

Waste and Recycling Audit

Land North of Whychurch Farm and west of Crudwell Road,
Malmesbury

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1. Introduction

This statement is prepared to address policy WSC6 of the Wiltshire and Swindon Waste Core Strategy 2009.

Gleeson Land is proposing the development to the north of Whychurch Farm, Malmesbury for around 149 homes.

Policy WCS6 requires details of proposed waste reduction and auditing for schemes of 10 or more dwellings to encourage the consideration of waste reduction through the design process.

2. Waste audit

Description of development

Outline planning application (with all matters reserved except access) for residential development, including the construction of up to 149 dwellings, new vehicular access with footways and cycleways, public open space, landscape and associated infrastructure.

Type and volume of waste likely to be generated through the construction phase(s)

The developer will investigate all likely waste streams generated from the project, approximate volumes of material and assign relevant % targets to achieve in terms of re-use, recycling and disposal of material both on and off site, in order to identify opportunities for savings in environmental terms.

Targets will be set prior to the commencement of the development and measured against the developers waste management matrix calculator.

Waste will be classified in accordance with the developers Waste Management Plan and segregated on site under the following categories:

Inert – Hardcore, brick, block, concrete and demolition waste

Timber – Cut offs, pallets and joists

Metal – Steel, metal studwork, copper, lead and aluminium

Compactable – Shrink wrapping, banding, cardboard and paper

Non-Compactable – Chipboard, MDF, and general seepings

Plasterboard – Offcuts and plaster products.

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

The different types of waste that are likely to be generated during the project will be considered and a plan will be drawn up to achieve the least environmentally damaging means of management and disposal.

Services for collection, transport and disposal or recycling of waste will be arranged.

Liaison with local waste regulation authority may be required where appropriate to ensure the correct disposal.

Where arrangements have been made for the segregation of waste, skips will be clearly labelled, and site personnel made aware of the segregation requirements. Segregation will be as highlighted above.

Steps to be taken to minimise the use of raw materials (including imported materials from other developments) e.g., by use of secondary aggregate/recycled materials

The site can also be designed to maximise the use of inert materials generated during the establishment of the foundations for landscaping purposes, thereby eliminating if possible the need for this material to be disposed off-site.

Consideration of the existing site profile will be made to ensure the minimum amount of imported fill material is used during the re-grading and development of the site. This includes the potential re-use of all arisings generated during the development.

Any broken brick and blocks from the construction phase can be re-used as engineered fill on site. Typical areas of use would be under car parking areas, thereby minimising, as far as reasonably practicable, the volume of inert material that would otherwise have been disposed of off-site.

The development will use sustainable timber wherever possible. There will be the use of pre-fabricated materials and products on the development to eliminate / minimise, as far as reasonably practicable, the volume of waste generated from off cuts / working of materials on site.

Steps to be taken to minimise the pollution potential of unavoidable waste

Before any waste, whether considered hazardous or non-hazardous, is sent to a landfill, it will undergo a pre-treatment process designed to ensure it passes the "three-point test," to determine if waste is suitable for disposal in a landfill, typically relating to its level of biodegradability, combustibility, and leachate potential.

A declaration stating the pre-treatment method applied to the waste will be appended to any waste transfer note for non-hazardous waste being disposed of to landfill.

Spot checks will be made in relation to the completeness of any Waste Transfer notes and any Hazardous Waste Consignment notes to ensure the accuracy of data and legal compliance.

All waste transfers from the site will be dealt with in strict accordance with the Environmental Protection (Duty of Care) Regulations 1991 (as per section 34 of the Environmental Protection Act 1990) or any subsequent amendment and this will be enforced on site ensuring the commitment made by the developer and contractors is assured.

Any likely production of hazardous waste is to be notified by the contractor to the developer in a timely fashion to enable agreement on the best way forward. Prior to any transfer of hazardous waste, the developer will ensure that the site has been registered.

Steps to be taken to dispose of any unavoidable waste in an environmentally acceptable manner

To ensure that unavoidable waste is minimised, the following on site procedures are suggested to be applied:

- All materials on site are to be handled efficiently and the developer will ensure that cut offs are monitored closely, preventing over ordering.
- A dedicated storage area will be provided with materials susceptible to water damage stored within a weatherproof area.
- All materials will be stored in a manner that will not result in damage. Stores are to be locked when not in use to prevent misuse or vandalism.
- Waste generated as being unavoidable will be managed through the provision of clearly identified skips in accordance with the waste segregation plan identified above.
- Provision for hazardous wastes such as used aerosols through the use of labelled bins will be made as necessary.

Proposed methods of transporting any waste created during the development of and subsequent use of the site

Assignment of disposal contracts for the removal of waste generated during the construction period should consider the implications of long distance travel in terms of health and safety risk, and increased emissions from vehicles. Wherever possible, contracts are to be sourced as locally as possible. Transportation away from site should be in segregated waste skips where practicable.

All hazardous and non-hazardous wastes will be pre-treated prior to disposal to landfill. The methods of pre-treatment will enable the waste to meet the 'three-point test'.

3. Provision for recycling

Type of material generated by the occupation of the development that is likely to be available for recycling

Household waste that is likely to be available for recycling: food waste, paper, cardboard, plastic bottles, food cartons, tins, glass, bottles and jars, garden waste.

Steps taken to ensure maximum waste recovery (e.g. recycling) once development is occupied

Through the provision of householder recycling bins for each dwelling, and communal recycle bins for the flats, Wiltshire Council will have adequate access to utilise their own recycling vehicles to remove the collected waste and recyclable materials.

The parameter plan is designed to facilitate access for waste and recycling collection vehicles as demonstrated by the accompanying planning application drawings.

At the detailed design stage each property can be designed to provide private external space, with a water butt to facilitate recycling of rainwater.