



Waste Minimisation Statement

Applicant: Coulston Estates

Date: March 2026

Site: Southview Farmhouse, Drynham Cottages,
Drynham Lane, Trowbridge, Wiltshire

Full Planning Application Description: Demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to retained Southview Farmhouse, erection of replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping.

Listed Building Consent Application Description: Demolition of redundant stone barns; internal and external alterations to farmhouse including erection of replacement conservatory, new car port and associated boundary treatment.

Contents

Sections

- 1.0 Introduction
- 2.0 Relevant background information
- 3.0 Planning Policy Context
- 4.0 Waste Minimisation Strategy
- 5.0 Conclusions

1.0 Introduction

- 1.1 This Waste Minimisation Statement (WMS) has been prepared on behalf of the applicant, Coulston Estates to accompany a full planning application for the demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to the retained Southview Farmhouse in Trowbridge, Wiltshire; and the erection of a replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping.
- 1.2 Parallel Listed Building Consent is sought for the demolition of the redundant stone barns; internal and external alterations to the farmhouse including the erection of replacement conservatory, new car port and associated boundary treatment.
- 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, comprises a vacant grade II listed farmhouse with a domestic garage and adjacent barns within a 0.37ha site as outlined in red in the Site Location Plan as shown in Figure 1 below:



Fig 1. Extract from Site Location Plan

- 2.2 The site is located toward the existing southern edge of Trowbridge and is bounded to the north by a Public Right of Way with residential properties beyond, to the east by the Trowbridge to Westbury railway line with residential properties beyond, to the south by vacant agricultural land that benefits from planning permission for residential development, and to the west by Drynham Road again with residential properties beyond. Vegetation on site includes overgrown conifers in the front garden and mix of brambles and scrub on the north and eastern boundaries.
- 2.3 The site is currently accessed from Drynham Road via a residential gateway. Drynham Road heads northwest towards Trowbridge town centre becoming Dursley Road at its northern end. There are no public footpaths passing through the site. Further information on the site accessibility is set out in the accompanying Transport Statement.

(ii) The Current Planning Application

- 2.4 The application site lies within the red line boundary of the extant outline planning consent 19/11459/OUT for the erection of up to 261 dwellings following the demolition of Elm Grove Farmhouse; erection of multi-use community facility (Class F.2); strategic landscaping; access and drainage works; and demolition redundant former agricultural

outbuildings. The main part of the outline site has been taken forward by Redrow Homes with reserved matters granted in December 2024 for a scheme of 247 homes (PL/2022/09425). Under the purchase agreement Coulston Estates have retained Elm Grove Farmhouse and Southview Farmhouse and associated land.

- 2.5 The application scheme for Southview Farmhouse has been formulated through pre-application enquiry to the Council (LPA Ref. 18/06841/PREAPP and ENQ/2022/01914) resulting in a proposal which splits the site into two separate elements with a children's Nursery replacing the stone barns and the refurbishment of the dilapidated farmhouse into a 4 No. bed house with replacement conservatory, new car port and private access. A summary description of the proposals is set out in Section 3.0 of the Planning Statement, and a full description is set out in the accompanying Design and Access Statement.
- 2.6 A summary description of the finalised proposals is set out in Section 3.0 of the Planning Statement with a full description 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 (adopted 2015); the Wiltshire Housing Site Allocation Plan (2020); the Calne Neighbourhood Plan (2018); and the Wiltshire and Swindon Waste Core Strategy (adopted 2009).

(ii) Development Plan Policies

- 3.2 Applicable Core Strategy policies to Waste Minimisation include:

- Core Policy 3: Infrastructure Requirements
- Core Policy 8: Spatial Strategy for the Calne 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 new development providing 10 or more dwelling units...*

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

Waste Storage and Collection: Guidance for Developers (2017)

(iii) Waste storage and collection: guidance for developers Supplementary Planning Document (2017)

- 3.7 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 minimized 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 Framework (NPPF)

- 3.8 Waste is referenced in paragraph 8 of the NPPF (last updated in February 2025)¹. in the context of achieving sustainable development through criterion (c) the environmental objective to protect and enhance our natural, built and historic environment: including:

making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

(v) National Planning Policy for Waste Planning

- 3.9 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).

- 3.10 The following paragraphs from the NPPWP are relevant to the application:

- Para 1: Introduction
- Paras 7 and 8: Determining Planning Applications
- Appendix A: The Waste Hierarchy

- 3.11 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/recover opportunities, and minimizes off-site disposal.

(vi) Waste Management Plan for England

- 3.12 The Waste Management Plan for England (July 2013) describes the current waste management position in England including the type, quantity and source of waste produced and explaining how the revised Waste Framework Directive will be implemented in England. It sets out how waste streams can be moved up the hierarchy minimising the use of landfill.

¹ At the time of writing an updated draft NPPF has been issued, and the Government is currently consulting on this until March 2026. If a new NPPF is subsequently issued, any changes relevant to the application will be addressed through a post-submission update, as necessary.

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. Where appropriate, facilities for the convenient management, storage and recycling of domestic waste are set out in the application. 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 to reduce 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 a full planning application for the demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to the retained Southview Farmhouse in Trowbridge, Wiltshire; and the erection of a replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping.
- 5.2 Parallel Listed Building Consent is sought for the demolition of the redundant stone barns on the site; and internal and external alterations to farmhouse including erection of replacement conservatory, new car port and associated boundary treatment.
- 5.3 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'.
- 5.4 Further details of waste minimisation will be submitted for the application to satisfy conditions for any planning permission granted.
- 5.5 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 incorporates and is consistent with the relevant national and local waste planning policy, and the principles of sustainable development.