



**Gladman Developments Ltd**

**Land off Duke's Park**

**Woodbridge**

**Suffolk Coastal District Council**

**Waste Management Statement**

**November 2015**



## TABLE OF CONTENTS

Table of Contents .....	2
1 Introduction.....	3
1.1 Context.....	3
2 Development Proposal .....	4
2.1 Location and Quantum.....	4
3 Provision and mitigation measures .....	5
3.1 Existing Area Provision .....	5
3.2 Completion Provision .....	5
4 Summary and Conclusions.....	7
4.1 Summary .....	7
4.2 Conclusions.....	7

# **1 INTRODUCTION**

## **1.1 Context**

- 1.1.1 This Waste Management Strategy has been prepared in support of an outline planning application for land off Duke's Park, Woodbridge.
- 1.1.2 The report describes the waste management and minimisation measures associated with the proposed residential development of the site during the construction phase. It then sets out what practical measures will be implemented in order to minimise the waste impact associated with the provision of up to 215 dwellings in the occupation phase.
- 1.1.3 A brief outline of the proposed development is provided in the first instance in Section 2.
- 1.1.4 An analysis of the existing Waste Management provision and mechanisms in the area is presented in Section 3, along with the proposed mitigation measures. Summary and conclusions can be found in Section 4.
- 1.1.5 The proposals put forward are in line with the basic Waste Management principles which are considered proactive, notably moving the waste up the hierarchy and therefore minimising the net amount sent to landfill.
- 1.1.6 The report concludes that the site is located in a sustainable location, that it can be appropriately accessed and that the proposals will have no negative effect in terms of waste generation, providing a useful starting point towards meeting the requirements of the Site Waste Management Plans Regulations 2008.
- 1.1.7 There is, therefore, no Waste Management reason why this application should not be fully supported through the planning process.

## **2 DEVELOPMENT PROPOSAL**

### **2.1 Location and Quantum**

- 2.1.1 The proposal is located off Duke's Park, Woodbridge, Suffolk.
- 2.1.2 The proposal is for the site to be development for up to 215 residential units, which will be accessed off Top Street and Ipswich Road (B1438).

### **3 PROVISION AND MITIGATION MEASURES**

#### **3.1 Existing Area Provision**

- 3.1.1 The house building process generates substantial waste and in recognition of this, the Developers will make a concentrated effort to appoint a Contractor who will implement the following procedures during the construction phase of the process.
- 3.1.2 The site is currently greenfield, with a number of small dilapidated building structures on site. The demolition of the two residential dwellings will occur before construction work is begun.
- 3.1.3 Soils excavated from the site can generally be reused as bulk filling, if reused at their natural moisture content. There should be no reason, therefore, why soils should be taken off-site.
- 3.1.4 Any waste metals will be sent for recycling. All waste transfer notes and relevant WM licences will be made available for inspection if required.
- 3.1.5 From data obtained during the development of similar sites, and in similar circumstances, the following waste streams and likely volumes have been identified for a "typical" 4-bed house:  
Packaging , 3 x 8yard FEL  
General waste , 1 x 8yard FEL  
Inert waste , 1 x 4yard FEL  
Wood , 1 x 4yard FEL  
Plasterboard , 2 x bags
- 3.1.6 At this early stage, no other waste streams have been identified during the construction phase. It is noted, nonetheless, that at the time of appointing a contractor, this WMS will be updated in accordance with Site Waste Management Regulations 2008 requirements. The figures in the preceding paragraph may therefore change as a consequence of varying waste management techniques and processes. What will remain constant in any case is the ultimate aim of reducing the amount of waste sent to landfill.

#### **3.2 Completion Provision**

- 3.2.1 Upon completion of the building process, the management of waste arising from the occupation phase of the residential development will be as described below.
- 3.2.2 There are eleven Recycling Centres in the County. The nearest being at Foxhall.

- 3.2.3 There is an existing alternate week kerbside collection scheme for household waste and for recyclables and garden waste. In the vicinity of the site this currently takes place on Thursdays.
- 3.2.4 A grey lidded bin is provided for: household waste that cannot be recycled.
- 3.2.5 A blue lidded bin is provided for: plastics, cans, tins, aerosols, metal pots, metal pans, metal trays, paper, cardboard, cartons, foil and textiles.
- 3.2.6 A brown bin is provided for: garden waste, all types of food including cooked or raw, shredded paper and cardboard.
- 3.2.7 Waste electrical / electronic equipment such as: small kitchen appliances, hair driers, clocks / watches, small DVD players / music players, cameras, small power tools, games consoles, radios / mp3 players and small electronic toys. This can be disposed of for free at Foxhall for safe disposal and recycling.
- 3.2.8 All dwellings will be within the Manual for Streets recommended distances: collection vehicles will be able to get to within 25m of the dwelling, without exceeding the maximum reversing distance of 12m and without residents having to transport their waste receptacles more than 30m.

## **4 SUMMARY AND CONCLUSIONS**

### **4.1 Summary**

- 4.1.1 This report details the Waste Management Strategy that will be followed during the residential development off Duke's Park in Woodbridge.
- 4.1.2 It includes the waste management and minimisation measures that will be adopted during the construction and occupation phases of up to 215 dwellings. It demonstrates that careful consideration has been given not only to the fundamental principle of "moving waste up the hierarchy" but to do so in tandem with reducing the initial volumes generated.
- 4.1.3 In line with the Site Waste Management Plans 2008 regulations, this WMS will be reviewed upon appointment of a contractor in order to meet the recording and monitoring requirements.

### **4.2 Conclusions**

- 4.2.1 It can be concluded that the waste generation from the proposed Duke's Park residential development in Woodbridge can be mitigated and the scheme should be supported through the planning process.