

# **WASTE MINIMISATION STATEMENT**

**Land South of Hempsted Lane, Gloucester**



**April 2020**

## **RESIDENTIAL DEVELOPMENT (UP TO 245 DWELLINGS), ACCESS, PARKING, PUBLIC OPEN SPACE AND LANDSCAPING**

### **LAND SOUTH OF HEMPSTED LANE, GLOUCESTER**

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#### **1. PROJECT SUMMARY**

##### **1.1 Location and Description of Project**

1.2 The proposal site is located to the south of Hempsted Lane, Gloucester.

1.3 The Site is situated in Hempsted, an area encapsulated within the settlement boundary of the City of Gloucester, and hence lies within the administrative area of Gloucester City Council. Hempsted is located approximately 3.2 kilometers from the centre of Gloucester City and approximately 14 Kilometers from Cheltenham.

1.4 The Site measures approximately 12.22ha and comprises three arable fields bounded roadways on the west, east and northern boundaries, as well as existing homes to the north. South of the site is further agricultural land.

1.5 This development for which outline planning permission is being sought is for up to 245 dwellings, with 20% affordable housing, public open space, landscaping and sustainable drainage systems (SuDS), with vehicular access off Hempsted Lane.

1.6 This Waste Minimisation Statement provides a framework for managing and minimizing waste associated with the application proposals at the design, construction and operational phases, insofar as is possible at this outline stage.

1.7 A detailed Site Waste Management Plan will be submitted when a final scheme is known through subsequent Reserved Matters submissions.

## 2. Project Planning and Design Stage

### Project Planning & Design Stage

1. There needs to be evidence in the WMS that the scheme's design has incorporated reasonable steps to eliminate waste (for example re-using existing infrastructure).	
2. There needs to be evidence in the WMS that the developer has considered using standard material sizes and/or pre-fabricated parts (including incorporating deconstruction principles for ease of disassembly), and there is a commitment to specifying precise material requirements to avoid wastage.	
3. There needs to be a commitment in the WMS that at least 10%* (by value) of the materials to be used will be comprised of recycled content and that sustainably sourced materials will be used where possible.	

\* This figure will be reviewed through the County Council's Annual Monitoring Report.

- 2.1 The application has been submitted in outline therefore the full and final details of the scheme are currently unknown with the exception of access.
- 2.2 The proposed development will seek to use existing infrastructure and materials that are available on the site in so far as practicably possible. Steps will be taken at the detailed design stage to ensure that reasonable measures are made to eliminate waste.
- 2.3 Given that the application is in outline the details regarding material requirements are currently unknown. These details will be considered through reserved matters applications.
- 2.4 The ability to use sustainably sourced materials will be a consideration for the house builder through a reserved matters application.

## 3. Construction Activities

### Construction Activities

4. The WMS needs to state the tonnage of construction and demolition waste that is likely to arise, set out by material type (e.g. wood, brick/concrete, soils, plastics etc.).	
5. The WMS needs to set out the method for auditing construction and demolition waste including a monitoring scheme of agreed waste management procedures to be undertaken, there also need to be corrective measures set out for if failures occur (see Appendix C).	
6. The WMS needs to set out how waste materials arising during demolition and construction will be segregated, and the measures that will be used for raising site operatives' awareness of waste minimisation (including how incoming packaging material is to be minimised and handled).	
7. The WMS needs to provide a commitment that waste materials are to be re-used on-site wherever possible, or where this is not possible that they are to be re-used off-site? (Justification needs to be provided for any waste that is proposed to be sent to landfill).	
8. The WMS needs to provide evidence that suitable provision been made for handling hazardous waste arising on-site, as advised by the Environment Agency.	

- 3.1 Details regarding the tonnage of the construction waste is currently unknown. This is a

matter that will be considered through the final details and design of the scheme at the reserved matters stage.

- 3.2 The contractor will put in place a site compound to include, but not limited to, a site office, welfare facilities, parking, area for deliveries, a suitable storage area, an area for plant, separate lockable storage for COSHH materials and tools. The area will be secured using a suitable fencing system e.g. Heras fencing and incorporate a lockable gate.
- 3.3 The site will be comprehensively managed, and the integrity of the perimeter fencing will remain intact throughout the project period. Material or debris will not be stored immediately adjacent to the perimeter fencing that would allow easy access. Suitable and sufficient signage indicating personal risk is to be placed around the perimeter and at the entrance.
- 3.4 To reduce the threat from arson, waste skips will not be positioned close to the perimeter and at least 8 metres from any buildings i.e. welfare unit. Waste skips will be placed away from water courses or drains to minimise risk of contamination. All skips will be emptied on a regular basis.
- 3.5 A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. The skips will be monitored by a designated operative to avoid contamination.
- 3.6 All surplus or waste materials fall into three categories for management, these are:
  - Re-used
  - Recycled
  - Landfill
- 3.7 A weekly log of all materials to come onto site will be filled in and details of all waste materials to be removed from site shall be provided by the waste disposal company. This log will also identify the amount of materials being re-used, recycled and sent to landfill.
- 3.8 It should be noted that issues relating to impact on biodiversity are addressed in additional material also submitted with this outline planning application. This includes an Ecological Appraisal and Arboricultural Assessment.
- 3.9 It should be noted that information relating to removal, storage and re-use of topsoil will be provided prior to commencement of development and will form a future conditional discharge or Reserved Matters submission.

#### 4. Operational Life

##### Operational Life

9. The WMS needs to demonstrate that waste collection authority advice has been obtained on recycling box / residual bin requirements, and there needs to be a commitment by the developer to provide recycling receptacles and user information.	
10. The WMS needs to demonstrate that adequate access for waste collection vehicles and their operatives is provided and that there is sufficient space for: <b>Residential</b> - recycling boxes, storage areas, composting bins and wheelie bins; <b>Commercial</b> - recycling skips/bins and residual waste receptacles etc. Or space for communal facilities, if appropriate.	

- 4.1 Recycling box / residual bins will be provided to each dwelling. Waste collection bins should be secured through a suitably worded condition.
- 4.2 Consideration of waste collection vehicles has been considered through the design of the site access point. The access has been designed to ensure this is possible.
- 4.3 Space for recycling boxes, storage area, composting bins and wheelie bins, will be considered through the detailed design stage of the planning process. To ensure that the space is delivered before the occupation of each dwelling a suitably worded condition should be attached to the planning permission.