

WASTE AUDIT

Fives Court, Mere

WCMRFC-O50-RP-A-0005

December 2025



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	Revision Note	Author	Checked	Date
-	First Issue (Draft for comment)	OB	MSS	2025/11/07
P01	Planning Issue	OB	MSS	2025/12/09

1.0 Introduction

This report has been prepared by One50studio for Wiltshire Council in support of the full planning application for the development of 20 no. independent living affordable housing apartments for people aged 60 and over on the site at Fives Court.

Fives Court is in the heart of the small town of Mere in the south of Wiltshire. A small one and two-storey care home built on the site operated until 2020. The now vacant site is being developed as part of this application as independent living for older people, comprising 20 one and two-bed apartments.

Several options were considered for the development of the site, and the plans submitted reflect a choice to prioritise sustainability and the re-use of a large proportion of the existing building. This will significantly reduce the amount of waste material to be removed from the site and the amount of new building material (particularly concrete) to be delivered to the site.

Partial demolition of the existing building is part of this planning application and follows the removal of asbestos that was undertaken in 2023.

The Design and Access Statement ref *WCMRFC-O50-RP-A-0010* submitted as part of this application provides an overview of the design process in response to the constraints and opportunities inherent within the site.

2.0 Legislative Background

This report has been prepared with recognition of national and local guidance and legislation, specifically with regard to the minimisation and disposal of waste materials.

2.1 National guidance

The following list highlights some of the relevant national guidance, which advises on the disposal, movement, licensing, storage, treatment and use of waste materials.

- The Building Regulations 2010 – Approved Document H: *Drainage and waste disposal* 2015
- British Standard 5906:2005 *Waste management in buildings. Code of practice*
- Environment Protection Act 1990 Section 34 – “*Duty of care etc. as respects waste.*”
- The Waste (England and Wales) Regulations 2011
- DEFRA *Waste Duty of Care Code of Practice* 2018
- DEFRA *Waste Management Plan for England* 2021 – envisaging targets for recycling
- The National Planning Policy Framework 2024 – presumption in favour of sustainable development.

- The National Planning Policy for Waste 2014 – instructing local planning authorities to ensure reuse or recovery of construction waste is maximised.
- Simpler Recycling in England 2024 – seeking to simplify the recycling strategy for all households in England.

2.2 Local Policy

The scheme has been designed in accordance with local policy and guidance. The following list summarises the key guidance which has informed the design.

1. Wiltshire Council's Validation Checklist September 2025 identifies that a waste audit is required *"for residential developments of 10 or more houses"*, including details of the *"means of minimising waste during the development process and for encouraging post-development recycling."*
2. The Wiltshire and Swindon Waste Core Strategy 2006-2026 – Development Plan Document 2009.

This document sets out the key objectives for managing waste in Wiltshire and Swindon and establishes a framework to achieve these. The Plan highlights a focus on shifting to a more sustainable approach to waste management by *"reducing the amount of waste produced in [the area] and driving waste up the management hierarchy."* The strategy consists of six policies, of which two define how new development should approach waste management.

- A. WCS 5 The Wiltshire and Swindon Waste Hierarchy and Sustainable Waste Management - ensure the promotion of the most sustainable approach to waste management based on the waste hierarchy.
- B. WCS 6 Waste Reduction and Auditing - a requirement for any development of at least 10 homes to provide appropriate waste sorting and storage within its premises. This policy also *"encourages the reduction and re-use of waste as part of the construction of new housing developments."*

3. Waste Storage and Collection: Guidance for Developers. Supplementary Planning Document 2017

This document provides guidance on key design considerations for ensuring the adequate storage, sorting and collection of waste is possible in line with the council's waste management strategy. Table 6 p. 37 describes what should be included with the planning application:

- All developments should demonstrate that *"access and turning room for a RCV is acceptable, with reversing minimised"*. This could be illustrated via a vehicle tracking plan.
- Where *"residential flats [...] are grouped in blocks of 6 or more"* include a *"plan of the container storage area with containers drawn in situ (all to scale), to show that sufficient room has been allowed (including sufficient space to manoeuvre each container individually without the need to move other containers to facilitate such a manoeuvre) and a statement of the distance from the bin store to the kerbside."*
- Indicate which *"flats [...] are allocated to use each bin store."*
- If the waste collection point is different to the location of the bin store, mark up the collection point clearly and identify *"the route between the storage area and collection point, and an indication of the distance between these points (only applicable where the container store is not also the collection point) and the width of the route (minimum 2m)."*

- Clearly illustrate/ annotate the provision of “lighting, drainage and ventilation [...] on plans for container storage areas and a list/plan to show materials used to construct the storage area, to demonstrate compliance with paragraph 5.6.6.”

3.0 Construction Waste

The approach that will be taken will focus on waste minimisation and management. Existing materials will be reused to the fullest extent possible, thereby reducing:

- the need for disposal
- the purchase and delivery of new materials to the site
- carbon emissions.

The management of waste will follow the principles of the waste hierarchy; prioritising reuse and recycling, and only then considering disposal. In procuring a construction partner for the development, experience in and commitment to effective waste management in construction will be a key determinant.

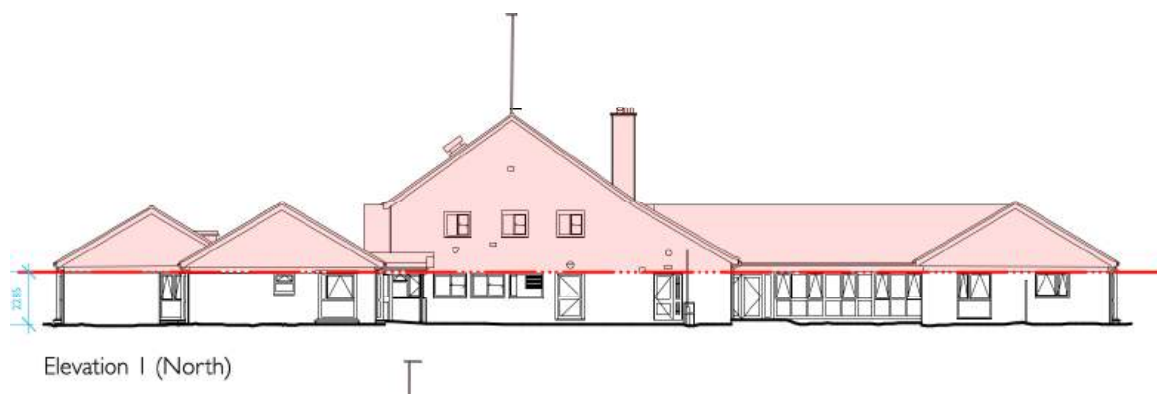
3.1 Construction Waste Strategy

The approach to the construction waste strategy has been developed in accordance with the *Wiltshire & Swindon Waste Core Strategy Development Plan* and especially, *Policy WCS 6 Waste Reduction and Auditing*. The policy demonstrates the council's commitment to managing waste more sustainably.

The site strategy is to limit the amount of ground that is to be disturbed through the proposed development.

The proposal aims to reuse the ground floor of the existing building to further reduce the amount of new materials required. Some materials from the existing first floor will also be reused. This directly addresses Policies WCS 5 and 6 presented in the previous section, which encourage reuse and recycling before disposal.

The diagram below illustrates which part of the existing building is to be retained and reused.



The drawing above is an extract from the DAS ref showing what portion of the existing building will be kept and the portion to be demolished.

Other materials, may be suitable for re-use. For instance:

- The existing paving slabs will be reused in the pathways to the south and west of the building.
- The roof tiles will be reused in gabion baskets to form retaining wall features.



The picture above shows an example of reusing tiles to form retaining gabion walls.

3.2 Construction Waste Types

Within this project, there are two areas of construction waste. Firstly, there is the waste associated with the deconstruction of the existing building and secondly, construction waste as a result of the refurbishment of the ground floor and construction of the new first floor of the building. Appendix B contains a list of common demolition and construction wastes as identified on the Government's website <https://www.gov.uk/guidance/classify-different-types-of-waste-your-legal-responsibilities>.

Previous investigations in the building identified some asbestos, which has been dealt with prior to this application. In addition, ground investigations have highlighted high levels of contamination within the soil which is developed further in section 3.4. If any further hazardous waste is found during the construction process, this would be dealt with accordingly through a special management plan aiming to prevent any environmental harm.

3.3 Construction Waste Management

To ensure the best practice in managing the construction waste is applied to the project, waste management measures will be specified in the tender for the design and build partner; requiring that drawings and specifications are sufficiently accurate to prevent overordering and wastage and that the packaging of materials is minimised. There will be targets set for the reuse and recycling of materials in the parts of the building to be demolished.

The Principal Contractor will be required to produce a detailed waste management plan which aligns with the national and local guidance and responds to the construction waste strategy identified above. The plan will identify a process to manage any hazardous waste properly and ensure that responsibilities for correct handling are clearly documented. The plan will include measures as below (but not limited to):

- All suitable material will be retained on site for reuse or recycling.
- Excavated soils will be analysed and classified to ensure the most efficient use/disposal.
- Regular checks and audits will be required from the Principal Contractor to ensure adherence to the plan.

3.4 Contamination and Remediation

An initial ground investigation was undertaken on the site in 2022 by Terra Firma and is submitted as part of this application ref *Fives_Court_Mere_Terra_Firma_Ground_Investigations_Report*. This report highlighted that

there is some contamination present on site. This investigation consisted in a few trial pits which identified areas in which the contamination level was higher than recommended and remediation was advised.

This informed the strategy above to retain as much of the existing landscape as it is so as not to disturb areas that are contaminated, and thus reduce the need to remove soil/ bring new materials to site. However, through the design process and the need to provide additional surface drainage, some existing hard landscape areas will need to be removed and new permeable surfaces introduced.

The drainage report is submitted as part of this application ref *0374-SKEL-XX-XX-T-C-5001-P02 Sustainable Drainage Strategy and Flood Risk Statement*. Appendix D in the drainage report shows a comparison between the existing impermeable area and the new proposed hard landscape, highlighting a reduction of impermeable surfaces by approximately 475 m².

A further ground investigation has been commissioned in November 2025 to establish the full extent of the contamination in these additional areas. This will enable the remediation plan to respond to the challenges inherent to the site. The Stage 3 Remediation Plan prepared by Terra Firma highlights how contaminated soil within the site will need to be dealt with.

4.0 Operational Waste

A waste management hierarchy has been considered as part of this scheme to demonstrate how specific environmental goals are incorporated in the operational waste strategy.

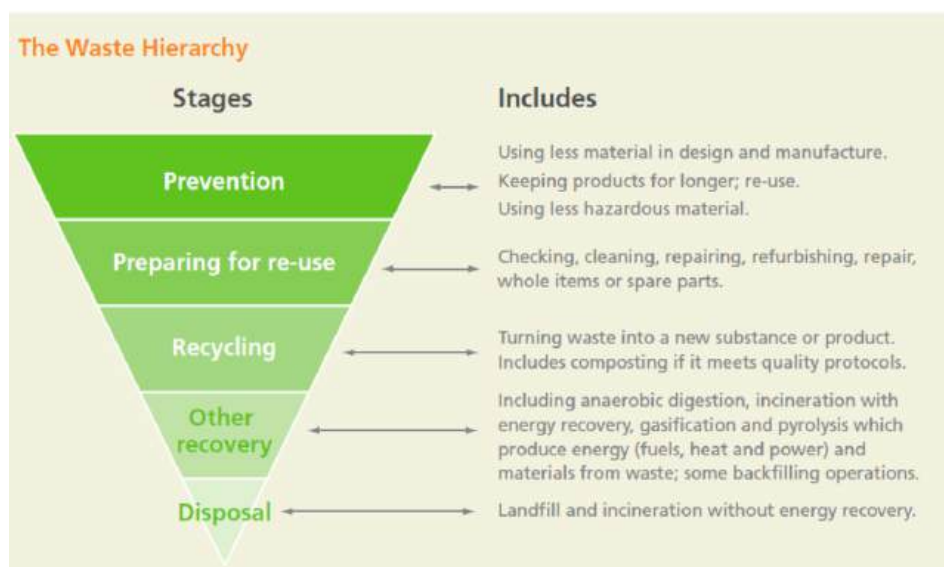


Figure above extract from WC Waste Storage and Collection: Guidance for Developers SPD - Figure 2 showing the waste hierarchy p. 9

The approach to dealing with operational waste within the scheme will aim to reduce CO₂ emissions by maximising recycling storage and reducing the number of refuse collections required, and as such reducing the amount of waste sent to landfill.

The rates of recycling in apartment living can be lower than those in other households. Therefore, the plan will be to provide easy-to-reach and use recycling facilities that are clearly labelled. The new residents will be provided with clear guidance and advice on using the waste and recycling facilities. This will encourage a better

separation of recyclables and a more efficient waste sorting. Additionally, this could also minimise antisocial behaviour associated with fly-tipping.

4.1 Design Principles

The operational waste management facilities will be designed to meet the design requirements set out by Wiltshire Council.

- The waste storage areas will take into account the materials that residents can recycle through WC's kerbside collection scheme
- The bin store will be located strategically to avoid compromising access to pedestrian routes during collection times
- The bin store will be screened and preferably enclosed in a covered compound
- The store will have sufficient space between bins, allowing residents and waste collection operatives to access and use each bin without having to move another
- There will be no steps, and any slope necessary will not exceed a gradient of 1:12
- The bin store will be located in an area that is passively surveilled, but that will not detract from the quality of the place
- There will be appropriate signage in the storage area to prompt the correct use of recycling containers
- The number of bins of each type will be calculated from the number of apartments within the complex

4.2 Design Strategy

The anticipated design for operational waste management will be to provide a single, centrally located, external store using traditional bins for each type of waste. The store will be laid out in accordance with Wiltshire Council guidelines. Please refer to the site plan in Appendix A for more details on the location and layout of the bin store.

The store will be accessible to all residents and will have sufficient space for those using mobility aids to be able to move around the bins. The layout will ensure that there is sufficient space to access all the bins without having to move any. The bin store will be well-lit and well-ventilated. Housing staff visiting the site will monitor the store on a regular basis. Wiltshire Council will make waste collections fortnightly (at least initially) and food collections weekly.

It is acknowledged that the Wiltshire Council guidance stipulates two waste stores for groups of 19 or more apartments. However, this design has been proposed for the following reasons:

- To reduce any potential for confusion
- To enable staff monitoring time to be better focused
- To reduce the number of stores to be serviced by the refuse collection teams
- To reduce the possibility of anti-social behaviour in satellite stores
- So that residents' visitors (who often help more disabled residents with their waste management) are able to dispose of waste on their behalf on their way out of the complex.
- To reflect the experience that, in specialist housing for older people, a single store is sufficient.

Based on the reasons given above, we deem the single store strategy to be sufficient in this instance and request that a derogation from the policy guidance is acceptable.

For each section below, the communal containers listed are to be issued per block				
6-10 apartments per block				
Materials collected	Container type	Size (litres)	Quantity	Dimensions (height x width x depth in mm)
Residual waste	4-wheel bin	1100	1	1470 x 1375 x 1120
Plastic bottles and cardboard	4-wheel bin	660	1	1330 x 1375 x 785
Cans, foil, aerosols	2-wheel bin	180	1	1100 x 580 x 755
Green glass	2-wheel bin	180	1	1100 x 580 x 755
Brown glass	2-wheel bin	180	1	1100 x 580 x 755
Clear glass	2-wheel bin	180	1	1100 x 580 x 755
Paper	2-wheel bin	180	1	1100 x 580 x 755

Figure above extract from WC Waste Storage and Collection: Guidance for Developers SPD - Table 3 showing the number of containers required based on the number of apartments p. 24

4.3 Bin Types and Numbers

Wiltshire Council's guidance bases the number of bins required on the number of apartments in the scheme. There are 20 one and two-bed apartments planned for the scheme; therefore, these calculations are based on doubling the requirement for blocks of 6-10 apartments as per the *WC Waste Storage and Collection: Guidance for Developers table 3*.

It is also anticipated that food waste collection will commence in 2027. As a result, additional space allowance has been made in the layout of the bin store for a food bin capacity that would be sufficient for weekly collection (20 apartments x 23L per week estimate = 460L of bin(s))

Based on the above guidance, the bin capacity requirements would be as below:

No	Size (litres)	Materials collected
2	1100	Residual waste
2	660	Plastic bottles and cardboard
2	180	Cans, foil, aerosols
2	180	Green glass
2	180	Brown glass
2	180	Clear glass
2	180	Paper
2	240	Food Waste
1	Sack	Plastic film

However, these have been further adjusted to reduce spatial storage requirements by increasing bin capacity:

No	Size (litres)	Materials collected
2	1100	Residual waste
2	660	Plastic bottles and cardboard

1	360	Cans, foil, aerosols
1	360	Green glass
1	360	Brown glass
1	360	Clear glass
1	360	Paper
2	240	Food Waste
1	Sack	Plastic film

4.4 Collection Strategy

A maximum 10m distance is allowed from the refuse vehicle to the collection point. Due to the strategic location of the bin store, a refuse vehicle will not be required to enter the site to be able to complete the refuse collection. The diagram below demonstrates the collection strategy and highlights the key distances required by the local policy guidance. There will be level access for the collection vehicle, and operatives will be able to return bins to marked positions.



The diagram above illustrates the refuse collection strategy.

5.0 Summary

The applicants will attend in detail to measures to reduce waste both in the construction phase and in the operational phase of the development.

The former phase will be achieved through careful design (including the decision to reuse substantial parts of the ground floor of the existing building) and through specific requirements to be agreed at the procurement and contract phases for the Principal Contractor.

The operational phase will commence as stated, but will be reviewed by housing staff to ensure that the design and operation of the bin store achieve the highest possible rate of recycling waste. There may be slight modifications to the design and approach to the waste strategy, which may arise as the project progresses through the later technical design stages. These will continue to follow the same guidance and legislation as highlighted in this report.

Appendix A

The following drawing shows the proposed site plan submitted as part of this application and included here for reference.



KEY

- Tarmac - Existing / New
- Shared Surface - Herringbone Pavers (Grey)
- Paving - Blocks / Slabs
- Decked Terrace
- Gravel
- Grass / Ornamental Planting
- Hedgerow
- Proposed Tree
- Existing Tree
- Existing tree removed
- EV charging point

Parking:

- 15 x Unallocated / visitor spaces
- 2 x Accessible spaces
- A - Ambulance / Minibus bay
- Total parking spaces 15
- 4 x Cycle parking spaces

General Notes:

Refer to Landscape Architects drawing: 324-GLA-00-00-DR-L-1001 Landscape Plan for planting, surface materials and boundary treatments details.

Refer to Civil Engineer's drawings and documents for site levels, surface permeability and site drainage strategy.

NOT FOR CONSTRUCTION

Date	No.	Revision Notes
07/11/2025	P05	Barnes Place access path, gate and boundary updated. Paving and drainage for south and west facing properties amended.
14/11/2025	P06	Key updated ground floor plan added.
19/11/2025	P07	Updated and issued for planning information.

Design Firm



Project Title
Fives Court
Angel Lane, Mere, Warminster BA12 6DH

Sheet Title
Site Plan Proposed

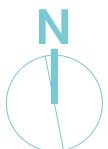
Sheet Scale 1:500@A3	Drawn By MLS
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Total Sheets 0	Reviewed By MSS
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File Name
2116 - Masterfile.vwxp

Sheet No.
Project ID - Originator - Volume - Level - Type - Role - Number
WCMRFC-Q50 -00 -00 -DR -A -0003

Suitability Code - Description S0 INITIAL STATUS	Revision Code - Number P07
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Appendix B

There are two elements to this project: a demolition and a construction process. Appendix B contains a list of common demolition and construction wastes as identified on the Government's website <https://www.gov.uk/guidance/classify-different-types-of-waste-your-legal-responsibilities>. If any hazardous waste is found, this would be dealt with accordingly through a special management plan aiming to prevent any environmental harm.

1. Insulation and asbestos materials

	Waste status	Waste code
Insulation containing asbestos	Hazardous	17 06 01*
Other insulation containing hazardous substances	Hazardous	17 06 03*
Other insulation materials not containing hazardous substances	Non-hazardous	17 06 04
Other construction materials containing asbestos	Hazardous	17 06 05*

2. Concrete, bricks, tiles and ceramics

	Waste status	Waste code
Concrete	Non-hazardous	17 01 01
Bricks	Non-hazardous	17 01 02
Tiles and ceramics	Non-hazardous	17 01 03
Concrete, bricks, tiles and ceramics (alone or in mixtures) containing hazardous substances	Hazardous	17 01 06*
Concrete, bricks, tiles and ceramics in mixtures, containing no hazardous substances	Non-hazardous	17 01 07

3. Wood, glass and plastic

	Waste status	Waste code
Wood – untreated	Non-hazardous	17 02 01
Glass – uncontaminated	Non-hazardous	17 02 02
Plastic – excludes packaging waste	Non-hazardous	17 02 03
Treated wood, glass, plastic (alone or in mixtures) containing hazardous substances	Hazardous	17 02 04*

4. Bituminous mixtures, coal tar and tar

	Waste status	Waste code
Bituminous mixtures containing coal tar	Hazardous	17 03 01*
Other bituminous mixtures	Non-hazardous	17 03 02
Coal tar and tarred products	Hazardous	17 03 03*

5. Metallic waste, including cable

	Waste status	Waste code
Copper, bronze and brass	Non-hazardous	17 04 01
Aluminium	Non-hazardous	17 04 02
Lead	Non-hazardous	17 04 03
Zinc	Non-hazardous	17 04 04
Iron and steel	Non-hazardous	17 04 05
Tin	Non-hazardous	17 04 06
Mixed metals	Non-hazardous	17 04 07
Metals contaminated with hazardous substances	Hazardous	17 04 09*
Cables containing oil, coal tar and other hazardous substances	Hazardous	17 04 10*
Waste electrical and telecommunications (non-WEEE) cable	Hazardous	17 04 10* and 17 04 11

6. Soil, contaminated soil, stones and dredging spoil

	Waste status	Waste code
Soil and stones containing hazardous substances	Hazardous	17 05 03*
Soil and stones not containing hazardous substances	Non-hazardous	17 05 04
Dredging spoil containing hazardous substances	Hazardous	17 05 05*
Dredging spoil not containing hazardous substances	Non-hazardous	17 05 06

7. Gypsum

	Waste status	Waste code
Gypsum materials containing hazardous substances	Hazardous	17 08 01*
Gypsum materials not containing hazardous substances	Non-hazardous	17 08 02

8. Cement

	Waste status	Waste code
Unused or unset cement	Hazardous	17 09 03*

9. Paints and varnishes

	Waste status	Household	Industrial or commercial
Containing organic solvents or other hazardous substances	Hazardous	20 01 27*	08 01 11*
Not containing organic solvents or other hazardous substances	Non-hazardous	20 01 28	08 01 12
Paint or varnish remover	Hazardous	08 01 21*	08 01 21*

10. Adhesives and sealants

	Waste status	Household	Industrial or commercial
Containing organic solvents or other hazardous substances	Hazardous	20 01 27*	08 04 09*
Not containing organic solvents or other hazardous substances	Non-hazardous	20 01 28	08 04 10