
Waste Minimisation Statement

Applicant: Selwood Housing Society

Date: April 2025

Site: Alcock, Warminster, Wiltshire, BA12 8NF

Full Planning Proposal: Erection of 14 No. affordable residential dwellings with associated works following demolition of 36 No. existing residential flats.



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1.0 Introduction

- 1.1 This Waste Minimisation Statement (WMS) has been prepared on behalf of the applicant, the Selwood Housing Society, and accompanies a planning application for the erection of 14 No. affordable residential units following demolition of existing flats, and associated works.
- 1.2 The application proposals are submitted following a pre-application enquiry to the Council (ENQ/2024/00693) in May 2024 which sought advice on the proposed scheme. The scheme has subsequently been revised in response to the feedback received.
- 1.3 This document has been prepared in accordance with the adopted Wiltshire and Swindon Waste Core Strategy Development Plan Document and associated *Guidance for Developers* document. National policy relevant to the development proposal has also been considered.
- 1.4 The statement sets out the key principles of waste minimisation outlined in the Waste Core Strategy and SPD. It also illustrates the key methodologies for waste minimisation during the design, construction and operation phases of the development.
- 1.5 This Statement is a preliminary document intended to provide a strategy for waste minimisation in connection with the proposed development. Further details will be submitted as required to discharge any relevant planning conditions. Once the on-site activity phase commences, it should be read in conjunction with the Site Waste Management Plan (SWMP).

2.0 Relevant Background Information

(i) Site Description and Surrounding Context

- 2.1 The application site extends to 0.38ha and lies within an established residential area approximately 1km from Warminster town centre. The existing site accommodates 36 No. flatted dwellings in two blocks. To the north, east and west of the site are areas of gravel and hard-standing with a brick and wood boundary fence separating the site from the street. To the rear/south there are private gardens associated with the flats. To the west of the site, areas of tarmac and concrete provide hard standing for parking which was allocated to the residents of the existing flats. To the east of the site are private gardens with hedged boundaries. Central to the site is an area of public amenity grassland with an avenue of trees.
- 2.2 The site is bounded to the north by Alcock Crest, a quiet residential street which serves the estate. To the east and west are C20 terraced houses and their gardens. An area of open green space lies to the north west. To the south, the boundary of the site backs on to a large area of public open space with a small play area, characterised by grassland, trees and scrub. A public right of way segregates the site, connecting Alcock Crest to the play area and open space, as well as informal footpaths which traverse the open space.
- 2.3 Warminster is a large market town offering a range of services and facilities including primary and secondary schools, a leisure centre, and various shops and restaurants, and a range of employment opportunities. Regular bus services to the town centre can be found on West Parade (approximately 275m to the north of the site). Further local bus services and regular train services with connections to Westbury (London), Bath, Bristol and Salisbury are available from the town centre.



Fig 1. Extract from the site location plan showing the site in relation to the nearby residential properties.

(ii) The Current Planning Application

- 2.4 The scheme has been carefully developed by working closely with a multi-disciplinary team of consultants with a design scheme centred around the existing opportunities and constraints of the site and its highly sustainable residential urban location.
- 2.5 A summary description of the finalised proposals are set out in the accompanying Design and Access Statement.

3.0 Planning Policy Context

(i) The Development Plan

- 3.1 The statutory development plan comprises the Wiltshire Core Strategy and Wiltshire and Swindon Waste Core Strategy.

(ii) Development Plan Policies

- 3.2 Applicable Core Strategy policies to the Waste Minimisation include:

- Core Policy 3: Infrastructure Requirements
- Core Policy 29: Spatial Strategy for the Trowbridge Community Area

- 3.3 Applicable Waste Core Strategy Policies include:

- WCS1: The Need for Additional Waste Management Capacity and Self Sufficiency
- WCS5: The Wiltshire and Swindon Waste Hierarchy and Sustainable Waste Management
- WCS6: Waste Reduction and Auditing

- 3.4 The vision for Waste Planning in Wiltshire and Swindon to 2026 states that:

By 2026, increased waste minimisation, recycling and composting will be delivered by driving waste up the management hierarchy and creating a sustainable, flexible and functional framework of facilities to meet the needs of the municipal waste management strategies and the sub-regional apportionments. ... The development of a sustainable waste management framework to serve the needs of Wiltshire and Swindon must ensure that the naturally and historically rich and sensitive environment is protected and enhanced for future generations to enjoy."

- 3.5 Policy WCS5 states:

In the interest of sustainable waste management, the Councils will seek to drive waste up the hierarchy by ensuring that developers demonstrate that the most sustainable option for waste management in Wiltshire and Swindon has been promoted. The order of preference is set out below

- *Elimination (TOP)*
- *Reduction*
- *Re-use*
- *Recovery - Recycling, Composting, Anaerobic Digestion and Mechanical Biological Treatment; and Energy from Waste (thermal treatment)*
- *Safe Disposal- Landfill and Landraise*

- 3.6 Policy WCS6 states:

Proposals for developments that meet the criteria below will be required to design and provide facilities for occupiers of the development to recycle / compost waste (bring systems) and / or facilities within individual or groups of properties or premises for the source separation and storage of different types of waste for recycling and / or composting.

- *any development providing 10 or more dwelling units;*
- *any new development of shopping centres or facilities where the total gross floorspace amounts to 500 square metres or more;*
- *any development of business, industrial, distribution or storage development where the gross floorspace / increase in gross floorspace amounts to 300 square metres or more;*
- *transport, leisure, recreation, tourist, community, or educational facilities including public car parks and park and ride facilities.*

Such provision will be expected to have regard to the existing capacity of facilities already available and to the existing Recycling Plan or Municipal Waste Management Strategy relevant to the area. Proposals for the developments identified above must also be accompanied by a waste audit, which must include:

- a) the type and volume of waste that the development process will generate (the development process comprises the construction process and any other operations necessary to bring the development into being);*
- b) the steps to be taken to reduce, re-use and recycle any waste that is produced through the development process;*
- c) the steps to be taken to reduce the production of hazardous wastes in the development process;*
- d) the steps to be taken to minimise the use of raw materials in the development process;*
- e) the steps to be taken to reduce the use of hazardous materials in the development process;*
- f) the steps to be taken to minimise the pollution potential of unavoidable waste;*
- g) the steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner;*
- h) the steps to be taken to ensure maximum waste recovery (e.g. recycling and composting) once the development is completed/occupied; and*
- i) proposals for the transport of waste created during the development process and subsequent use of the site.*

Development proposals outside of the thresholds above will be required to demonstrate that they have had sufficient regard to minimising waste produced as part of the development process and to the waste hierarchy in identifying a chosen management method for wastes that are produced as part of the development process

(iii) Waste Storage and Collection: Guidance for Developers (2017)

- 3.7 Whilst not formally adopted as SPD Wiltshire Council has produced guidance on the necessary facilities to encourage recycling and facilitate waste collection in new developments, ensuring that:

- Space for waste management is integrated into the designs of all developments and that vehicular access is suitable for Wiltshire Council's fleet of refuse vehicles.
- The consideration of the issues associated with the management of waste are embedded in the design process and meet the adopted policies of the Council's local development plan.

- Developers can access further advice on how to meet local plan policy requirements relating to the need to ensure that waste generation is minimised and appropriately addressed prior to the construction and occupation phases in line with the planning process.
- There is an appropriate means of calculating Section 106 contributions for each new development.

(iv) National Planning Policy

3.8 National Planning Policy for Waste Planning was published in October 2014. Practice guidance is set out in the web-based NPPG (first published in 2014).

3.9 The following paragraphs from the NPPWP are relevant to the application:

- Paragraph 1: Introduction
- Paragraphs 7 and 8 - Determining Planning Applications
- Appendix A: The Waste Hierarchy

3.10 Paragraph 8 is particularly relevant to this proposal. It states:

When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- *the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;*
- *new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;*
- *the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.*

(v) Waste Management Plan for England

3.11 The Waste Management Plan for England (July 2021) provides an overview of waste management in England, and includes the changes to waste management plan requirements which have been made by the Waste (Circular Economy) (Amendment) Regulations.

4.0 Waste Minimisation Strategy

- 4.1 This strategy sets out the waste minimisation initiatives that will be incorporated into the design, construction and operational phases of the development, demonstrating how the proposed development will comply with the Council's waste minimisation policy and is fully compatible with the objectives of the adopted waste management requirements set out within the WCS and national planning and waste policy.

(i) Design Phase

- 4.2 Waste minimisation initiatives have been incorporated in the design process of the proposed redevelopment, advocating an environmentally sensitive scheme in accordance with the principles of sustainable development with the aim of minimising waste generation and where possible incorporating existing buildings and materials on site. These proposals recognise that good design and layout of these facilities, can help to improve sustainable waste management as required in the Council's *Guide for Developers*.

(ii) Construction Phase

- 4.3 Where possible the development will seek to maximise the use of standardised components, utilising those that arrive on-site as complete as possible thus reducing waste on site. Where practical, materials from local and easily renewable resources will be encouraged to reduce the environmental impacts of transport. Any practical opportunities to recycle waste on site and utilise materials for construction processes will be identified in the Site Waste Management Plan. Such materials will be stored on site before their processing and reuse. Materials for disposal will be segregated into recyclable streams and waste for landfill and will be removed by licensed waste handling contractors. Further information will be provided in the Site Waste Management Plan.
- 4.4 The Site Waste Management Plan will include commitments to on-site working practices including storage and waste management to reduce waste at source, re-use and recycling waste where practical. Material wastage will be further reduced through the effective handling, storage and delivery of materials to prevent loss or damage through exposure to the weather, mud and on-site vehicles. The Site Waste Management Plan

will also:

- set out measures to prevent, reduce and recover waste
- identify opportunities for waste reductions at the design stage.
- forecast the waste arising.
- record waste carriers, waste management facilities and record actual waste movements.
- prepare waste management actions and;
- benchmark processes against Standard, Good and Best Practice.

4.5 Further measures to avoid creating unnecessary waste will include efficient purchasing arrangements to avoid over ordering and the use of suppliers who collect and reuse/recycle packaging materials. These processes will be overseen by the appointed Site Manager whose responsibilities will be clearly identified in the SWMP.

4.6 If any hazardous waste is generated during the construction process, then appropriate facilities will be made for easy and safe segregation of waste and its collection by appropriate local agents.

(iii) Operational Phase

4.7 The detailed element of the application references provision of facilities within the proposed development to encourage the recycling and appropriate disposal of household waste in accordance with local and national policy allowing for convenient sorting and storage. These facilities will allow for segregation between recyclable and non-recyclable waste streams. These waste management and storage facilities have been designed so that these facilities can be safely accessed by the Council's fleet of refuse vehicles as required in the Council's *Guide for Developers*. Further information is contained in the Transport Statement that accompanies the application.

5.0 Conclusion

- 5.1 This Waste Minimisation Statement accompanies the full planning application for the erection of 14 No. affordable residential units following the demolition of existing flats, and associated works.
- 5.2 The Statement highlights the key principles of waste management that are proposed to be implemented during the design, construction, and occupation stages, allowing for movement of waste up the 'waste hierarchy'.
- 5.3 Further details of waste minimisation will be submitted for the application to satisfy conditions for any planning permission granted.
- 5.4 Overall, the proposal will be designed to maximise opportunities for reducing and re-using waste, as well as encouraging recycling of materials. In addition, the proposal has incorporated and is consistent with the relevant national and local waste planning policy, and the principles of sustainable development.'