



Persimmon
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Waste Management Strategy Discharge of Condition 27

September 2025

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1.0 INTRODUCTION

1.1 This Waste Management Plan (WMP) has been prepared for Ashton Park on behalf of Persimmon Homes Ltd and Barratt Homes Bristol. Outline Planning Permission (Ref: 15/04736/OUT) was granted on 02/09/2025.

1.2 The OPP was granted for:

“Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions.”

1.3 This WMP is provided in response to Condition 27 of the Outline Planning Permission, which states:

“Notwithstanding the information set out in the Waste Management Strategy (May 2015) accompanying the planning application, a further more detailed waste management strategy or strategies shall be submitted to the local planning authority for approval in writing prior to commencement of the development. The more detailed strategy or strategies will add detail to the initial Waste Management Strategy, specifying in particular where and how construction waste (notably the waste material excavated from the site to enable construction works) will be, in the first place, re-used on site (including estimates of quantities to be re-used and where); and, in the second place, removed from the site (including quantities, end disposal locations and transportation routes thereto). Additionally, the detailed strategy or strategies will provide a 'plan' for the management of other waste arising from civil and building construction, including measures to minimise such waste generation in the first place and to re-cycle wherever possible. The development shall be carried out strictly in accordance with the original Waste Management Strategy (May 2015) and the subsequent approved and complementary more detailed waste management strategy or strategies.”

1.4 This WMP covers the whole of Ashton Park.

2.0 Proposed Development

The Site

2.1 Ashton Park lies to the south-east of Trowbridge, located approximately 2km away from the town centre.

2.2 The development proposes to erect up to 2,500 dwellings on 57.4 ha of the site and employment development on 13.6 ha. It also proposes two primary school, a secondary school, two local centres, public open spaces (to include formal sports pitches (6.35 ha), a 'destination play' area, equipped children's play space, 'major open space' and 'country park' (including an ecology education facility), other natural and semi-natural open spaces, allotments and the Yarnbrook and West Ashton Relief Road.

2.3 The site is undeveloped and remains as agricultural land.



Figure 1: Site Location

3.0 CONDITION 27: WASTE AUDIT

(a) Nature of Materials

3.1 This section of the report provides information on the nature of the waste which will be generated through the excavation process. Information on the volume is provided within the next section.

3.2 In relation to the nature of materials, a variety of different materials and aggregates are typically used in the production of homes and associated infrastructure such as roads and drains. The following table presents a summary of the anticipated types of material to be generated as a result of the works, and destinations for each material unless it can be used on site. Any offsite disposal will be assessed in line with the Waste Hierarchy.

Table 1: Nature of material from the site

Material Type	Origin	On-site re-use opportunities	Destination
Soil	Arisings from throughout site	Yes	Site Investigation undertaken by GEG confirms some excavated soil material is suitable for reuse elsewhere on site.
Topsoil	From areas throughout site	Yes	Topsoil will be reused on the site where possible. There will be surplus which would be accepted by local recycling / waste transfer centres.

(b) Volumes – Cut and Fill Main Site

3.3 A volumetric Cut and Fill Assessment has been completed by Phoenix Design Partnership to determine the cut/fill for the main site with consideration of pre and post development levels.

3.4 Relevant supporting drawings and a copy of the earthworks balance calculation are included in Appendix A.

3.5 Based on supplied cut/fill estimates, 17,848m³ will be produced across the site in an effort to achieve the required development finish levels.

Finished Surface Levels (FSL)	Volume – m ³
Total cut	300,388m ³
Total Fill	282,540m ³
Balance	17,848m ³

(c) Volumes – Cut and Fill Relief Road

3.6 A volumetric Cut and Fill Assessment has been completed by Phoenix Design Partnership to determine the cut/fill for the relief road with consideration of pre and post development levels.

3.7 Relevant supporting drawings and a copy of the earthworks balance calculation are included in Appendix A.

3.8 Based on supplied cut/fill estimates, 50,590m³ will be required to be imported to achieve required design levels.

Finished Surface Levels (FSL)	Volume – m ³
Total cut	68,011m ³
Total Fill	118,601m ³
Balance	50,590m ³

3.9 If the material from the main site is suitable as fill material and available at the time of construction of the YWARR, it will be used on the relief road to reduce the import required.

(d) Recycling / Recovering Materials

3.10 Waste soils are assigned an Inert, Non-Hazardous or Hazardous waste classification. All waste transfer documentation should include the declaration that all reasonable measures have been taken to apply the waste hierarchy.

3.11 A key aim of the project is therefore to maximise the reuse of materials on-site and minimise the amount of offsite disposal.

3.12 Any excess topsoil from the development will be recycled and provided to the local market in line with the requirements of the DoW CoP. The contractor will determine the final local market to take the soil.

3.13 Any stockpiles of soil as a result of excavation will be given a unique identification reference, kept separate from any other stockpiles and recorded on a Soil Audit System. The soil audit will record the origin, volume, material description, results of any chemical analysis, and ultimate destination of the soil (reused onsite/disposed of offsite). This will be produced and maintained by the Contractor.

3.14 The topsoil will be handled in accordance with BS3882:2015, Specification for topsoil. Topsoil will not be handled during or shortly after heavy precipitation, during waterlogged or frozen conditions. Multiple handling of soil will be limited wherever possible to prevent the risk of damage to the soil structure. The stripped topsoil will be stockpiled separately.

3.15 Materials unsuitable for reuse or recycling will be classified as waste and disposed at suitably licensed offsite facilities.

(e) Other Waste

3.16 Waste materials can be generated during the site preparation stage of construction and during the erection of buildings and installation of infrastructure.

3.17 The generation of construction-related waste from the construction of buildings can be significantly reduced through the choice of materials as submitted under the detailed element of the current application. Design considerations seek to minimise wastage from the build phase and are likely to follow these approaches:

- Maximise the use of reclaimed materials in the construction;
- Maximise recycling opportunities at the end of the buildings life; and
- Use prefabricated and standardised components in standard product sizes (e.g. plasterboard panels, windows, doors). As these are made in factory-controlled environment, they tend to generate less waste and if standard product sizes are made use of, this minimises off-cut wastage on site.

3.18 Further incentive for the reduction of materials wastage during the construction stage is provided in the form of financial savings resulting from efficient use of products.

3.19 Construction operations will also generate waste materials as a result of general handling losses and surpluses and these wastes can be mitigated through good site practices, including proper storage and handling of materials to avoid damage, and accurate quantity estimates and efficient purchasing arrangements to avoid over ordering.

3.20 Construction activities on the site will be carefully managed to minimise waste production. As well as waste minimisation techniques, opportunities exist to avoid creating unnecessary waste, including:

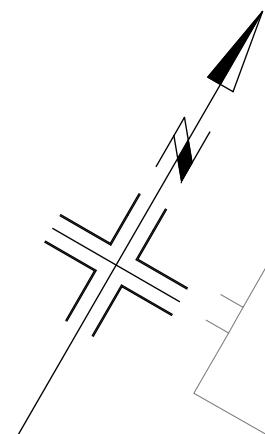
- Segregation of construction waste on site to maximise potential for reuse/recycling;
- Use of suppliers who collect and reuse/recycle packaging materials;
- The off-site separation and recycling of materials where on site separation is not possible; and
- Training of contractors in waste minimisation and materials reuse.

3.21 Cumulatively, these strategies contribute to the overall reduction in waste materials that are generated in the construction process.

4.0 SUMMARY AND CONCLUSION

4.1 This report produced for Persimmon Homes and Barratt Homes for their development at Ashton Park, meets the requirements within Condition 27 of the OPP and thus discharges this condition. The development will be carried out in accordance with this report.

APPENDIX A – Cut/Fill calculation



Area 1

Pond C

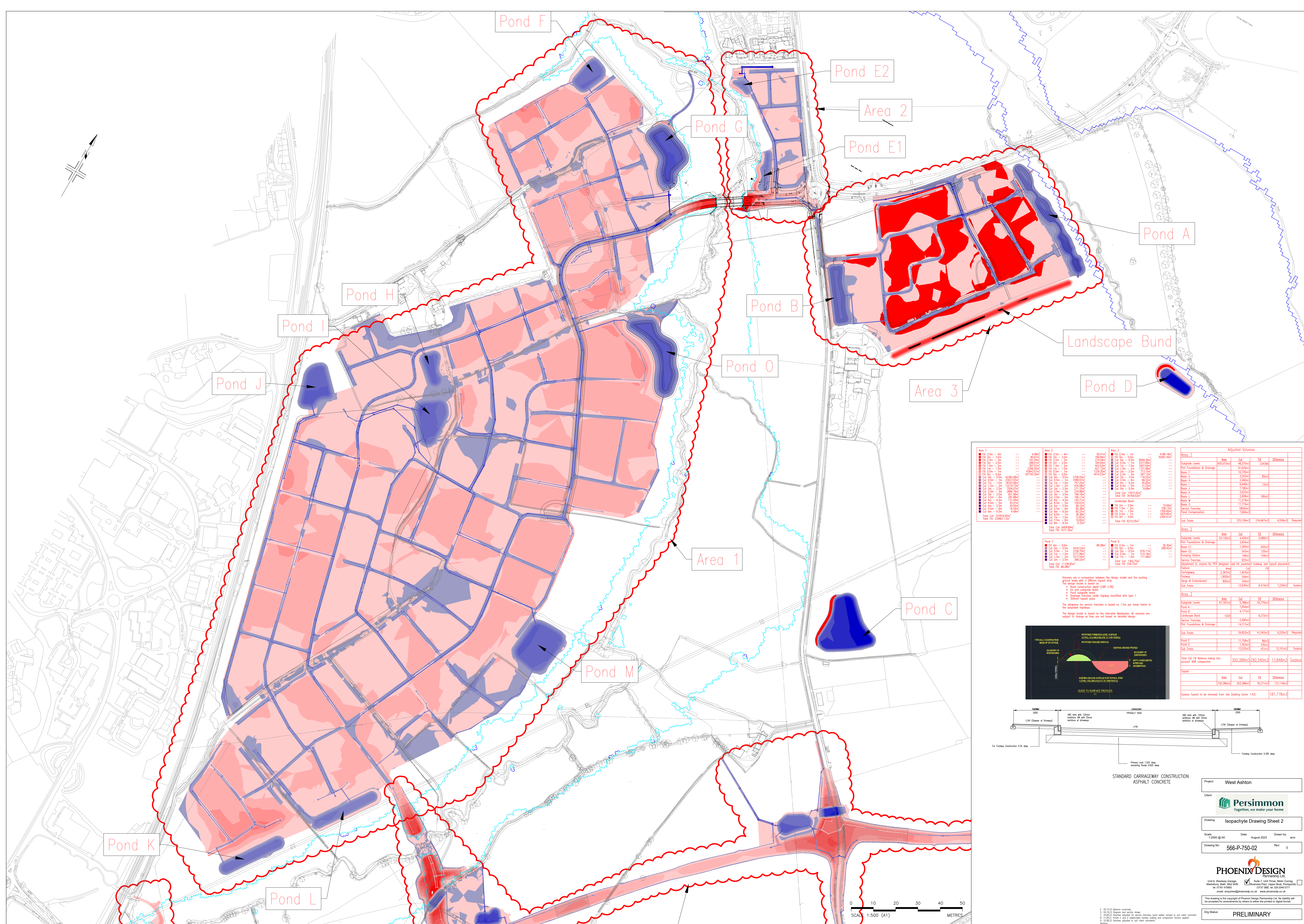
Pond M

Pond K

Pond L

West Ashton Relief Road

FA 4.0m - 4.5m	---	191.71m³
FA 4.5m - 5.0m	---	158.13m³
FA 5.0m - 5.5m	---	210.71m³
FA 5.5m - 6.0m	---	420.28m³
FA 6.0m - 6.5m	---	420.28m³
FA 6.5m - 7.0m	---	840.56m³
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FA 110.5m - 111.0m	---	170485822164454480915531015409729.36m





Persimmon
Together, we make your home