Refuse Provision

3.10 In addition to the refuse provision outlined in **Table 4**, all dwelling houses will be provided with a 1 x 240ltr garden waste bin.

- 3.11 The refuse strategy plan included in **Appendix C** demonstrates the location of all refuse storage points, refuse operator routes and collection points. The refuse strategy plan demonstrates that the site accords with the requirements set out within this report and therefore should enable HDC to undertake refuse collection if required, though private collection may be implemented.

Convenient Collection

- 3.12 The guidance states that the refuse store should be situated so that the bins can be conveniently and safely transited from the bin store to the collection point, and subsequently from the collection point to the refuse vehicle.
- 3.13 Servicing for all of the properties for Phases 1 and 2 will take place internally within the site, with the refuse vehicle able to get within the required 25m of all storage locations. The refuse vehicle will not be required to reverse further than 12m in line with Manual for Streets paragraphs 6.8.8 and 6.8.9.
- 3.14 Swept path analysis of the site layout has been undertaken demonstrating that this is sufficient for the Horsham vehicle, and this is included in **Appendix D**.

4. SUMMARY AND CONCLUSIONS

- 4.1 This Waste Management Plan has been prepared by Paul Basham Associates on behalf of Lovell Partnerships to support a full planning application for 206no. new residential units on the western parcel of the former Horsham Enterprise Park.
- 4.2 Consideration has been given to comments made by the HDC highway officer through the previous RM applications, and as such, suitable provision has been provided on site for all units.
- 4.3 It has been demonstrated that stores are in the most convenient locations for collection, but also with consideration to the occupants of the dwellings and flats.
- 4.4 Swept path analysis has been undertaken to ensure the layout is suitable to accommodate the Horsham refuse vehicle.

Appendix A



NOTES:

All dimensions to be checked on site.
Drawing to be read in conjunction with all relevant Architectural, Interiors, Structural, M&E, Drainage/ Public Health, Landscape and Civils drawings and specifications.
Any discrepancies between consultant's drawings to be reported to the Architect before any work commences.
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a full and final list.

The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.

Ayre Chamberlain Gaunt take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing to be completed by specialist surveyor in order to establish exact boundaries.
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— Extent of Lovell Site Boundary
- - 3m Drainage Easement
- - - - S106 Path Edge within Site
— Extent of Muse Site Boundary
- - 3m Network Rail Easement

NOTE - Site boundaries are shown for planning purposes only. Measured/Topographical survey information of the site should form the basis of design proposals

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AYRE
CHAMBERLAIN
GAUNT

PROJECT
Former Novartis Site
Parsonage Road, Horsham

DRAWING TITLE
Site Block Plan - Lovell Site

REV.	DATE	DESCRIPTION
P1	28.02.25	Draft Planning Issue For Comment

DRWN BY	CHKD BY	APPD BY
RB	RB	MA

DRAWING NO.
project code - originator - volume - level - type - role - number
HOR-ACG-XX-XX-DR-A-1001

STAGE	SUITABILITY
RIBA stage 3	code S3 description Suitable for Review & Comment

Appendix B

From: [Jason Hawkes](#)
To: [Katya Samokhvalova](#)
Cc: [Nik Smith](#); [Hannah Hiscock](#); [Katy.Walker@musedevelopments.com](#); [Lawrence.Archer@lovell.co.uk](#); [olly.wood@acgarchitects.co.uk](#); [richard.harrison@acgarchitects.co.uk](#); [d.roberts@cartwrightpickard.com](#); [Ian Newton](#); [Adrian.Smith](#)
Subject: RE: Former Novartis Site, Parsonage Road, Horsham
Date: 22 September 2022 15:12:47
Attachments: [image001.png](#)
[image002.png](#)
[image008.png](#)
[image009.png](#)
[image006.png](#)
[image011.png](#)
[image013.png](#)
[image015.png](#)

Dear Katya

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Further to your queries on refuse provision, please see the following responses in red. For the reserved matters application, you will need to set out refuse details, including a refuse vehicle tracking plan, refuse storage details and collection points.

1. Willing to take on new homes, and any conditions for doing so. **Once a dwelling is on our system, occupied and a refuse vehicle can access the site, then collections will commence. There's no requirements or conditions at this stage. A developer needs to specify whether commercial waste will be made by the council or an independent collector.**
2. Refuse vehicle specification and dimensions. **Vehicle specs:**

OLYMPUS - 6x4 Wide - Smooth Body RCV

Elite 6 - 6x4 Wide Track

Euro 6 SPECIFICATIONS



The developer should use the following vehicle specification for tracking a refuse vehicle:

Horsham 6x2 RS Refuse Vehicle Tractor

The vehicle width is 3.01m with mirrors (without 2.530m);

Height 4.040m;

Length 8.800m;

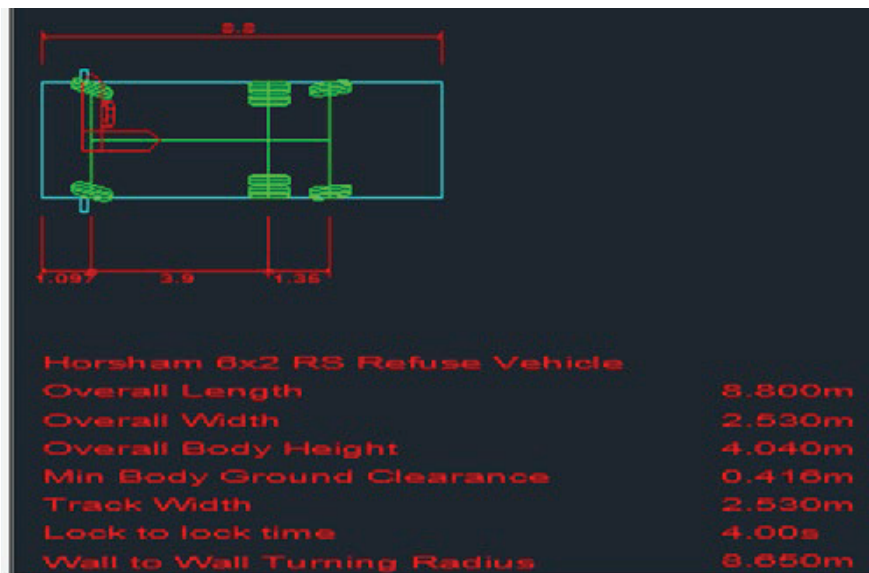
Body ground clearance 0.416m;

Track width 2.530m;

Lock to lock time 4.00s;

Wall to wall turning radius 8.65m;

Overhang 2m from rear axle to rear of the vehicle



- Any further requirements on vehicular refuse collection (such as max gradients, restrictions on accessing, turning, gears etc.) For vehicle access, a swept path analysis is required to demonstrate refuse vehicles can enter and exit new developments (track a 10.5m vehicle). In the majority of cases this should have already been included within a Transport Statement/Assessment at application stage. The road should be designed to take the loading of a 26 tonne refuse vehicle. All collection points should be no further than 25m from the nearest vehicle stopping point.
- Collection distances; resident travel distance from dwelling to store, refuse operative collection from store to vehicle, reversing distance of refuse vehicle. The requirement for all properties within the district is that they should have enough space for three bins even if they don't require the third bin they may do in the future. Plans need to detail the location of bin storage areas and collection points for each dwelling/block of flats. All stores must be within the curtilage of the dwelling/block. A collection point closer to the main highway will be necessary where several houses are accessed

5. **Refuse/Recycling storage requirement per unit type.** Residential housing entitlement is 140lt Refuse and 240lt Recycling and Residential flats 180lt Refuse and 240lt Recycling (the number of flats are multiplied and bulk bins are used to reach entitlement). Bin stores need to be design to accommodate a full bin entitlement and Waste and Recycling would like to see all bin store designs and plans before they are built.

*example: Block of 6 flats generates 1080 litres of refuse and 1920 litres of recycling. This requires 1 x 1100 litre bin for refuse and 1 x 1100 litre & 1 x 360 litre bins for recycling.

- 
- Horsham
District
Council

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Number of Years in Relationship	Percentage of Respondents
1-2	10%
3-4	15%
5-6	20%
7-8	25%
9-10	30%
11-12	35%
13-14	40%
15-16	45%
17-18	50%
19-20	55%
21-22	60%
23-24	65%
25-26	70%
27-28	75%
29-30	80%
31-32	85%
33-34	90%
35-36	95%
37-38	100%

PROPOSED REFUSE & RECYCLING

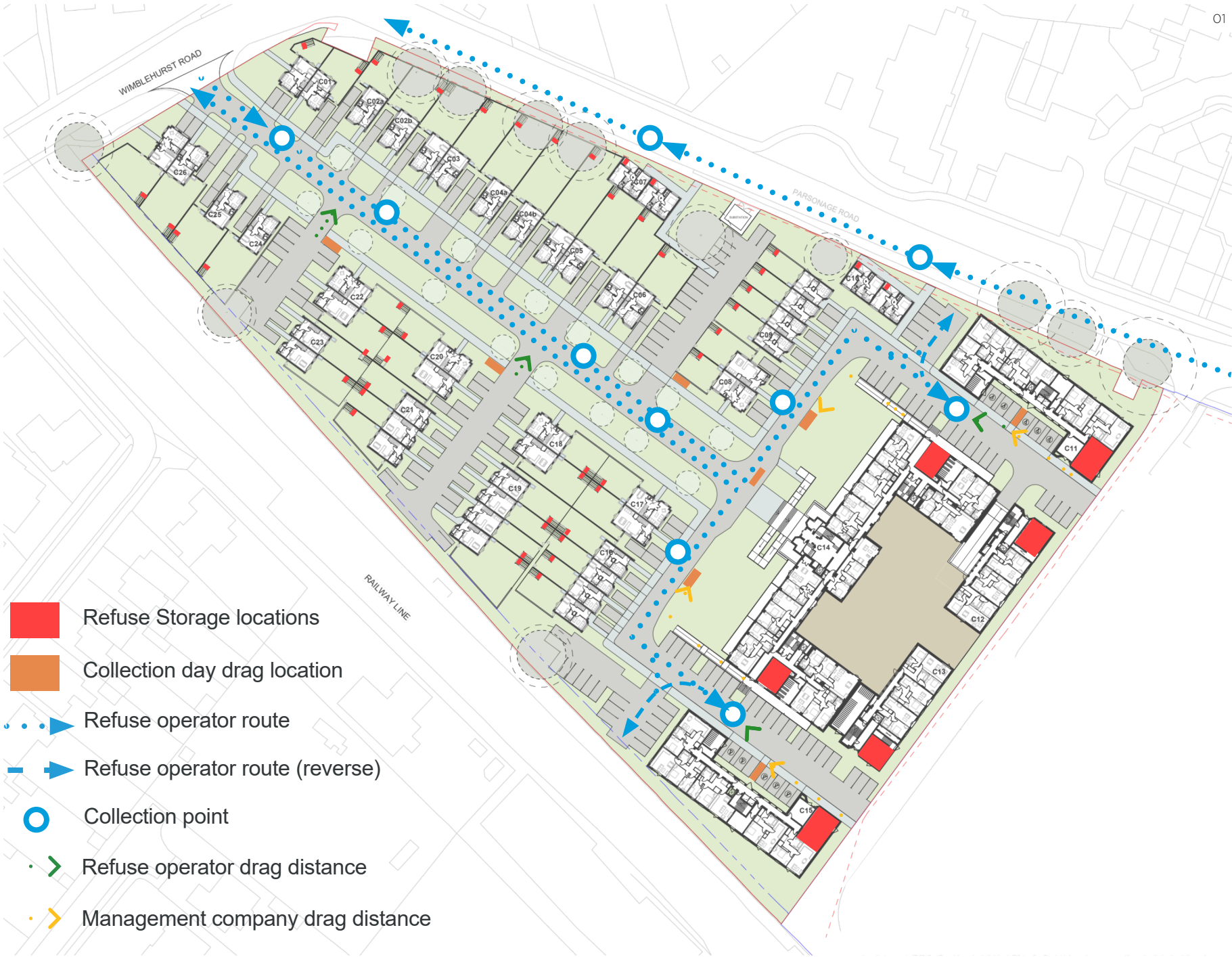
RECYCLING PROVISIONS AND STANDARDS

Refuse provision has been designed to be discrete and located within the private curtilage of the townhouse dwellings and individual apartment blocks so as to not the detriment the street scene.

Figures for capacity requirements for waste have been obtained through consultation with HDC.

Dwelling houses to be provided with 1x 240l garden waste bin

Refuse for typical blocks				
Typology	Unit Type	Refuse	Recycling	Storage type
Gatehouse	4B7P	1x 240l wheeled bin/unit	1x 240l wheeled bin/unit	store/unit in rear garden
Townhouse	3B5P	1x 140l wheeled bin/unit	1x 240l wheeled bin/unit	store/unit in rear garden
	4B7P	1x 240l wheeled bin/unit	1x 240l wheeled bin/unit	store/unit in rear garden
Mewshouse	2B3P	1x 140l wheeled bin/unit	1x 240l wheeled bin/unit	store/unit adj. entrance
C11/C15 Buildings	varies	12x 1100l wheeled bin total	16x 1100l wheeled bin total	C o m m u n a l storage
C14 Building	varies	9x 1100l wheeled bin total	12x 1100l wheeled bin total	C o m m u n a l storage
C12/C13 Buildings	varies	8x 1100l wheeled bin total	10x 1100l wheeled bin total	C o m m u n a l storage



01 Proposed Refuse Strategy Site Plan

NOTES:

All dimensions to be checked on site.
Drawing to be read in conjunction with all relevant Architectural, Interiors, Structural, M&E, Drainage/ Public Health, Landscape and Civils drawings and specifications. Any discrepancies between consultant's drawings to be reported to the Architect before any work commences. The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a full and final list.

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Material Key

- Timber Enclosure
 - Single Ply Roof
 - Timber Doors
- Type 1 - Refuse & Cycling on Wall/Fence
● Type 2 - Refuse & Cycling on Fence
● Type 3 - Refuse & Cycling on Wall

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**AYRE
CHAMBERLAIN
GAUNT**

PROJECT

Former Novartis Site
Parsonage Road, Horsham

DRAWING TITLE

Cycle and Refuse Storage Dwelling
Houses

REV.	DATE	DESCRIPTION
P1	28.02.25	Draft Planning Issue For Comment

DRWN BY	CHKD BY	APPD BY
RB	RB	MA

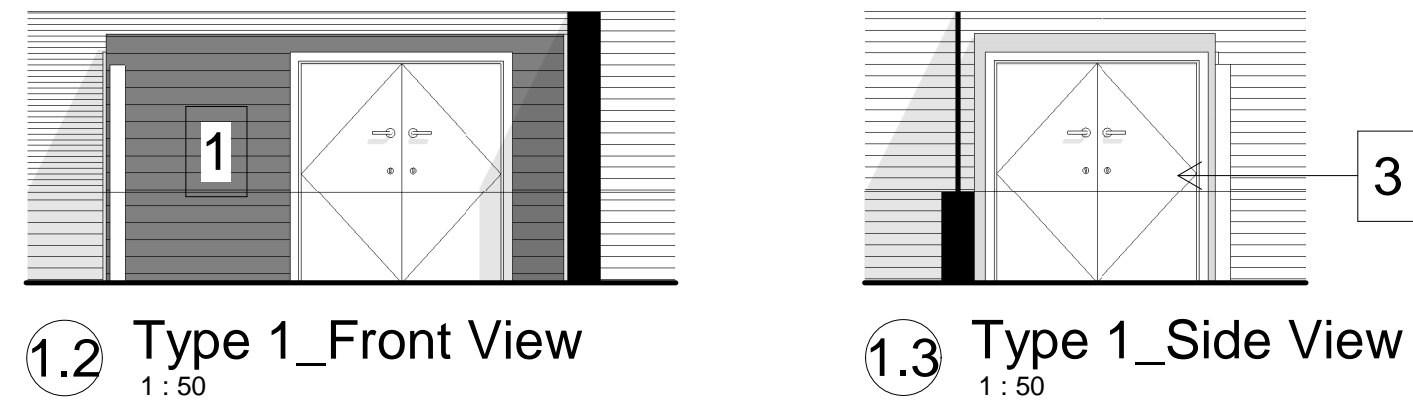
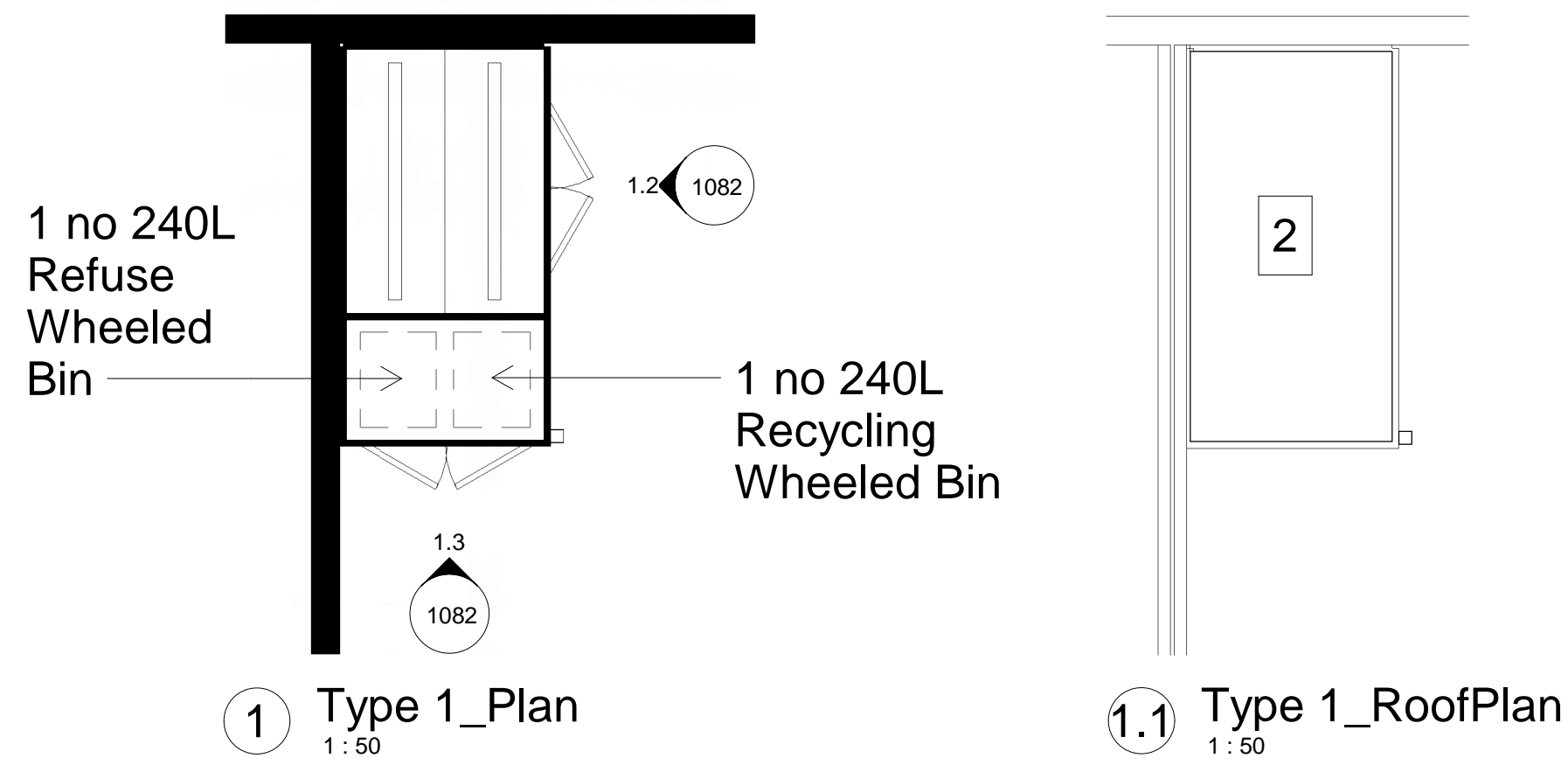
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project code - originator - volume - level - type - role - number

HOR-ACG-XX-XX-DR-A-1082

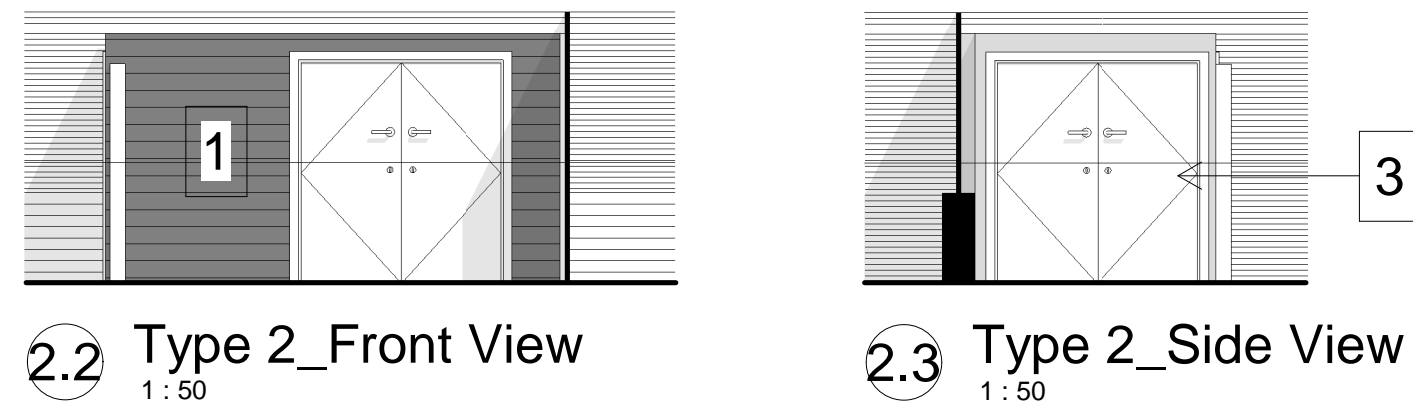
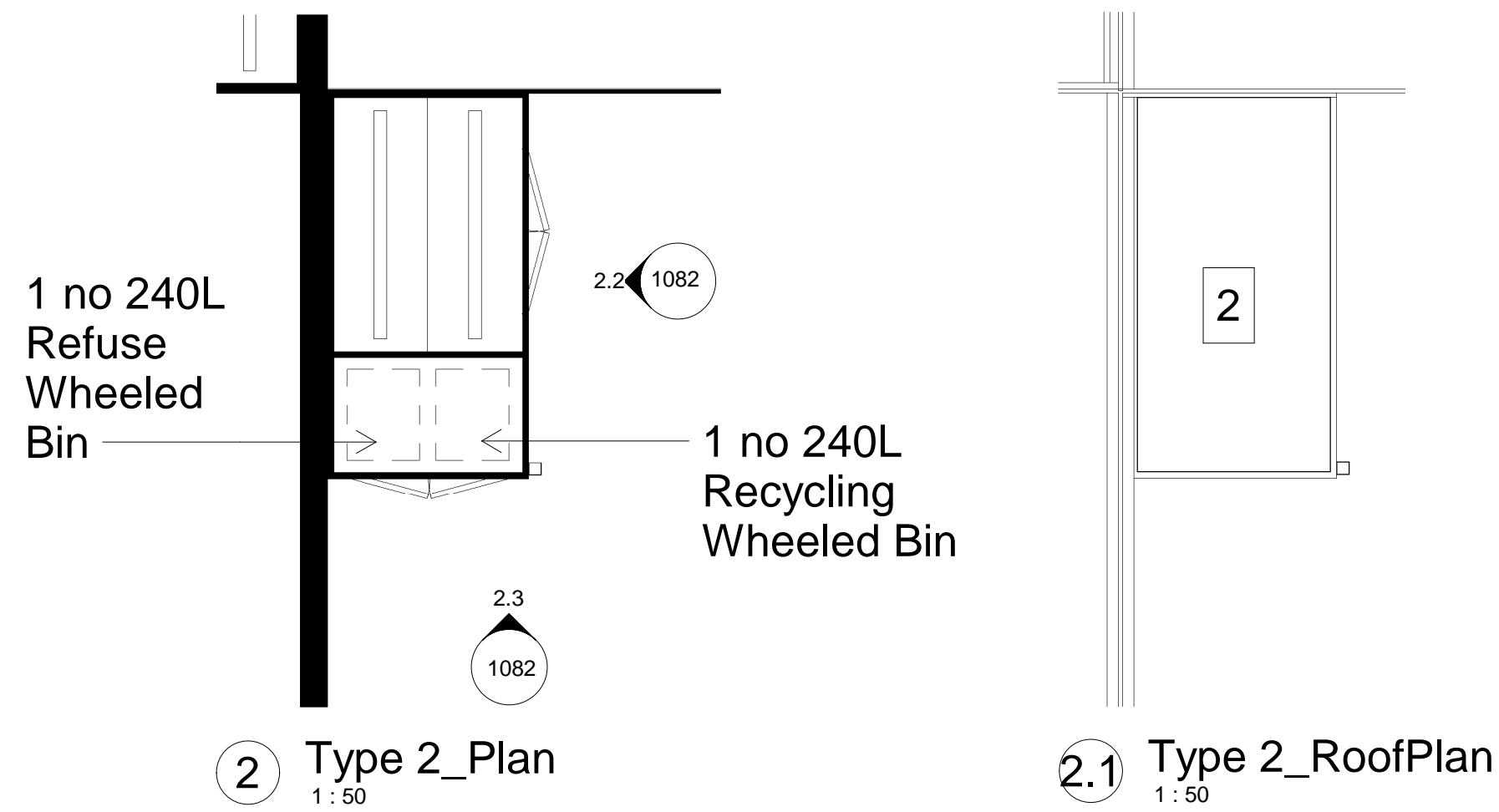
STAGE	SUITABILITY
RIBA stage	code description
3	S3 Suitable for Review & Comment

Type 1 - Refuse and Cycling on Wall/Fence

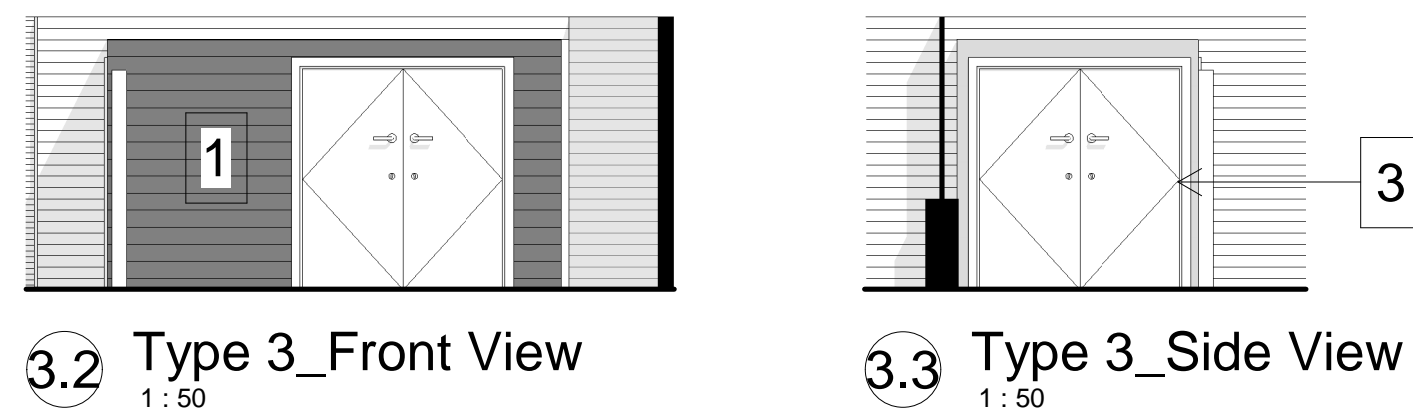
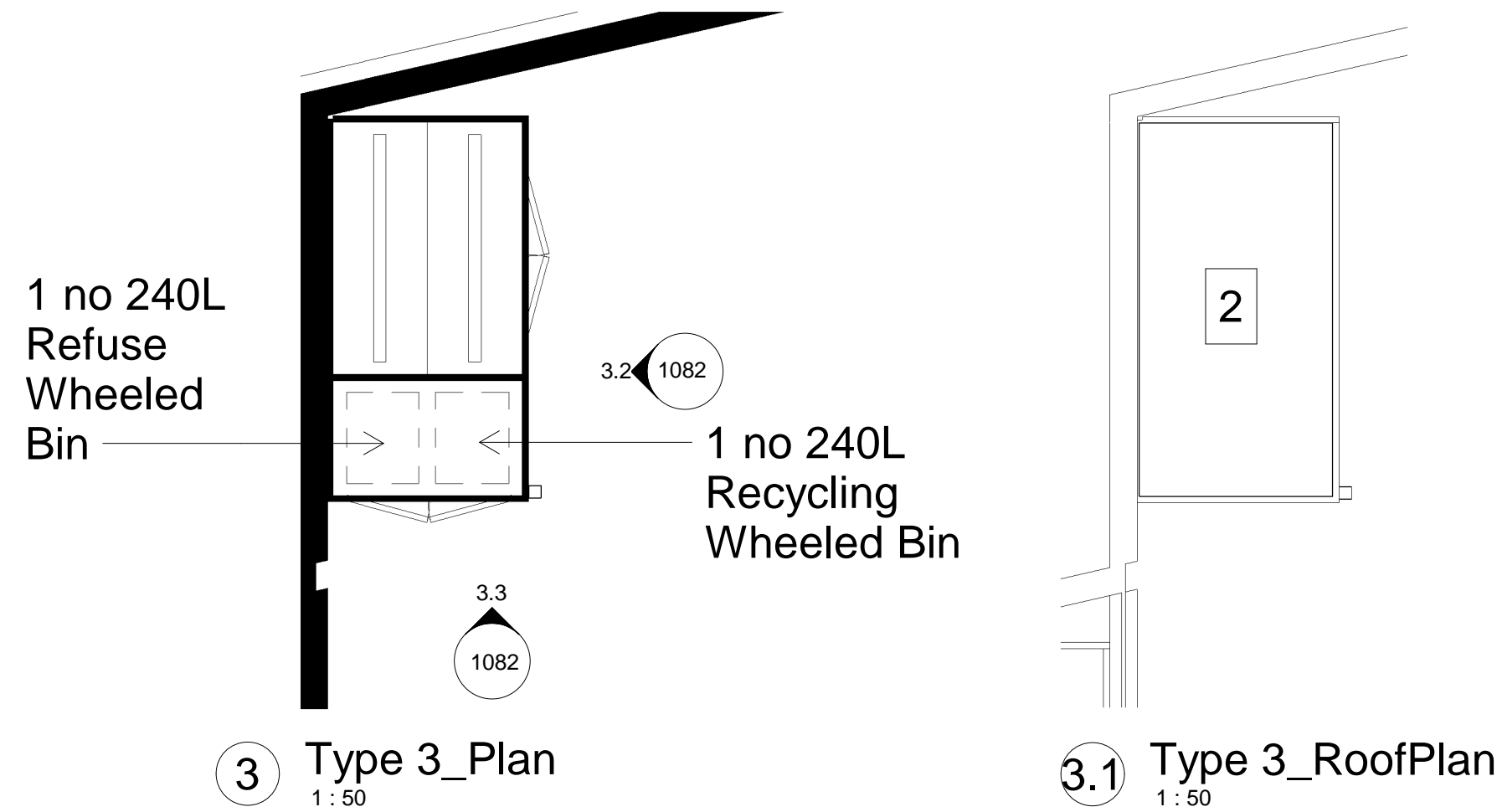


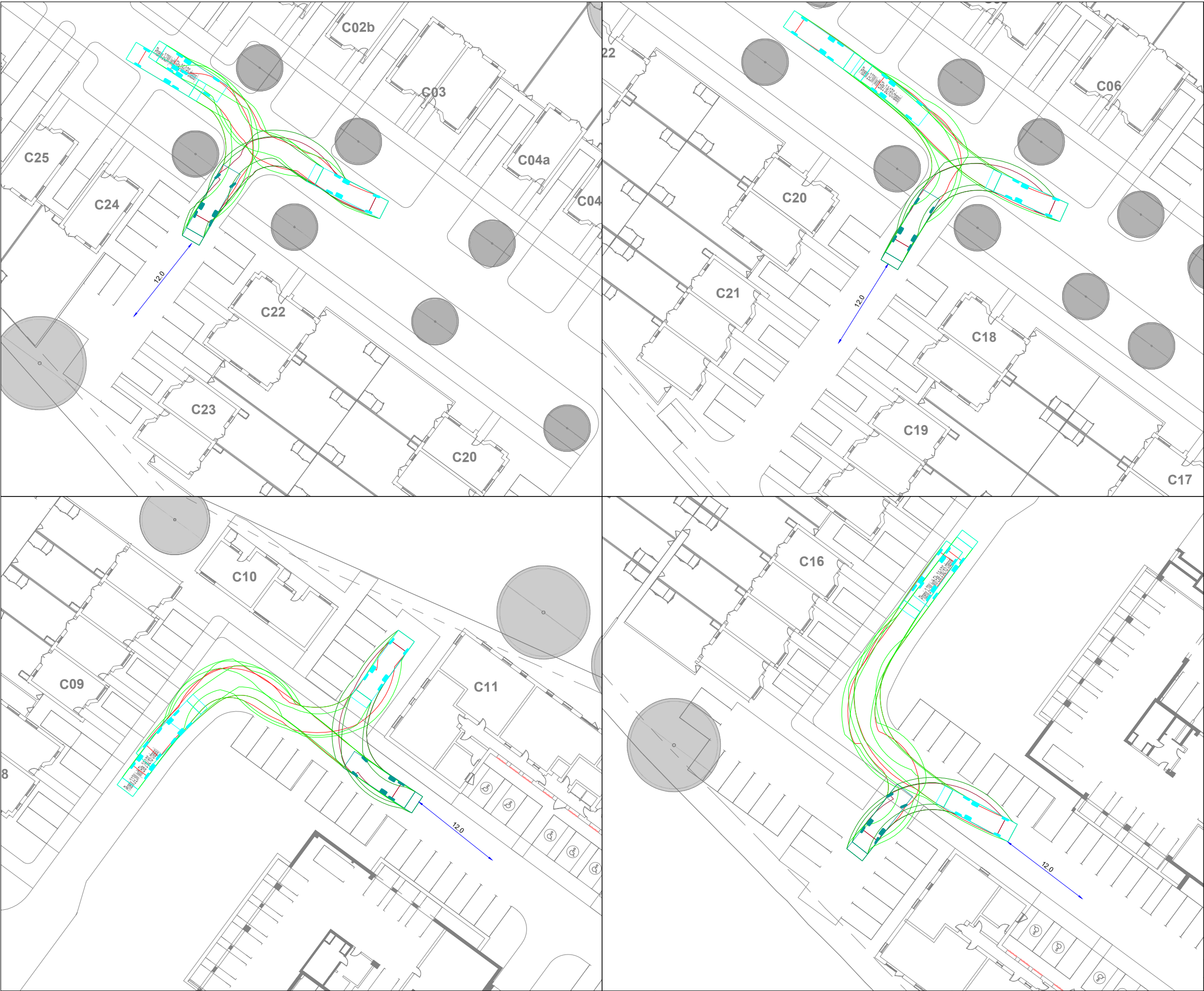
4 Key Plan
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Type 2 - Refuse and Cycling on Fence



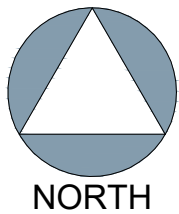
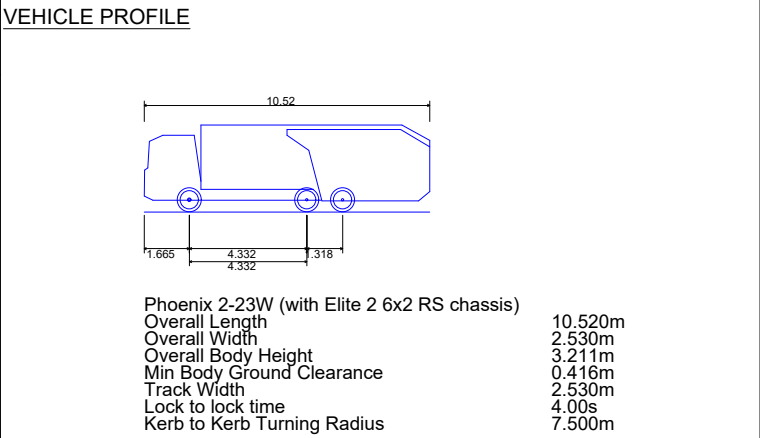
Type 3 - Refuse and Cycling on Wall





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<div>Project Name</div> <div>HORSHAM ENTERPRISE PARK, WIMBLEHURST ROAD, HORSHAM</div>	<div>Title</div> <div>REFUSE VEHICLE TRACKING</div>	<div><div>Paul Basham Associates Ltd The Bothy, Cams Hall Estate, Fareham, PO16 8UT 01329 711 000 info@paulbashamassociates.com www.paulbashamassociates.com</div></div>	<div>Client</div> <div>LOVELL</div>	<div>Date Created</div> <div>03.03.25</div>	<div>Drawn By</div> <div>TNP</div>	<div>Approved By</div> <div>SKB</div>	<div>Suitability Code</div> <div>-</div>
<div>Project Phase</div> <div>PRELIMINARY</div>				<div>PBA Project Number</div> <div>183.0009</div>	<div>Scale</div> <div>1:500</div> <div>(AT A3)</div>		
<div>PBA Drawing No:</div> <div>183.0009-0003</div>				<div>Revision</div> <div>P01</div>			