



Waste Audit

Land off Storridge Road, Westbury



1 INTRODUCTION

1.1.1 This Waste Audit has been prepared to support an outline planning application made by Gladman Developments Limited, herein referred to as 'Gladman', for the demolition of numbers 5 and 6 Storridge Road and the erection of up to 165 dwellings (including affordable housing), with public open space, structural planting, landscaping, sustainable drainage system (SuDS) and vehicular access point. The application site is a logical extension to the north-western edge of Westbury and represents a suitable and sustainable location for housing.

1.1.2 The purpose of this Waste Audit is to ensure compliance with the Wiltshire and Swindon Waste Core Strategy by providing a comprehensive waste audit covering both the development and occupation of the site.

1.2 The Wiltshire and Swindon Waste Core Strategy 2006-2026

1.2.1 Adopted in 2009, the Wiltshire and Swindon Waste Core Strategy sets out the strategic planning policy framework for waste management across the Wiltshire Council and Swindon Borough Council authority areas from 2006-2026.

1.2.2 Policy WCS6 of the Wiltshire and Swindon Waste Core Strategy states that any development providing 10 or more dwelling units *"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."*

1.2.3 Policy WCS6 further states that *"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 minimise the pollution potential of unavoidable waste;

f) the steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner;

g) the steps to be taken to ensure maximum waste recovery (e.g. recycling and composting) once the development is completed/occupied; and

h) proposals for the transport of waste created during the development process and subsequent use of the site."

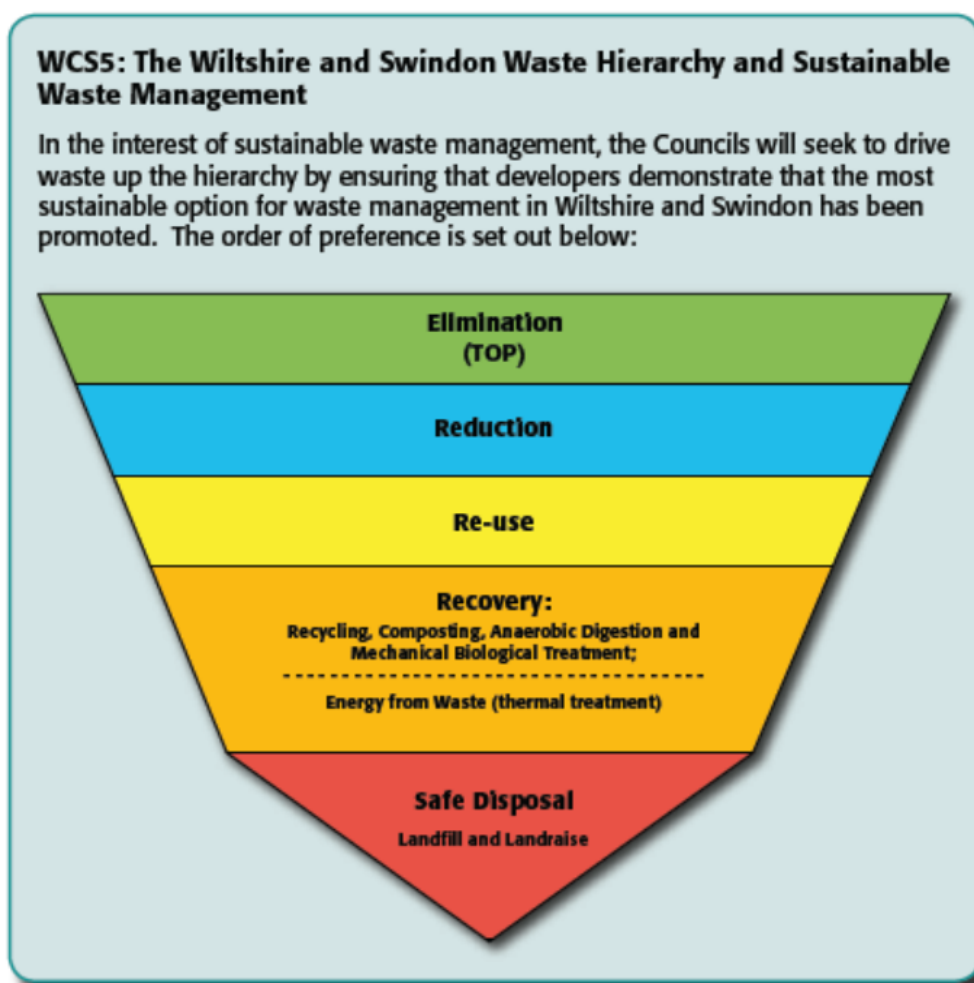
1.2.4 At Chapter 2 of this statement sets out how the proposals have considered these 8 requirements listed in Policy WCS6.

1.3 The Wiltshire and Swindon Waste Hierarchy

1.3.1 Policy WCS5 of the Wiltshire and Swindon Waste Core Strategy outlines the waste hierarchy adopted by Wiltshire Council and Swindon Borough Council. The aim of this policy is to encourage waste to be driven up the waste hierarchy, principally by promoting waste elimination and reduction. When waste is created, it gives priority to preparing it for re-use, then recycling and composting, then recovery, and last of all safe disposal (i.e., landfill and land raise), strictly in that order. This waste hierarchy has played an integral role in shaping Gladman's waste management strategy, as will

be made evident in the following section. The waste hierarchy can be seen at Figure 1 below.

Figure 1. The Wiltshire and Swindon Waste Hierarchy (Wiltshire Council & Swindon Borough Council, 2009)



2 WASTE AUDIT

2.1.1 To meet the requirements of Policy WCS6, a comprehensive Waste Audit is provided below. Each of the necessary requirements is considered in turn.

2.2 A) The type and volume of waste that the development process will generate (the development process comprises the construction process and other operations necessary to bring the development into being)

2.2.1 Various forms of waste will be generated throughout the development process, principally topsoil and inert, timber, metal, and other building materials. All waste streams likely to be generated by the project will be investigated by the developer. The total volume of each waste stream will be estimated and percentage-based targets will be identified in terms of re-use and recycling rates to minimise the volume of waste that is disposed of.

2.3 B) The steps to be taken to reduce, re-use and recycle any waste that is produced through the development process

2.3.1 To the fullest extent possible, the waste hierarchy will be adhered to throughout the development process. As different types of waste will require different re-use and recycling strategies, plans relating to the re-use and recycling of each waste stream will be developed prior to the development phase in order to achieve the best environmental outcome. Where the segregation of various waste streams is necessitated by these plans, clearly labelled storage facilities will be utilised and construction workers will be made aware of the segregation requirements.

2.3.2 Where materials are to be recycled off site, these will be segregated into clearly labelled skips and it will be necessary for the skip provider to give regular updates confirming the level of recycling achieved within their facility.

2.3.3 To facilitate recycling throughout the development, all building materials will be selected based on their recycling potential. These will be sourced locally and will be previously recycled materials where possible.

2.3.4 Further, construction contractors will be encouraged to re-use salvageable building materials on site or for other construction projects. For example, once building rubble has been processed (crushed, sieved and decontaminated) it may be suitable for the following applications: general bulk fill projects, base or fill in drainage, material for road construction or new concrete manufacture, depending on the resultant specification. Topsoil will be either be reclaimed and reused in construction for landscaping or can be used as a medium for compost. As in line with the waste hierarchy, if it is not suitable for reuse the soil will be collected by a recycling contractor.

2.4 C) The steps to be taken to reduce the production of hazardous wastes in the development process

2.4.1 The development will be in accordance with the latest Construction Design and Management Regulations, minimising the use of hazardous materials and thus hazardous wastes. Further, construction contractors will be expected to meet the standards of the Considerate Constructors Scheme, ensuring hazardous wastes such as liquid solvents, paint, glues, and bitumen will be identified, separated and placed in secure containers so that they do not leak prior to safe disposal.

2.5 D) The steps to be taken to minimise the use of raw materials in the development process

2.5.1 By necessity of cost control, the development will carefully control the wastage of raw materials. As above, construction contractors will be encouraged to re-use salvageable building materials on site to minimise the requirement for additional raw materials.

2.6 E) The steps to be taken to minimise the pollution potential of unavoidable waste

2.6.1 Where necessary, waste will be pre-treated prior to disposal to meet the requirements of the 'three-point test' promoted by the Environment Agency.

- 2.6.2 Various measures of the Considerate Constructors Scheme are expected, including dust suppression and wheel washing.
- 2.6.3 Site waste transfers will be in strict accordance with the Environmental Protection (Duty of Care) Regulations 1991 (as per section 34 of the Environmental Protection Act 1990).
- 2.6.4 Where possible, only building materials with a low or zero Global Warming Potential and Ozone Depletion Potential will be used.
- 2.7 F) The steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner
 - 2.7.1 Clearly labelled skips for waste to be disposed of will be provided, ensuring unavoidable waste is appropriately segregated and can thus be disposed of appropriately. Where necessary, these skips will be in weatherproof areas to minimise any pollutants entering the watercourse via surface water runoff.
 - 2.7.2 Where possible, contracts for waste disposal will be sourced as locally as possible to minimise the carbon emissions associated with vehicle travel.
- 2.8 G) The steps to be taken to ensure maximum waste recovery (e.g., recycling and composting) once the development is completed/occupied
 - 2.8.1 Containers for waste and recycling will be provided for each residential unit, enabling the segregation of waste in line with the current Council Policy and will be secured through a subsequent reserved matters application. The subsequent reserved matters application will also consider and secure a suitable layout and design of the development which will ensure waste and recycling collections services can be adequately achieved.
- 2.9 H) Proposals for the transport of waste created during the development process and subsequent use of the site
 - 2.9.1 Where possible, contracts for waste disposal during the development process will be sourced as locally as possible. Further, skips will not be transported off-site until they

are at a full safe capacity, minimising the carbon emissions associated with vehicle travel.

2.9.2 As per the Key Diagram of the Wiltshire and Swindon Waste Core Strategy, the site is located close to strategic and local lorry routes, facilitating the safe access of large vehicles into the site.

2.9.3 Waste production arising during the occupation phase will be segregated into waste and recycling containers for Wiltshire Council to collect under the local waste and recycle collection scheme. Further, subsequent reserved matters application will consider the layout and design of the development will ensure the function of existing waste collections services.

2.9.4 As per the Key Diagram of the Wiltshire and Swindon Waste Core Strategy, the site is located close to an existing local waste site, minimising the level of traffic generated by the disposal of waste from the site.

3 CONCLUSION

3.1.1 This Waste Audit outlines the methods for dealing with waste during the demolition, construction, occupation phases of the development of up to 165 dwellings (including affordable housing), with public open space, structural planting, landscaping, sustainable drainage system (SuDS) and vehicular access point. These methods demonstrate clear compliance with the Wiltshire and Swindon Waste Core Strategy, including a clear integration of the principles of the waste hierarchy.



01260 544 710
www.gladman.co.uk

