

Site Waste Management Plan

RAF Rudloe, Corsham - Residential Development

Former RAF Rudloe No.2 Site, Westwells Road, Rudloe,
Wiltshire, SN13 9RA

June 2026 (Revision -)

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1. INTRODUCTION

The Site Waste Management Plan has been prepared by Taylor Wimpey UK Ltd in respect of a Full Planning Application for the residential redevelopment of the former RAF Rudloe No.2 site at Westwells Road, Rudloe.

Development Proposal

This Waste Audit is in support of the Full planning application submitted by Taylor Wimpey for the:

"Erection of 167no. dwellings, creation of access, public open space, infrastructure and associated works."

Purpose of the Site Waste Management Plan

This Site Waste Management Plan is provided to identify, manage, reduce, reuse, and recycle waste generated during construction and demolition works.

2. SITE LOCATION AND DESCRIPTION

The Site

The Site comprises 8.02 hectares of previously developed land at the former RAF Rudloe No.2 site, located southeast of the Bradford Road and accessed via Westwells Road, to the northeast, on the western edge of Rudloe, Corsham.

The Site was formerly occupied by military buildings, equipment, hardstanding and associated infrastructure forming part of the RAF Corsham complex but has now been fully decommissioned. It contains a mix of vacant buildings, concrete hardstanding, and areas of open land, including some natural vegetation and tree lines.

Notably, the irregular elements excluded from the site's interior red line boundary contain retained MoD infrastructure, including mine shafts and fire station. These remain operational and were likewise excluded from earlier proposals, as detailed in the Planning History section of this statement.

The Site comprises Previously Developed Land owing to its previous military use and is included in the Council's Brownfield Land Register under reference N14.11354. Buildings comprise a mixture of operational and amenity facilities, all of which typically single-storey scale, with several blocks of single living accommodation rising to two storeys in the southern part of the site.

To the north, the Site is bounded by woodland and agricultural fields, contributing to a rural backdrop and providing a natural buffer. Westwells Road bounds the site to its northern and eastern boundaries, beyond which is residential development comprising a mix of suburban housing styles and densities, as well as some community facilities.

The southern boundary adjoins further open land, while to the west the Site transitions to additional open countryside and woodland, which form part of the wider rural landscape. As a former, and to an extent continuing, military site, the land as a whole is bounded by chain link security fencing.

The Site is well contained by mature landscaping and topography, which limit views into and out of the Site, contributing to a degree of visual separation from surrounding land uses. Existing access is obtained from Westwells Road via the Park Lane roundabout, which connects the site directly to Corsham town centre to the east and to the wider road network, including the nearby A4 Bath Road.

The northernmost part of the site falls partially within the outer extent of the Bristol and Bath Green Belt, albeit lacking any distinguishing feature that delineates its extent on the ground, with single storey buildings situated either side of the boundary. The site is located entirely outside of, albeit in reasonable proximity to, the Cotswolds National Landscape (formerly AONB), which lies to the opposite side of the Bradford Road.

The Site lies within the catchment of the Bath and Bradford on Avon Bat Special Area of Conservation ('SAC') and is adjacent to the Box Mine Site of Special Scientific Interest ('SSSI'), both of which are designated for their ecological importance.

The Proposed Development

The application seeks Full Planning Permission for the comprehensive redevelopment of the site, with the intervening MoD infrastructure retained, for residential development together with associated public open space, access and all supporting infrastructure.

The Description of Development is as follows:

"Erection of 167no. dwellings, creation of access, public open space, infrastructure and associated works."

The residential envelope is to be separated into two distinct parcels, within the northwest and southeast elements of the site respectively, with the retained MoD fire station remaining in the central part of the site. A hierarchical network of primary and secondary roads will serve a generally diminishing density extending to the outer edges of the development, with a mixture of units ranging from affordable apartments to larger detached units.

Access is to be obtained from the existing Westwells Road / Park Lane roundabout at approximately the midpoint of the site's northeast boundary, with only minimal adjustment required to the existing arrangement. The secondary site access further southeast is to be relocated and formalised as a subsidiary point serving a lesser number of units, meanwhile, configured as a simple priority junction.

The site's layout is to be bisected by an extensive area of public open space, incorporating pedestrian/cycle connectivity, on account of the intervening route of the Box Tunnel beneath the site, together with other MoD subterranean infrastructure. The red line also circumvents retained air ducts in the latter respect.

Ecological buffers are to be provided around the site perimeter, creating planted margins that may be secured from access save for routine maintenance to ensure adequate commuting and foraging habitat connecting with known corridors off-site. Biodiversity Net Gain is to be addressed through a mixture of on-site landscaping supplemented by off-site credit

3. SITE WASTE MANAGEMENT PLAN

Nature of Materials

This section of the report provides information on the nature of the waste which will be generated through the development process.

In relation to the nature of materials, a variety of different materials and aggregate are typically used in the productions of the homes and associated infrastructure such as roads and drains. The following table presents a summary of the anticipated types of material to be generated because of the works and destinations for each material unless it can be used on site. Any offsite disposal will be assessed in line with the Waste Hierarchy.

Table 1: Nature of Material from the site

Material Type	Origin	On-site re-use opportunities	Destination
Soil (Subsoil)	Arisings from excavations throughout the site, including foundations, drainage runs and service trenches.	Yes	Engineers have confirmed that suitable excavated material may be reused on site for fill, grading, landscaping and other engineering purposes, subject to geotechnical requirements. Any surplus material will be transferred to a suitably licensed recycling or recovery facility, or reused at another development site where appropriate.
Topsoil	Stripped from development areas, access routes and temporary working areas.	Yes	Topsoil has been identified as suitable for reuse within landscape areas and garden spaces. The Contractor will investigate opportunities for reuse under the CL:AIRE Definition of Waste Code of Practice (DoW CoP). Any surplus material may be accepted at local recycling or waste transfer facilities.
Vegetation and Green Waste	Site clearance works, including grass, shrubs, small trees and organic material.	Limited	Mulching or composting will be undertaken where practicable. Surplus material will be transferred to a licensed green waste recycling facility for composting or recovery.
Concrete, Bricks and Masonry	Excavation of existing structures, hardstanding, kerbing and construction offcuts.	Yes	Suitable material will be crushed and reused on site as sub-base or fill material where feasible. Surplus inert material will be transported to a licensed aggregate recycling facility.

Asphalt / Road Planings	Removal of existing access roads, footways and hardstanding areas (where applicable).	Yes	Material may be reused within temporary haul roads or site works. Surplus material will be sent to an approved asphalt recycling facility.
Timber	Packaging, pallets, formwork and construction offcuts.	Yes	Reusable timber will be retained on site wherever possible. Remaining timber will be segregated and chipped for pathways or sent to a licensed timber recycling facility.
Metals	Offcuts, pipework, fixings and other construction materials.	Limited	Metals will be segregated and stored separately for collection by licensed metal recyclers.
Plastic	Material packaging, ducting offcuts, membranes and protective wrapping.	Limited	Plastic waste will be segregated where practicable and transferred to licensed recycling facilities. Non-recyclable plastic waste will be managed by approved waste contractors.
Cardboard and Paper	Product packaging, delivery materials and site office waste.	Limited	Materials will be segregated and collected for recycling through licensed waste management contractors.
Plasterboard	Internal fit-out and construction offcuts (where applicable).	Limited	Segregated plasterboard waste will be returned to specialist recycling facilities to minimise landfill disposal.
General Construction Waste	Mixed waste arising from routine construction activities and welfare facilities.	No	Waste will be segregated where practicable and collected by a licensed contractor for recycling, recovery or disposal at authorised facilities.
Hazardous Waste (if encountered)	Potential contaminated material, oils, fuels, paint containers, solvents or other hazardous substances.	No	Hazardous waste will be stored securely in designated areas and removed by licensed specialist contractors in accordance with relevant environmental legislation and duty of care requirements.

Waste Management Objective: All waste streams will be managed in accordance with the waste hierarchy, prioritising **prevention, reduction, reuse, recycling and recovery** before

disposal. Materials will be segregated wherever practicable to maximise recycling rates and minimise the volume of waste sent to landfill.

Volumes – Cut & Fill

A volumetric Cut and Fill Assessment has been completed to determine the cut / fill balance for the proposed development with consideration of pre- and post-development levels.

Recycling / Recovering Materials

Waste soils are assigned an Inert, Non-Hazardous or Hazardous waste classification. All waste transfer documentation should include the declaration that all reasonable measures have been taken to apply the waste hierarchy.

A key aim of the project is, wherever possible, to maximise the reuse of soils on-site and minimise the amount of offsite disposal. Due to the requirement for raising of development levels in some areas of the site, the maximisation of onsite reuse is key.

Any excess topsoil from the development will be recycled and provided to the local market. The Contractor will determine the final local market to take the soil.

Any stockpiles of soil resultant of excavation will be given a unique identification reference, kept separate from any other stockpiles and recorded on a Soil Audit System. The soil audit will record the origin, volume, material description, results of any chemical analysis, and ultimate destination of the soil (Reused onsite/disposed of offsite). This will be produced and maintained by the Contractor.

The topsoil will be handled in accordance with BS3882:2015, Specification for topsoil. Topsoil will not be handled during or shortly after heavy precipitation, during waterlogged or frozen conditions. Multiple handling of soil will be limited wherever possible to prevent the risk of damage to the soil structure. The stripped topsoil will be stockpiled separately.

Materials unsuitable for reuse or recycling will be classified as waste and disposed at suitably licensed offsite facilities.

To summarise this section, the cut and fill assessment suggests that soils excavated from the site will be used within the red line site boundary where possible.

Additional fill

No additional fill is anticipated to achieve proposed ground contours, landscaping features, etc. on site.

Destination of Waste / Productive Use

Where required, the Contractor will aim to find local sites / market for soils such as local recycling / waste transfer centres.

All transported topsoil will be recorded on a soil audit system, recording the origin of the material (site-won), volume of stockpile, sample records, classification, and destination of the material. All material will be transported by registered waste carriers and appropriate waste transfer documentation will be required.

4. CONCLUSION

This Site Waste Management Plan has been prepared in support of the proposed redevelopment of the former RAF Rudloe No. 2 site for the erection of 167 dwellings, associated infrastructure and public open space. The Plan demonstrates that the development has been designed and will be delivered in accordance with the principles of sustainable waste management and the waste hierarchy, with a strong emphasis on waste prevention, reuse, recycling and recovery.

The assessment identifies the principal waste streams likely to arise during site preparation, demolition, excavation and construction activities and sets out measures to maximise the beneficial reuse of materials. Particular emphasis will be placed on the retention and reuse of suitable excavated soils, topsoil and inert construction materials within the site wherever practicable, thereby reducing the need for off-site disposal and minimising vehicle movements.

Construction waste will be managed through appropriate segregation, storage and transfer procedures, with all waste materials handled by suitably licensed contractors and directed towards recycling and recovery facilities wherever possible. Any waste requiring disposal will be managed in accordance with relevant environmental legislation and duty of care requirements.

The proposed approach accords with the objectives of the adopted Wiltshire Core Strategy, the Wiltshire and Swindon Waste Core Strategy 2006–2026 and Wiltshire Council's Waste Storage and Collection Guidance for Developers. The development will therefore contribute towards the efficient use of resources, minimisation of waste to landfill and the delivery of sustainable development objectives within Wiltshire.

Overall, the redevelopment of the site can be undertaken without giving rise to unacceptable waste management impacts and provides a robust framework for the sustainable management of materials throughout the construction process.

• APPENDIX 1 – Planning Policy

This section provides an overview of the relevant planning policy and guidance regarding waste management which has been taken into account during the design and construction of Haw Wood, Cribbs Causeway.

National Policy

Waste Framework Directive – The revised Waste Framework Directive (2008) was adopted into UK law in 2011. It establishes waste as a valuable resource with a focus on waste prevention. A key part of the directive is the waste hierarchy which prioritises waste prevention, followed by re-use, then recycling, then energy recovery and disposal as a last resort.

The **Waste (England and Wales) Regulation (2012)** requires that metal, glass, paper and plastic are collected separately where it is “Technically and Environmentally and Economically Practicable” (TEEP) to do so.

Waste and Resources Strategy for England – The Waste and Resources Strategy for England was launched toward the end of 2018 by the government. Whilst this is yet to become legislation, it does set out targets for municipal waste by 2035:

- 65% recycling rate for municipal solid waste with only 10% of waste being sent to landfill.
- There is an interim 2020 target of a 50% recycling rate.

This is expected to become legislation in 2021 to be implemented in 2023. The four key principles of this Strategy are:

- Consistency of waste and recycling collections
- Extending producer responsibility
- Deposit Return Scheme (DRS)
- Plastic packaging tax.

The Environment Bill is currently progressing through Parliament and sets out legislation to improve air and water quality, tackle plastic pollution and restore habitats for plants and wildlife. The resource efficiency and waste reduction part of the Bill is based upon the four principles of the government’s Waste and Resources Strategy for England which are outlined above.

Local Documents and Policies

Wiltshire Core Strategy (Adopted 2015) - The Core Strategy remains the principal development plan document for Wiltshire and seeks to ensure development is undertaken in a sustainable manner, including the efficient use of resources and minimisation of environmental impacts.

Wiltshire and Swindon Waste Core Strategy 2006–2026 - This document provides the strategic framework for waste management across Wiltshire and promotes the waste hierarchy, prioritising waste prevention, reuse, recycling and recovery before disposal. It seeks to ensure that waste arising from development is managed sustainably and that the need for landfill disposal is minimised.

Wiltshire Council Waste Storage and Collection: Guidance for Developers SPD - This Supplementary Planning Document provides guidance on the design and management of waste storage and collection arrangements for new development and supports the provision of adequate facilities for recycling and waste segregation

Figure 3: Waste Hierarchy (Source: Revised Waste Framework Directive)



The main principles of the waste hierarchy are:

- Waste should be prevented or reduced at source as far as possible; Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources, and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment and this should only be undertaken in a controlled manner.