

# Waste Minimisation Statement

Land off Ashley Coombe, Warminster  
Prepared On behalf of Rubix Land Limited

December 2025

**Waste Minimisation Statement**

**Land off Ashley Coombe, Warminster**

“Outline planning application for the erection of up to 77 dwellings, public open space, landscaping and sustainable urban drainage system, with vehicular access off Ashley Coombe. All matters reserved except for means of access.”

**Prepared**

**On behalf Rubix Land Limited**

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## 1.0 Introduction

- 1.1. This Waste Minimisation Statement has been prepared by OG Group on behalf of Rubix Land (the “Applicant”) and accompanies an outline planning application for the development of up to 77 new homes with all matters reserved (except for access) at Land off Ashley Coombe, Warminster. The site is located in the Wiltshire Council authority area, Wiltshire.

- 1.2. The site comprises one complete field and most of a second, adjoining field to the south, totalling an area of approximately 5.43ha. A concept masterplan has been submitted within the suite of application documents that form the planning application.

### **Planning Application Details**

- 1.3. Throughout this outline waste minimisation statement, opportunities for the sustainable management of solid waste from the initial stages to the end operational phase of the project will be identified. Alongside the identification of waste, this statement demonstrates Rubix Lands’ commitment to minimising any adverse effects, both due to individual activities and the cumulative impacts of the proposal.
- 1.4. It is expected that any planning permission will impose appropriate conditions that will require more details to be provided to discharge relevant conditions at the point more detailed construction information is available. As a result of this the outline waste minimisation statement is currently provided as a framework document.
- 1.5. This document accords with the requirements of Wiltshire and Swindon Waste Core Strategy as part of the Councils ‘Minerals and Waste Development Framework’. The Wiltshire Council Waste Minimisation Statement (WMS) is a document required as part of a planning application for major new developments in the county, which include 10 or more dwellings. This information, in the form of a site waste management plan, should be submitted to support planning applications for minerals development that fall within the requirements of policy WCS6 of the Wiltshire and Swindon Waste Core Strategy.
- 1.6. The principal objective of this framework is to set out the strategic, high level principles for waste management. Owing to the application type details of the waste types, quantities and routes alongside the details of the Principal Contractor or sub-contractor are not currently available.

- 1.7. This document therefore provides Wiltshire Council with the Applicant's approach to the management of demolition and construction waste associated with the proposed development and the measures that will be employed to mitigate any adverse effects. The principles of this outline waste minimisation statement will be carried forward.
- 1.8. The Principal Contractor/Developer will take responsibility for detailed waste minimisation documents such as a detailed Site Waste Management Plan (SWMP). This is to ensure that the workforce and sub-contractors comply with their obligations under the plan with appropriate records updated accordingly.
- 1.9. The development project will seek to implement best practice wherever practicable. Waste management is being considered at the design stage to ensure that the generation of waste is minimised. Plans will be put in place for improving materials resource efficiency, by promoting the economic use of construction materials and methods so that waste is minimised and any waste that is produced can be reused, recycled or recovered in other ways before disposal options are explored.
- 1.10. During the construction phase, targets will be set for waste reduction and waste recovery and these will be incorporated into policy, from procurement to final build, and into the operational life of the development. The metrics will be set at the setup stage of the project to allow for accurate monitoring of the detailed plans such as the finalised SWMP.
- 1.11. Waste prevention actions will be identified during the early design stage of the project. These will be recorded in the SWMP and will be communicated to staff and sub-contractors for implementation during the construction phase.
- 1.12. All members of the team will be involved in waste reduction and achieving targets. At the conclusion of the development, predicted and actual waste arisings and the destination of these materials will be compared and any deviation from the SWMP will be explained. An estimate will be made identifying the cost savings that were realised by following the plan and implementing the waste minimisation and recycling opportunities that were identified.
- 1.13. Principal Contractor, once appointed, will have their template and prepare a similar SWMP which also accords with principles of waste minimisation. As the project progresses and more detailed

information becomes available, the SWMP will be updated accordingly. A copy of the SWMP and any update will be readily available on site to allow all relevant contractors the opportunity to read and understand their obligations.

## 2.0 Structure, Training and Responsibility

- 2.1. The anticipated roles and responsibilities of the parties involved in the construction works are set out below. However, it should be noted that all members of staff are responsible for ensuring the requirements of the SWMP are met. For the operational life of the development, the management and responsibility for waste collection will be Wiltshire Council (as Local Authority), and any suitably approved and qualified waste contractors which may be used for the proposed employment development.

### **The Developer**

- 2.2. The Developer will be responsible for providing all strategic infrastructure, strategic foul and surface water drainage, structural landscaping, informal public open space and landscaping works. A Principal Contractor, Project Manager and Site Environmental Manager (SEM) will be appointed to uphold and enforce the responsibilities set out in the waste minimisation statement.
- 2.3. The Developer will also ensure that enough space is provided within the residential dwellings for the storage of bins, recycling boxes, compost bins and other waste and recycling storage units as appropriate to accord with best practice and the Council's development guidance.
- 2.4. A concept masterplan has been submitted as part of the planning application. This has considered the safe vehicular access for vehicles, including waste collection vehicles. It is the responsibility of the Developer at the detailed design stage, to ensure that the final build will accord with any agreed development framework plan in terms of providing adequate access for waste collection vehicles and their operatives during the operational phase of the development.
- 2.5. Once the construction phase has been completed the Developer will ensure the initial purchaser is informed through a Welcome Pack or similar, the facilities available for waste storage and collection, particularly in terms of an encouragement to re-use and recycle, in line with the principles of the waste hierarchy.

### **Principle Contractor**

- 2.6. Everyday management will be the responsibility of the Principal Contractor including health and Safety, as well as Environmental and Quality performance during the construction phase. The Principal Contractor will be responsible for implementing the SWMP, including monitoring the performance of sub-contractors and maintaining records to demonstrate compliance with and implementation of the SWMP.

### **Project Manager**

- 2.7. The Project Manager's responsibility is to direct the Principal Contractor including checking there's enough resources to allow the delivery of the SWMP, participating in communication with the Council and other third parties such as Environment Agency. Regular reviews of the findings of the monitoring programme, co-ordinated by the Site Environmental Manager (SEM) will be undertaken to direct the Principal Contractor as necessary.

### **Site Environmental Management**

- 2.8. The SEM will be appointed to report on the implementation of the SWMP and to oversee any waste monitoring programmes. Communication on waste matters as well as carrying out of site inspections and audits will be completed by the SEM. The SEM will also be responsible for ensuring that all relevant legal consents, licenses and exemptions are in place in advance of relevant work commencing.

### **Staff and Subcontractors**

- 2.9. Key staff and subcontractors' responsibilities are:
- Work to the agreed plans, methods and procedures to minimise the environmental effects.
  - To reduce and minimise waste whenever possible
  - Understand the importance of avoiding pollution on-site, this will include noise and dust, and the procedures in the event of an incident to avoid or limit environmental effects
  - Incidents to be reported immediately to their line manager
  - Awareness of workplace for potential environmental risks and alert line manager if any are observed
  - Co-operate when required during inspections and audits.

**Contact information**

- 2.10. Details of the key personnel will be provided within the Principal Contractors Demolition & Construction Method Statement (DCMS).

**Training**

- 2.11. All construction staff and sub-contractors will complete initial training and briefing to raise awareness of the SWMP, this will ensure all members of the team understand their responsibilities.
- 2.12. Managers will be actively encouraged to share good practice and use previous experience to inform continual improvement.
- 2.13. A 'waste champion' will be established to oversee the SWMP and hold project members account for any actions.

## 3.0 Waste Arising

- 3.1. The amount and type of waste that will be created as a result of the development will vary significantly between the construction and operational phases. The construction phase will produce waste over a relatively short period, whilst the operational life will produce household waste from the residential dwellings.
- 3.2. The proposed development will comprise of initial ground preparation, services installation and construction of up to 77 residential dwellings and community use area with associated infrastructure, including publicly accessible open spaces and new pedestrian routes together with associated access, servicing, car parking, cycle parking and landscaping.
- 3.3. Planning for the construction is necessarily broad at this stage and may be subject to change. As a consequence, it is not possible to identify the exact volumes of waste materials that would be generated by the scheme. Based upon the nature of the proposed development and the 5.43ha Site itself, the likely sources and estimates of wastes are identified in this section, to the best currently available information.
- 3.4. A variety of materials will be used to construct this residential site. This will include concrete, wood, plastics, metals, ceramics, brick, and glass, although the estimates of key construction materials are unknown at this outline planning stage. During the detailed design stage, estimates of the quantities of materials which will be used will be made available to the Council.

### **Site Preparation**

- 3.5. The site consists of an arable field on sloping terrain, enclosed by hedgerows containing hedgerow trees in generally good condition, particularly along the north-western and south-western boundary. The land slopes gently to the south-east and sits approximately 140m AOD and occupies an area of 5.43ha.
- The Site contains two public right of way (PRoW), WARM58 and WARM59 which bisect the Site and are located on the south-western boundary respectively. There is no other access to the Site and it is privately owned.
- The Site is traversed by two overhead powerline routes suspended on telegraph poles. These are considered detractors in local views.

- 3.6. There is unlikely to be any requirement for large scale changes to site levels around the development area, but given the nature and size of the Site, there will be a requirement for regrading to create a level and uniform development platform. This could generate materials from locally raised areas, although this is expected to be relatively small as the land does not have significant changes in height across the Site.
- 3.7. As the Site comprises previously undeveloped fields, it is very unlikely that there are areas which currently contain significant sources of contamination. Any mitigation measures that may be necessary will be implemented by a Remediation Strategy, a Construction Environment Management Plan (CEMP), and Health and Safety Plans, in order to protect human health and the environment.

### **Construction Works**

## **9.**

- 3.8. Excavations for foundations and the construction of roads and sewers will generate waste soils. In addition, wastewater can be generated by from excavations, exposed ground, stockpiles, plant and wheel washing and the cleaning of site roads.
- 3.9. During the construction works there is the potential to create excess volumes of raw materials. Such waste streams may include the following:
- Packaging
  - Timber
  - Plastic
  - Inert Materials
  - Concrete
  - Plaster and cement
  - Metal
  - Insulation
  - Ceramics
- 3.10. The list provided is not exhaustive but does provide details of the likely types of waste materials that could be generated by development.

### **Operational Phase**

- 3.11. After construction has been completed and the residential properties are occupied, the waste from the Site will comprise heterogeneous household waste, recyclable waste and compostable waste from the residential properties. Dwelling units will be constructed to allow space of waste and recycling storage and the ability for collection vehicles to access and safely operate.

### **Principles for the Management and Minimisation of Waste**

#### **Construction Phase**

- 3.12. The waste hierarchy will be applied to the project and for each waste stream the opportunities for prevention, reuse, recycling and recovery will be identified and targets will be set accordingly, particularly for the construction phase. The potential for reuse, recycling or other recovery will be assessed for all waste streams, allowing compliance with the appropriate Waste Regulations. Where it is not practical to recover wastes, they will be directed to an authorised landfill.
- 3.13. In order to comply with the waste hierarchy, the following measures will be implemented. Modern methods of construction and materials optimisation will be incorporated into the detailed design and implemented on-site to minimise waste arisings. This will include the segregation of all wastes produced on-site and all incoming materials required for construction.
- 3.14. Preparatory ground works will incorporate any opportunities to reuse/recycle excavated material which is likely to only comprise soils, and ensure it poses no long-term risk to end users of the Site or controlled waters.
- 3.15. In the unlikely event preparatory ground works establish that some materials are not fit for reuse/ recycling and, therefore, must be removed from site, they will be sent to an appropriately licensed landfill facility. This will be addressed as part of a Remediation Strategy or Construction Environmental Management Plan (CEMP) prior to construction work commencing. The SWMP will record the quantity of contaminated material to be removed from Site to authorised landfill.
- 3.16. Targets will be set to recover wastes produced on-site during the construction phase. WRAP (Waste and Resources Action Programme) has published guidance in the form of Achieving Good Practice Waste Minimisation and Management: Guidance for Construction Clients, Design Teams and Contractors. The guidance includes standard, good practice and best practice recovery rates for various waste streams arising from construction works. It states that by

implementing good practice on three to four key waste streams, there is the potential to increase overall recycling rates by more than 20% over standard recovery rates.

- 3.17. Where practicable, good practice recovery rates will be set for those waste types identified in the table overleaf. The Principal Contractor will be required to provide justification if it is not technically or financially viable to achieve these rates for any waste stream.

| Standard, Good and Best Practice recovery rates by Material |                     |                           |                          |
|-------------------------------------------------------------|---------------------|---------------------------|--------------------------|
| Material                                                    | Standard recovery % | Good practice Quick Win % | Best practice Recovery % |
| Wood                                                        | 57                  | 90                        | 95                       |
| Metals                                                      | 95                  | 100                       | 100                      |
| Plasterboard                                                | 30                  | 90                        | 95                       |
| Packaging                                                   | 60                  | 85                        | 95                       |
| Ceramics                                                    | 75                  | 85                        | 100                      |
| Concrete                                                    | 75                  | 95                        | 100                      |
| Inert                                                       | 75                  | 95                        | 100                      |
| Plastics                                                    | 60                  | 80                        | 95                       |
| Miscellaneous                                               | 12                  | 50                        | 75                       |
| Electric Equipment                                          | Limited information | 70                        | 95                       |
| Furniture                                                   | 0-15                | 25                        | 50                       |
| Insulation                                                  | 12                  | 50                        | 75                       |
| Cement                                                      | Limited information | 75                        | 95                       |

- 3.18. In order to minimise the impacts of the proposed development on the surrounding environments, wheel washes and plant washing facilities will be used. These facilities will be securely constructed with no overflow and the effluent will be contained for proper treatment and disposal off site.

- 3.19. Adequate provision will be undertaken for dealing with dirty and silty water. All discharges off the site will be undertake in accordance with the appropriate permits and approvals. Details of temporary site drainage will be provided in the CEMP.

### Operational Phase

- 3.20. The principles for the management of waste during the operational life of the development will accord with the waste hierarchy as prescribed by Wiltshire Council's waste management policies, and the overarching Wiltshire and Swindon Waste Core Strategy 2006-2026, adopted July 2009.
- 3.21. Following the outline planning stage, and at the detailed design stage, there will be a commitment by the Developer to provide space for waste receptacles that accord with design and build policies of Wiltshire Council as the waste collection authority. At this stage, there will be a commitment from the developer to obtain advice from the waste collection authority on the waste and recycling storage receptacle requirements, including items such as composting bins, wheelie bins, recycling boxes etc.
- 3.22. The residential development will actively encourage and strengthen local knowledge on recycling waste through literature.

#### **Storage and Use on Site**

##### **Construction Phase**

- 3.23. Throughout demolition and construction, a range of wastes will be generated. Appropriate secure storage will be provided where necessary and skips/containers will be located on Site to allow the segregation of waste for recycling where possible. Where practicable, containers will be labelled to allow for the correct segregation of waste.
- 3.24. Where necessary, secure and bunded waste storage areas will be located within the Site during the construction period. The location of any waste storage areas will be agreed with the Council by the developer through the CEMP and SWMPs. These temporary waste storage areas will be in areas not susceptible to flooding. At this stage of outline planning, the temporary waste storage area has not been defined.
- 3.25. This storage area will be available for the temporary storage of such wastes for the duration of the construction period. A spill kit will be available for use in the event of an uncontrolled spillage of waste such as waste oils or solvents.

##### **Operational Phase**

- 3.26. The storage of waste at the residential properties will be in receptacles fit for the purpose of storing waste such as wheelie bins, recycling boxes etc, as provided by the Council. The

developer will ensure that the individual dwellings have enough storage capacity at each plot, for the above receptacles.

## 4.0 Waste Removal

### **Construction Phase**

- 4.1. All wastes will be removed from Site by a registered waste carrier. Carriers and recovery/disposal sites will be identified during the pre-development stage. A check will be made, either via the Environment Agency website or via a telephone call, to ensure that valid certificates or permits are in place. A record of the registration number for each waste carrier removing waste from Site, along with a record that this has been checked against Environment Agency records will be maintained in the SWMP.
- 4.2. Checks will also be made with the Environment Agency to ensure that all recovery/disposal sites hold the relevant environmental permit or exemption.
- 4.3. For each waste stream leaving the Site, appropriate transfer notes will be raised. In some cases, these will be specific to single waste movements. Where the same type of waste is taken by the same carrier to the same recycling/disposal point a season ticket will raise which may cover all waste movements for a period of up to twelve months.
- 4.4. Copies of all transfer notes will be kept for a minimum period of two years in accordance with legal requirements. These will be kept on-site for the duration of demolition and construction works and will be subsequently transferred to the Principal Contractor's principal place of business.
- 4.5. Transfer notes will include, or be accompanied by, a description of the waste including its six-figure reference under the List of Waste (England) Regulations 2005 (EWC code). The description will include any pertinent information required to allow the safe handling of waste by subsequent waste holders and for contaminated soils will include a chemical analysis to show the level of contamination.
- 4.6. Checks will be made on the destination sites to ensure they hold a valid environmental permit or registered exemption from permitting. This will be recorded in the SWMP. All waste movements will be recorded in the SWMP allowing monitoring of the plan.

### **Operational Phase**

- 4.7. Household waste will be removed from the Site during the operational life of the development by the waste collection authority. There will also be the opportunity for residents to bring waste to Household Recycling Centres (HRC).
- 4.8. According to the Wiltshire Council website, Waste and Recycling, there are a number of HRC's in close proximity of the site, the closest of which is Furnax Lane, Warminster HRC located approximately 2.6km to the north of the proposed development. HRC's have the capability of accepting a wide range of waste.

### **Updating and Completion of Waste Management Plans**

#### **Construction Phase**

- 4.9. The SWMP will be maintained and reviewed throughout the project, including records of all waste movement and the waste carriers and recovery/disposal sites used.
- 4.10. At least once every six months the SWMP will be reviewed. The types and quantities of waste produced will be recorded as will the fate of these wastes, showing:
- How much has been reused (on site or elsewhere);
  - How much has been recycled.
  - How much has been subject to another form of recovery (e.g. composting);
  - How much has been disposed of to landfill; and
  - How much has been disposed of by other means (e.g. incineration).
- 4.11. The plan will be revised where possible to ensure the safe and effective handling of all waste arisings. On completion of the proposed development a final report will be prepared. This will include:
- A statement that the plan has been monitored regularly, to ensure that work has progressed in accordance with the plan and updated where required.
  - A comparison between the predicted waste arisings and the actual waste arisings.
  - A note regarding any significant differences between the two figures, explaining the reasons for these; and
  - An estimate of the cost savings made by implementing the plan.

- 4.12. The metrics agreed at the start of the initial planning stage will be used to assess performance.
- 4.13. The final report will be completed within 3 months of project completion. It will include a signed declaration that the SWMP has been monitored, updated and adhered to throughout the project.

**Operational Phase**

- 4.14. Following the construction of the residential dwellings there is unlikely to be a requirement to update the SWMP, or to provide updates for this WMS. This is because the on-going responsibility for waste management control will be with residents and the waste collection authority. The actual amounts of waste to landfill will be minimised through recycling. This will be determined largely as a result of provision of waste storage receptacles by the waste collection authority/waste contractor and the behaviour of residents and businesses, along with any statutory duties of the authority to collect, recycle or dispose of the waste.

## 5.0 Conclusion

- 5.1. Waste will be produced during the construction phase of the project. However, the preparation of the SWMP prior to the construction starting and the adoption of good practice and assignation of responsibility from the outset will help to minimise waste from the project. Planning all elements of the construction process from the outset will help alleviate the production of waste. Setting of targets and including waste issues as part of demolition and construction contracts help to drive waste minimisation.
- 5.2. Design considerations must be made to ensure that the minimisation and sustainable management of waste is considered from the outset. Opportunities to design waste out of the process need to be considered, and options for reusing the maximum volumes of waste produced on site should be acted upon.
- 5.3. The impact of traffic associated with the movement of construction / waste materials on surrounding neighbourhoods and the local road network must be minimised by a combination of factors. This will be addressed in the Construction Traffic Management Plan (CTMP).

- 5.4. Some key recommendations for the management of waste during the construction phase which may be produced are detailed here:

| Activity                                        | Management                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uncontaminated material during site preparation | <ul style="list-style-type: none"> <li>• Detailed Risk Assessment to minimise volumes of materials identified as unsuitable for reuse</li> <li>• Considered design to utilise the reuse of materials to protect sensitive receptors</li> <li>• Non-reusable contaminated materials will be disposed off site to an appropriate licensed waste management facility.</li> </ul>                                                 |
| Waste during the construction phases            | <ul style="list-style-type: none"> <li>• Specific SWMP and CEMP implementation</li> <li>• Minimising of waste will be emphasised and priorities from the start along with reuse and recycle</li> <li>• Site Manager will ensure all workforce and sub-contractors are trained to the appropriate level and informed on the importance of procedures</li> <li>• Encourage suppliers to reduce any surplus packaging</li> </ul> |
| Poor storage causing raw material wastage       | <ul style="list-style-type: none"> <li>• Ensure the availability of secure, clearly labelled areas for raw materials and waste</li> <li>• Good storage practice will be enforced throughout to encourage the minimisation of waste</li> <li>• Emphasis on continual improvements</li> </ul>                                                                                                                                   |

- 5.5. The SWMP will ensure that more detailed waste matters are appropriately dealt with and ensure that any effects (both individual and cumulative) have been identified and mitigated.
- 5.6. Currently the project is at outline planning stage. Following the granting of planning permission and at the detailed design stage, the developer will refine the metrics stated in this WMS and be able to provide the planning authority (Wiltshire Council) assurance that the management of waste and adherence to the waste hierarchy has been properly considered.