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WASTE MANAGEMENT AND MINIMISATION STRATEGY

LAND WEST OF TATTENAHALL ROAD, TATTENHALL



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1 INTRODUCTION

1.1 Scope of the Statement

1.1.1 This Recycling and Waste Management Plan has been prepared to support an outline planning application (all matters reserved except for access) made by Gladman Developments Limited for the erection of up to 110 residential dwellings (including affordable housing) with public open space, sustainable drainage system, landscaping and associated works on land West of Tattenhall Road, Tattenhall.

1.1.2 The purpose of this Waste Management and Minimisation Plan (referred to as the Waste Management Plan) is to prioritise waste reduction through thoughtful design and planning. When waste cannot be avoided, the plan emphasises reusing and recycling materials to decrease the volume sent to landfills. Landfill use is considered a last resort, only to be utilised after all possibilities for preventing, reusing, recycling, and recovering energy have been used.

1.2 Relevant Documents

1.2.1 The Waste Management Plan has been produced in alignment with the relevant documents:

- National Planning Policy Framework (December 2024);
- Waste Prevention Programme for England: Maximising Resources, Minimising Waste (August 2023);
- Environmental Improvement Plan 2023 (January 2023);
- Waste Management Plan for England (January 2021);
- Resources and Waste Strategy for England (December 2018);

- National Planning Policy for Waste (October 2014); and
- Cheshire West and Chester Waste Core Strategy (July 2021)

1.2.2 At this stage, the Statement outlines the principles applied to the planning and design, construction and occupation phases. Once the application reaches the reserved matters phase, detail designs will become available. This will allow for precise calculations of potential waste volumes and provide more specific information on where materials can be reused and recycled both on-site and off-site.

2 WASTE GUIDANCE

2.1.1 The best way to minimise waste is through prevention. When prevention is not feasible, reduction is the next preferred option. Following reduction, re-use and recycling opportunities should be pursued with energy recovery as the subsequent step. Disposal is considered the last resort. This approach, known as the waste hierarchy, is illustrated by Figure 1[1] below:

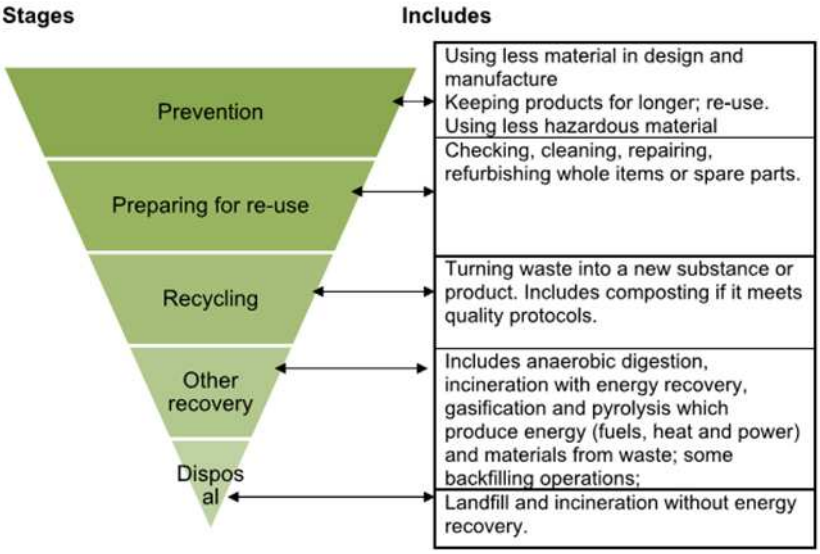


Figure 1: Waste Hierarchy

2.1.2 This Statement will seek to keep waste as high up the waste hierarchy as possible exploring all possibilities for re-use and recycling. In doing so, the proposed development will be in keeping with local policy and also help to achieve the regional and national target of reducing construction and demolition waste being sent to landfill.

[1] Department for Environment, Food and Rural Affairs. Guidance on applying the Waste Hierarchy, page 3. Available at: https://assets.publishing.service.gov.uk/media/5a795abde5274a2acd18c223/pb13530-waste-hierarchy-guidance.pdf

3 WASTE MANAGEMENT PLAN

3.1 Planning and Design

3.1.1 The initial phase of the Site Waste Management Plan prioritises waste reduction from the outset. This is achieved through meticulous planning and detailed design prior to commencing any construction activities. While some excavations for inert waste are inevitable given the nature of the development, strategic design practices can significantly mitigate this impact. Specifically, by minimising initial excavations and maximising on-site material reuse feasibility, overall waste generation can be substantially minimised. Moreover, this approach not only aligns with waste reduction goals but also offers cost-saving advantages by reducing the need to transport waste off-site to licensed facilities.

3.1.2 The proposed site layout has been carefully structured to preserve existing hedgerows and tree's wherever feasible. Access requirements necessitate the removal of limited sections of hedgerow and a tree; however, the majority will be retained. By limiting hedgerow and tree removal, associated waste generation is minimised.

3.1.3 Carriageways (roads, highway verges, and footpaths) will be designed to closely follow existing ground levels, adhering to the specifications of the highway authority. This approach minimises the need for extensive excavation during construction, thereby reducing waste derived from excavated materials.

3.1.4 Additionally, drainage design will ensure that the sewers are not excessively deep, thus reducing the excavation required to accommodate drainage routes.

3.2 Construction Phase

3.2.1 In terms of specifics relating to the proposed development, it is anticipated that during the excavation of footings, topsoil will be either reclaimed and reused in construction for landscaping or used as a medium for compost. In line with the waste hierarchy, if it is not suitable for reuse, the soil will be collected by a recycling contractor.

3.2.2 Building materials will be raw or new materials and locally sourced. Where possible, recycled materials will be used.

3.2.3 Any building rubble (such as concrete, bricks, tiles, wood, insulation, glass, wire and pipe) will be reused and recycled and diverted from landfill whenever possible. Once the 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.

3.2.4 For landscaping, the housebuilder will use bark mulch for planting areas and peat free planting composts from local recycling centres. Any green waste shall be composted, and shrub will be shredded and used as mulch or composted.

3.2.5 There will be an allocated space on-site for the storage of waste materials that will be stored safely so that they can be used later in the construction period if necessary or stockpiled until there is a full lorryload for recycling. It is essential that hazardous wastes such as liquid solvents, paint, glues and bitumen must be identified, separated and placed in a secure container to ensure they do not leak prior to disposal.

3.2.6 General waste arising from the remaining construction activities will be removed from the site via skips. Separate skips will be used for the disposal of plasterboard; where possible, the remaining materials, such as polythene and cardboard will be segregated on site. There will also be measures in place to ensure that 'soft' and 'hard' materials are separated on-site to ensure materials do not become mixed.

3.2.7 The services of a local skip provider will be utilised; the appointed skip provider will have facilities for segregating waste at their depot to ensure that recycling of waste is maximised. It will be necessary for the skip provider to give regular updates confirming the level of recycling achieved within their facility.

3.2.8 Table 1 (below) summarises the options for waste minimisation.

Construction Activities/Practices	Options
Excavation of footings	• Reuse soil for landscaping. • Use soil as a medium for compost. • Dispose of soil to recycling contractor.
Building materials	• Use local raw or new materials. • Userecycled materials (including recycled aggregates).
Landscaping materials	• Use bark mulch for planting areas and peat free planting composts from local recycling centres.
Storage	• Store waste materials safely on-site so that they can be used later in the construction period if necessary or stockpiled until there is a full lorryload for recycling.
Disposal	• Remove general waste from the remaining construction activities from the site via skips.

3.3 Operational Phase

3.3.1 Once the buildings are occupied, waste will be generated. This shall be managed in accordance with the same waste minimisation principles that apply during the design and construction phases of the scheme. It is acknowledged that people will recycle more if the infrastructure is in place to make it easy for them to do so. Therefore, the development shall be designed with allocated space/areas for bin/box storage and home or communal composting.

3.3.2 There will be adequate access for waste collection vehicles and their operatives. Critically, there will be sufficient space for recycling boxes, storage areas, composting bins and wheelie bins.

3.3.3 In addition, user information will be supplied to new occupiers of buildings. This will include information on the recycling and waste disposal services provided by the Waste Collection Authority.

4 CONCLUSION

4.1.1 This Statement has set out how waste will be minimised and managed during the planning and design, construction and occupation phases of the proposed development on Land West of Tattenhall, Tattenhall. It has outlined waste minimisation principles that have been and will be applied to the scheme throughout its lifespan.

4.1.2 This Statement clearly shows that the scheme is in accordance with both national and local waste policy and constitutes sustainable development.

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