WASTE AUDIT AND MANAGEMENT STRATEGY

The type and volume of Waste created by the application scheme

3.1 Benchmarking Data on the volume of waste creation from construction from the BRE (published 2012) identifies that, on average, 16.8 tonnes of waste is created per 100 square metres of residential development. The 16.8 tonnes is made up of timber, concrete, inert, ceramic, insulation, plastic, packaging, metal, plaster & cement and miscellaneous waste streams.

3.2 The submitted scheme has a total floor area of 1,201 square metres. Therefore, using the BRE 2012 average, the development would potentially generate a total of approximately 201.8 tonnes of waste.

Steps to be taken to reduce, re-use and recycle

3.3 Persimmon Homes (Wessex) is committed to improving resource efficiency by reducing material use and waste disposal and works closely with the Government's Waste and Resources Action Programme (WRAP) to introduce new ways of working to reduce and improve recycling rates. Persimmon Homes' overarching waste management strategy identifies that the group is committed to implementing good practice waste management and minimisation on all its developments, which is achieved through applying the following principles:

- Implementing a Group wide approach to waste management and incorporating this into key decisions during the design and building process.
- Assigning responsibility for waste management to appropriate Group employees.
- Minimising the use of material resources and the production of waste through, for example, efficient design, logistics, stock control, the use of prefabricated / pre-sized materials, minimising packaging and efficient construction techniques
- Ensuring that our sub-contractors and waste management contractors manage waste properly and maximise recycling.
- Developing and implementing Site Waste Management Plans for our sites in line with good practice.
- Whenever possible, maximising the re-use, recycling and recovery of construction, demolition and excavation waste on our sites.
- Encouraging our operating businesses to segregate waste on site where practicable, in order to recycle waste and reduce waste disposal costs.
- Seeking opportunities to work with suppliers and contractors to make efficient use of materials and incorporate reused/recycled content into the product used.
- Evaluating and promoting best practise with our suppliers and contractors.
- Regularly collecting data and monitoring our performance using key performance indicators (KPIs).

3.4 To apply these overarching principles in practice, Persimmon Homes (Wessex) will establish a site waste management strategy (WMS) prior to the construction starting on the site. The WMS will be focused around implementing the national waste hierarchy (as updated in the emerging National Waste Management Strategy) of prevention, re-use, reduce and recycle with disposal only utilised where necessary.

3.5 A key objective of the WMS will be to ensure that waste will be re-used and recycled where appropriate, emphasising compliance with legal responsibilities, such as the statutory 'Duty of Care'; section 34 of the Environmental Protection Act 1990.

Approach to Hazardous wastes and use of Raw Materials

3.6 Waste minimisation is the best way to limit the production of hazardous wastes generated during construction such as paints, solvents, adhesives, caulks, pesticides, wood preservatives and oil.

3.7 Persimmon Homes (Wessex) will minimise the creation of hazardous waste by implementing good housekeeping practices, ensure staff are trained effectively and ensuring that where possible non-hazardous materials are selected over hazardous materials.

3.8 The following principles will be set out in the WMS and used by Persimmon Homes (Wessex) on the construction of the submitted scheme to reduce the production of hazardous waste:

- Minimising the supply of raw materials to prevent overstocking;
- Following the Environment Agency Pollution Prevention Guidance to ensure that hazardous materials are stored properly and not discharged into watercourses;
- A separate, contained and sealed storage area on the site for hazardous materials
- Adopting a "first-in, first-out" inventory policy supervised by an appropriately trained member of staff;
- Ensuring the immediate removal from the site empty hazardous materials containers and materials that have exceeded their shelf life;
- Labelling waste containers properly to avoid mixing incompatible wastes or contaminating clean materials;
- Controlling access to storage areas and routinely inspecting containers (received containers that are leaking or damaged should be rejected);
- Maintaining vehicles and equipment at a central location, preferably in a garage or maintenance facility--not on the construction site;
- Storing plant and other construction equipment in a separate area of the site away from hazardous materials storage;
- Ensuring that transfer of hazardous materials and refuelling of equipment are undertaken on dedicated areas of impermeable hardstanding;
- Ensure the construction site is secure at all times to avoid trespassers , theft and vandalism
- Training employees to use equipment properly.

The Transport of Waste from the Site

3.9 Persimmon Homes (Wessex) will ensure that waste transported from the site is carried out in full accordance with the Duty of Care. Where there is unavoidable waste, Persimmon Homes (Wessex) will take the following steps to ensure its pollution potential is minimised and is disposed of in the most environmentally acceptable manner achievable:

- Ensuring that waste is transported from the site in safe and secure carriers;
- Waste will be transported and disposed of to the nearest site available;
- Ensure the site manager maintains detailed records and evidence of the types and volumes of unavoidable waste being generated and subsequently transported from the site;

- Providing the person receiving the waste with a transfer note that includes a description of the waste, an indication of which waste management options have been applied and then signed by both parties;
- Check and confirm the receipt of the waste to ensure evidence is provided that they are authorised to carry waste;
- Ensuring that waste goes to a proper site - licensed or exempt.

Ensuring maximum waste recovery (recycling and composting) following completion of the development

3.10 The layout of the proposed development has been designed to ensure that service vehicles, including for waste and recycling disposal, can access and navigate through the site to collect household waste. Persimmon Homes (Wessex) will ensure the production of household waste is minimised by notifying future residents of the Council's waste and recycling services.

3.11 Furthermore, the individual properties have been designed to incorporate sufficient space for access paths from the rear garden areas, where bins and waste boxes can be stored. The access paths will lead to the front of properties that will enable residents to be able to put out the various wheelie bins for collection.