



Waste Minimisation Statement

Applicant: Tinline Ltd

Date: April 2026

Site: Unit 19c, Dunkirk Business Park, Frome Road, Southwick BA14 9NL

Proposal: Proposed warehouse extension to Unit 19c with associated works.

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1.0 Introduction

- 1.1 This Waste Minimisation Statement (WMS) has been prepared on behalf of the applicant, Tinplate Ltd who are the freehold occupiers of the site at No. 19c Dunkirk Business Park in Southwick, Wiltshire to accompany a full planning application for a proposed warehouse extension to Unit 19c with associated landscape, access and drainage works.
- 1.2 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.
- 1.3 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.
- 1.4 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 subject site of c. 0.69 ha comprises Unit 19c and associated land to the northwest of Dunkirk Business Park. The site includes a vegetated bund and areas of mowed grass which are managed by the applicant.
- 2.2 The site lies to the south of the village of Southwick, off the A361 Frome Road, two miles southwest of Trowbridge. The business park is gated out of hours.



Fig 1. Extract from Site Location Plan

(ii) The Current Planning Application

- 2.3 The proposed use is for a new warehouse (Class B8) which is proposed as an extension to Unit 19c which was permitted under planning permission 19/05839/FUL for a dual Class B1/B8 use. However, Unit 19c has been occupied by the applicant for storage and distribution (Class B8). Unit 19c, with the proposed extension, will continue to be used for storage and distribution purposes.
- 2.4 Full details are set out in the enclosed Planning 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 Southwick Neighbourhood Plan (2021); 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 29: Spatial Strategy: 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 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 (December 2024)

- 3.8 Waste is referenced in paragraph 8 of the NPPF 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 by minimising the use of landfill.

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 current commercial operations provide facilities within the existing development to encourage the recycling and appropriate disposal of any commercial waste in accordance with local and national policy allowing for convenient sorting and storage. These facilities 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 contracted commercial waste collection service provider. The proposed development, comprising an extension to the existing building, will benefit from this existing service, as required in the Council's Guide for Developers.

5.0 Conclusion

- 5.1 This Waste Minimisation Statement accompanies the full planning application for a warehouse extension to No. 19c with associated landscape, access and drainage works at Unit 19c, Dunkirk Business Park, Frome Road, Southwick, Wiltshire.
- 5.2 The Statement highlights the key principles of waste management that are proposed to be implemented during the design, construction, and operational 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 incorporates and is consistent with the relevant national and local waste planning policy, and the principles of sustainable development.