Water Lane, Exeter

Waste Audit Statement

On behalf of **Cilldara Group (Exeter)**

Project Ref: 332310057 | Rev: 01 | Date: August 2023

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V1	August 2023	Revision 01	*LB*	*MRM*	*JB*

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1 Introduction

1.1 Background

1.1.1 This Waste Audit Statement has been prepared by Stantec UK Limited (Stantec), on behalf of Cilldara Group (Exeter) Ltd ('the Applicant') in support of an outline planning application to be submitted to Exeter City Council (ECC). The outline planning application is for demolition of existing structures and construction of a mixed-use development including residential, student accommodation, retail, education, commercial, and hotel uses (hereafter referred to as the 'Proposed Development') at Water Lane, Exeter (hereafter referred to as the 'Site').

1.1.2 A Site Location Plan is provided in **Appendix A**.

1.1.3 This Waste Audit Statement will be taken forward, owned and implemented by the Applicant, and is in line with local guidance regarding waste generation, storage and collection requirements.

1.2 Purpose of the Waste Audit Statement

1.2.1 Under Policy W4 of the Devon Waste Plan, a Waste Audit Statement is required to be submitted as part of the planning application for all major developments. Major Development is defined *as 'residential development comprising 10 or more dwellings or, where the number of dwellings is not known, a site area of at least 0.5 hectare'*

1.2.2 This Waste Audit Statement examines the relevant waste policy to be considered, estimates the levels of waste expected to be generated, and proposes waste management strategies through the construction and operational phases of the Proposed Development.

1.2.3 This Waste Audit Statement will demonstrate a clear understanding of the expected waste types that will arise, and how they will be managed, which will help to reduce both environmental impacts and costs.

1.2.4 An Outline Site Waste Management Plan (SWMP) has been produced to address construction waste management. **Appendix B** provides the Outline SWMP with which the Principal Contractor once appointed can develop into a detailed SWMP. This is expected to be secured through a planning condition.

1.3 Consultation

1.3.1 Consultation and correspondence with the Waste Management Officer at ECC has been undertaken and is included within **Appendix C**. This correspondence provided specific guidance regarding bin storage requirements.

1.4 Report Structure

1.4.1 This document is set out in the following format:

- **Section 2: Site in Context** – introduces the Proposed Development context and development proposals;
- **Section 3: Policy and Legislative Background** – details the relevant legislation, policy, and guidance required to be considered for both construction and operational phases;
- **Section 3: Demolition and Construction Phase** – summarises the main principles associated with waste management and identifies the expected waste arisings from the construction phase;
- **Section 4: Operational Phase** – identifies the expected waste arisings and servicing from the operational phase, and describes the on-site requirements for the storage and collection of waste from the Proposed Development during its operation; and
- **Section 5: Summary** – summarises the findings and presents the steps required to take waste management forward in the development process.

2 Site in Context

2.1 Introduction

2.1.1 This section introduces the Site context including explaining the Site location, description, and development proposals.

2.2 The Site

2.2.1 The Site is located within the administrative boundaries of ECC and Devon County Council (DCC) (the waste planning authority) and lies within the Water Lane Development Area.

2.2.2 ECC have the responsibility to collect waste from residential properties, and Devon County Council have the responsibility to dispose of it. DCC is the waste planning authority.

2.2.3 The 6.38 hectare site currently comprises of industrial land use, including a boat building warehouse, bus and coach depot, vehicle repair shop, metal fabrication building, and areas of hardstanding.

2.2.4 The Site is bound by Water Lane to the east, Tan Lane to the northwest, the Southwestern Railway Line to the west and south west, and a peaking plant to the south.

2.2.5 Within this Waste Audit Statement, where reference is made to the Site, this relates to the area bound in red on the Site Location Plan (**Appendix A**).

2.3 The Proposal

2.3.1 This Waste Audit Statement accompanies an outline planning application for the demolition of existing structures and the redevelopment of the site for a mixed-use use development.

2.3.2 The development description is as follows:

'Demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and workspace, retail, café/restaurant, community and cultural/leisure/education/hotel uses and associated infrastructure, including vehicular access and servicing, mobility hub, energy plant; alteration of ground levels; drainage and public open space; landscaping and public realm works, including pedestrian and cycle routes, with all matters reserved for future consideration, with the exception of access.'

2.3.3 The proposal comprises the demolition of 11,734 sqm (GIA) existing buildings and structures at the site. The exact mix of uses to be constructed will be determined at reserved matters stage. For the purposes of assessment, four scenarios of varying land uses have been proposed (as shown in **Table 2.1**).

Table 2.1: Maximum Proposed Land Uses.

Proposed Use Class	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Residential (Class C3)	920 dwellings	900 dwellings	980 dwellings	950 dwellings
Student (Suis Generis)	250 student beds	290 student beds	250 student beds	290 student beds
Commercial & Non-Residential (Use Classes C1, E & F)	40,000 m^2	40,000 m^2	36,000 m^2	36,000 m^2

2.3.4 Scenario 1 has been selected as the scenario for this Waste Audit Statement, as it represents the worst-case scenario for waste. The anticipated maximum floorspace for each use (Gross Internal Area[1] (GIA)) from the Schedule of Accommodation (13/06/2023, Rev S) comprise:

- 61048 sqm (GIA) of Residential Uses (Use class C3);
- 11136 sqm (GIA) of Student Uses (Suis Generis);
- 4649 sqm (GIA) of Hotel Uses (Use class C1);
- 7680 sqm (GEA) of Shared Parking; and
- 24165 sqm (GIA) of Other Commercial Uses (Use classes E & F).

2.4 Phasing

2.4.1 The indicative construction programme for the Proposed Development is as follows:

- Demolition work commencement – 2024
- Construction commencement – 2025
- First occupation – 2027
- Completion – 2033

2.4.2 10 years has therefore been used as the construction duration throughout this Waste Audit Statement.

[1] GIA has been calculated as 90% of the GEA as shown in the Schedule of Accommodation.

3 Policy and Legislative Background

3.1 Introduction

3.1.1 This section provides a review of the relevant waste management targets and guidance for the application-site to ensure it is appropriately considered within this document and going forward.

3.2 European and National Policy Guidance

3.2.1 **The European Revised Waste Framework Directive (2008/98/EC) amended May 2018**, sets the framework for UK Waste Policy. English and Welsh law was updated on 1 October 2020 to include changes to the Waste Framework Directive made in 2018. This was done through the Waste (Circular Economy) (Amendment) Regulations 2020[1]. This therefore transposed (transfers requirements into UK law) the Waste Framework Directive into UK Legislation.

3.2.2 The Waste Hierarchy (**Figure 3-1**) runs throughout this policy and ranks waste management options according to what is best for the environment.

3.2.3 **The Waste (England and Wales) (Amendment) Regulations 2014** place a duty on waste producers and all handlers of waste to manage waste in accordance with a hierarchy of options where this achieves the best overall environmental outcome. Therefore, as a producer, the operator/residents of this development must endeavour to reduce, sort and separate waste – for example, by separating the recyclable from the non-recyclable waste - before placing out the residual waste for disposal (or potentially energy recovery).

3.2.4 These regulations also aim to improve the quality and quantity of material being collected for recycling. They do this by placing a duty on waste collectors, to enable recyclable material (particularly glass, paper, plastics and metal), to be collected separately, where it is necessary to support the recovery of high-quality recyclables, and where this is technically, environmentally or economically practicable (TEEP). Although this duty is specifically on the collectors of waste, it is important for any new development to consider the logistical impacts of separating out these materials.

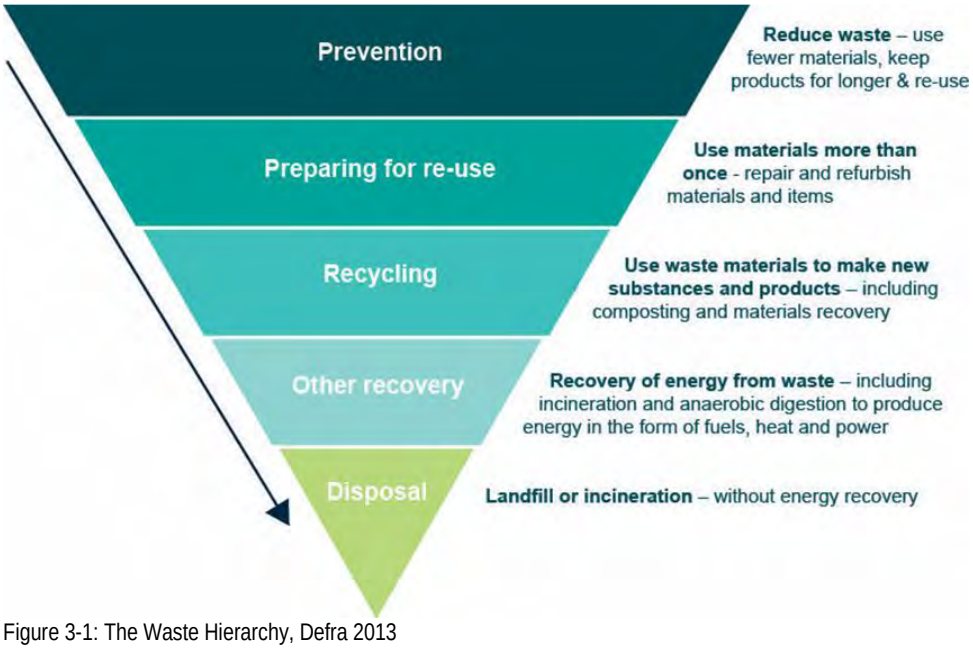

Figure 3-1: The Waste Hierarchy, Defra 2013

3.2.5 **Our Waste, Our Resources: A Strategy for England (2018)** assists the Government's commitment set out in the 25 Year Environment Plan, to leave the environment in a better condition for the next generation. This Waste Audit Statement reaffirms the UK's commitment to the waste hierarchy and introduces the circular economy concept in relation to waste. The circular economy model encourages the recycling of resources through recovering and regenerating products and materials to keep resources in use for longer.

3.2.6 This Strategy highlights the Government's ambitious plans in relation to food waste. Households produce approximately 7 million tonnes of food waste annually, of which 5 million tonnes is categorised as edible. '*Reducing greenhouse gas emissions from landfill by ensuring that every householder and appropriate businesses have a weekly separate food waste collection.*'

3.2.7 **Waste Management Plan for England (2021)** – The Plan serves to review the Waste (England and Wales) Regulations and together with waste local plans ensures that waste management plans are in place for the whole of the UK (inclusive of plans produced by the devolved administrations).

3.2.8 The focus of the Plan is on the management of waste arisings within England, with targets to ensure that a minimum of 65% of municipal waste is reused or recycled by 2035. A maximum of 10% of generated municipal waste can be disposed of in landfill by 2035.

3.2.9 The Plan provides an update of the latest compositional analysis of household waste, commercial and industrial waste, and construction, demolition, and excavation waste (CDE). This information helps to inform national, regional, and local waste management needs.

3.2.10 There continues to be a focus on all stakeholders to recognise waste as a resource and drive towards higher levels of quality recycling. The national government seeks to support local authorities in this by encouraging further segregation of recyclables wherever practicable. This includes proposals for mandatory food waste collections.

3.3 Local Policy and Guidance

3.3.1 This section summarises the relevant policies in relation to waste applicable to the Site, which falls within the administrative boundaries of DCC and ECC.

The Devon Waste Plan (2014)

3.3.2 DCC adopted the Devon Waste Plan in December 2014 and forms part of Devon's Development Plan. Key policies include:

Policy W4: Waste Prevention requires the *'provision of waste audit statements for major development proposals. This will ensure that waste generation is minimised in construction projects and subsequent occupation of sites and that any waste generated is managed through the waste hierarchy.'.* Major Development is defined as *'residential development comprising 10 or more dwellings or, where the number of dwellings is not known, a site area of at least 0.5 hectare'.*

Policy W5: Reuse, Recycling, and Materials Recovery *'aims for increased recycling levels of at least **64%** for household and business waste and **90%** for construction and demolition waste by 2031 with targets for interim years and provides criteria for the nature and location of new recycling facilities.'*

Policy W10: Protection of Waste Management Capacity *'aims to ensure that existing and planned waste management capacity is safeguarded from constraint by other forms of development.'*

Policy W21: Making Provision for Waste Management states that *'proposals for major non-waste development will be permitted where it can be demonstrated that:*

a) The development includes adequate provision for the management of its anticipated waste arisings; or

b) The development makes financial or other provision for the off-site management of its anticipated waste arisings; or

c) The existing waste management infrastructure serving the development is adequate'

Waste Management and Infrastructure SPD (2015)

3.3.3 The Waste Management and Infrastructure Supplementary Planning Document (SPD) provides practical guidance for developers on the policies from the Devon Waste Plan outlined above.

3.3.4 Chapter 4 'Managing Waste from New Development' details how to successfully implement Policy W4 and W21. Consideration has been given to this guidance in the production of this Waste Audit Statement.

Resource and Waste Management Strategy for Devon and Torbay 2020-2030 (2020)

3.3.5 The Resource and Waste Management Strategy is the joint strategy for 10 local authorities, including ECC and DCC. The strategy sets out how the county has progressed against 2013 Strategy Policies and how the authorities will manage waste going forward.

3.3.6 Key targets of the strategy include:

- Contribution to net zero for Devon and Torbay by 2050;
- Increase the use of carbon-friendly fuelled vehicles for transporting waste;
- Develop opportunities for local reprocessing;
- Follow the waste hierarchy;
- Contribute to circular economy;
- Reduce the waste collected per head to 400kg per year by 2030;
- Achieve a 20% reduction in food waste by 2025;
- Increase the amount of waste reused to 2% by 2025 and 5% by 2030;
- Recycle at least 60% of household waste by 2025;
- Recycle 65% of household waste by 2035;
- All collection authorities to provide a weekly separate collection of food waste by 2022;
- Collect a consistent range of recyclable materials by 2023 in line with government policy with the addition of a broader range by 2030;
- Continue to support increased recycling and reduced contamination with targeted communications at the local level;

- Set up separate collections of textiles and hazardous waste from households in line with government policy by 2025;
- Continue to support 'Don't let Devon go to waste' and Recycle Devon campaigns;
- Procure a residual waste analysis in 2022 and 2027;
- Continue to support the Clean Devon Partnership; and
- To work with the government to deliver services compliant with Extended Producer Responsibility, Deposit Return Scheme, and consistency legislation.

Residential Design Guide SPD (2010)

3.3.7 The ECC Core Strategy sets out policies to guide future development in Exeter for the period up to 2026 and was adopted by ECC in 2012. The strategy is supported by the Residential Design Guide SPD which sets standards of design that ECC require for new residential development proposals.

3.3.8 SPD Design Principle I: Sustainable Design states that *'the design process should include a construction methodology which minimises waste and energy use'.*

3.3.9 The SPD sets out that developers should minimise the energy used to construct buildings, this can be achieved by re-use or recycling of construction waste. All projects valued at over £300,000 are required to have an approved Site Waste Management plan.

3.3.10 Chapter 8 of the SPD details residential bin storage requirements, including design requirements for bin storage and collection.

4 Demolition and Construction

4.1 Introduction

4.1.1 During demolition and construction, materials recovered from on-site works may be suitable for reuse on site, reducing the costs of transportation and procurement of virgin materials. This, combined with considerate design practice, will help to minimise construction waste in line with the Waste Hierarchy.

4.1.2 This section:

- Outlines the key principles for the management of demolition, enabling works, and construction waste;
- Gives an indicative estimate of the overall waste arising during the construction phase (for buildings only);
- Sets out proposed principles of waste management to align with the Waste Hierarchy; and
- Outlines how this will be managed by the Applicant going forward.

4.1.3 Due to the outline nature of the planning application for the built form of the Proposed Development, and the limited detail available, conservative estimates of waste arisings have been calculated.

4.1.4 Further detail outlining the steps and measures taken in regard to the management of materials and waste should be provided within a Demolition and Construction Environmental Management Plan (DCEMP). This will be secured by a suitably worded planning condition and will set out the environmental issues and management procedures to be adopted during the construction works on Site.

4.1.5 A Site Waste Management Plan (SWMP) will be produced for each phase of the Proposed Development. This plan will help ensure that the waste management principles set out in **Section 4.2** are followed appropriately. An outline SWMP is provided in **Appendix B** and can guide the preparation of the SWMP. This is to be taken forward by the Principal Contractor.

4.2 Waste Management Principles

4.2.1 This section of the Statement introduces the principles of ‘best practice’ waste management. These should be applied to the Proposed Development.

4.2.2 Overall, the hierarchy of waste management will be adopted, in accordance with national and local policy requirements. The waste management methods in order of preference are as follows:

- **Waste Prevention –** Through good design and procurement mechanisms.
- **Preparation for Reuse** – To provide design features to the Proposed Development to use materials in their current state and form, this can occur either on or off site.
- **Material Recovery** – By using waste materials found on site and recycling / recovering them into an alternative form that can be used for construction purposes.
- **Other Recovery** – Energy recovery from biodegradable or combustible materials.

- **Disposal** – The least preferred option where the waste stream would be subject to a final disposal route, such as landfill.

4.3 Targets

4.3.1 Policy W5 of the Devon Waste Plan sets the targets for recycling rates at 90% for construction and demolition waste by 2031.

4.4 Procurement

4.4.1 For each stage of construction, the procurement and delivery of materials will be managed by a Principal Contractor, as necessary, to support material usage optimisation and minimisation of waste quantities.

4.4.2 Once the Principal Contractor is appointed, a Sustainable Procurement Plan could be developed. A Sustainable Procurement Plan sets out a framework for responsible sourcing of materials to guide procurement throughout a project. It is generally prepared and adopted at an organisational level by a Principal Contractor prior to the construction phase.

4.4.3 The Principal Contractor will evaluate the use of materials required throughout the construction process and identify where there is the potential for returning unused materials to the supplier under a buy-back scheme, as necessary. An example of a method to reduce over-ordering is to focus on accurate ordering (accurate material requirements, realistic wastage rates).

4.5 Demolition

4.5.1 The Proposed Development involves the demolition of all existing on-site buildings, this totals an estimated 11,734 sqm (GIA). This will be considered separately within a DCEMP, secured through planning condition.

4.5.2 Any waste generated during the demolition phase will be managed in line with the principles of the waste hierarchy as detailed within this Waste Audit Statement.

4.5.3 A demolition audit should be conducted at the next detailed design stage prior to strip-out or demolition works for the Proposed Development.

4.5.4 Some existing structures within the Site may be suitable for re-use, including metal railway rails and metal Saria chimney which could be re-used as public art.

4.5.5 The material generated through the demolition phase is expected to be reused on site where possible in a number of ways, some of which are as follows:

- Concrete – crushed on site and reused for fill, road base and construction as appropriate;
- Bricks – saved and reused in construction or recycled;
- Steel – separated and prepared on site to be sent for recycling;
- Timber and other suitable waste streams - sent for energy recovery; and
- Soils – separated and stored for use as fill or in landscaping features.

4.6 Enabling works including excavation

4.6.1 Site cut and fill and site remediation will be conducted.

4.6.2 Cut and fill balance calculations will be undertaken at the detailed design stage. For the avoidance of doubt, 'cut' is where land is excavated, and the levels reduced, and 'fill' is where land is added to, and the levels increased.

4.6.3 Excavated material and soil will either be reused on Site as fill or will be sent off Site and reused / managed appropriately. Excavated material generated by the enabling works will be subject to waste regulatory controls and permits. If the soil is reused on site, the appropriate and relevant environmental permit considerations will need to be explored.

4.6.4 Any grossly contaminated soils identified during the intrusive investigation or subsequent earthworks, that are deemed to present an unacceptable risk, will need to be remediated or removed. It is preferred that any contaminated materials are treated, either on or off site, and then re-used on the Site. Disposal at landfill will be the option of last resort. The re-use of excavated materials will be undertaken in accordance with the Definition of Waste: Development Industry Code of Practice (CL:AIRE, 2011).

4.6.5 A Remediation Strategy, that will favour treatment and / or re-use on-site over removal from site for treatment or disposal, will be secured by condition.

4.6.6 Levels of excavation are not considered further within this Strategy but should be recorded within the live SWMP as the Proposed Development progresses.

4.7 Construction

4.7.1 It is anticipated that the key construction activities are likely to include:

- Construction of infrastructure including internal access routes, highways improvements, access works, and drainage;
- Construction of building foundation, structure, cladding and glazing and internal walls and partitions;
- Installation of fixtures, fitting and building services;
- Utility diversions, upgrades and connections; and
- Formation of open space, with associated landscaping

4.7.2 Given the nature of the Proposed Development, materials required for the construction are unlikely to be particularly scarce or environmentally sensitive, nor is the Proposed Development likely to result in materials becoming scarce.

Construction Waste Arisings

4.7.3 By quantifying the waste predicted to be generated, it is possible to assess quantities of waste that can potentially be reused and recycled, and benchmarks set to reduce or eliminate volumes of waste entering landfill.

4.7.4 Residential, student, commercial, education, retail, community, cultural, leisure, and hotel facilities are expected to be constructed as part of the Proposed Development. However, due to the outline nature of the application, at this stage it is only possible to provide high-level estimates of the expected volumes of construction waste arising though the construction process, as shown in **Table 4.2**.

4.7.5 Predicted estimated waste arisings have been calculated using the anticipated maximum floorspace for each use (Gross Internal Area[2] (GIA)) from the Schedule of Accommodation (13/06/2023, Rev S):

- 61048 sqm (GIA) of Residential Uses (Use class C3);
- 11136 sqm (GIA) of Student Uses (Suis Generis);
- 4649 sqm (GIA) of Hotel Uses (Use class C1);
- 7680 sqm (GEA) of Shared Parking; and
- 24165 sqm (GIA) of Other Commercial Uses (Use classes E & F).

4.7.6 The estimated waste arising from the construction of buildings at Proposed Development has been calculated using established national SmartWaste benchmarks based on the Building Research Establishment's (BRE) Smart Waste Benchmark Data (BRE, 2017)[3].

Table 4-1: Estimated Waste Arisings from Construction of the Development

Development Type	Total GIA (m^2)	Estimated Waste Volume (t)*
Residential/Student	61048	11045
Leisure	4649	689
Commercial Other	24165	5075

**differences occur due to rounding and excludes waste arisings related to earthworks and strategic infrastructure.*

4.7.7 Waste from the construction of the Proposed Development is estimated to be a total of approximately **16,807 tonnes.** However, this quantity will be confirmed within the detailed SWMP, once a Principal Contractor has been appointed.

4.7.8 Construction is anticipated to be carried out over a 10-year period, resulting in per annum construction waste of approximately **1,681 tonnes**.

4.7.9 At this stage, no detailed bill of quantities for building materials has been drawn up for the Proposed Development. Assumptions have therefore been made based on the building use schedule and using typical construction waste composition data.

4.7.10 An estimated breakdown of construction waste types based on the detailed residential and non-residential composition is shown in **Table 4-2**.

Table 4-2: Estimated breakdown of construction waste

Material / Development	Residential	Leisure	Commercial Other	**TOTAL**
Bricks	861	23	49	**932**
Tiles and Ceramics	61	1	0	**61**
Concrete	1,217	49	1,645	**2,912**
Inert	3,302	192	1,927	**5,421**

[2] GIA has been calculated as 90% of the GEA as shown in the Schedule of Accommodation.

[3] SMARTWaste BRE Benchmark Data – Issued October 2017

Material / Development	Residential	Leisure	Commercial Other	**TOTAL**
Insulation Materials	51	2	1	**55**
Metals	152	8	64	**223**
Packaging Materials	299	11	43	**353**
Plasterboard / Gypsum	351	11	41	**403**
Binders	13	1	0	**14**
Plastic (excluding packaging waste)	205	4	45	**255**
Timber	941	41	220	**1,203**
Floorcoverings (soft)	6	7	0	**13**
Electrical and Electronic Equipment	4	1	0	**5**
Furniture	1	0	0	**1**
Canteen / Office / Adhoc Waste	95	4	31	**131**
Liquids	6	1	0	**7**
Oils	1	0	0	**1**
Bituminous Mixtures	67	13	117	**198**
Hazardous Waste	75	1	0	**76**
Other Waste	288	44	159	**491**
Mixed Construction and / or Demolition Waste	3,047	276	731	**4,054**
TOTAL	**11,044**	**688**	**5,075**	**16,807**

4.7.11 The waste estimations presented in this section do not account for measures that should be incorporated to reduce waste produced during construction, for example through design and procurement. Waste management principles to reduce and manage waste arisings are proposed in **Section 4.2**.

4.7.12 Approximately 76t of hazardous waste material is estimated during residential construction works. This estimate comes from a standard assumed construction waste composition. It would likely to arise from 'generic' building materials (adhesives etc) that may be classed as hazardous waste. A specific Hazardous Waste Management Plan (HMWP) could be developed by the Principal Contractor/s to seek that this is minimised wherever possible, and it is dealt with in accordance with relevant policy and guidance.

4.8 Monitoring and Reviewing

4.8.1 Waste arisings should be monitored and reviewed by the Developer through the mechanisms of the SWMP. The volume/tonnage of waste generated (or sent off site) as well as the percentage or volume/tonnage reused, recycled or disposed will be recorded throughout the construction phase.

4.8.2 The Developer and the Principal Contractor are responsible for ensuring that each SWMP produced is reviewed and updated accordingly at regular intervals, and as necessary throughout the construction phase. The Principal Contractor will provide a monthly report to the Developer (as applicable) on the progress of the Waste Audit Statement.

4.8.3 The SWMP is a live document and should properly record all waste arising from the Site and will be a key tool in being able to evidence the sustainable waste management of the Site.

5 Operational Phase

5.1 Introduction

5.1.1 This section sets out the estimated waste arisings and storage requirements for the operational phase of the Proposed Development.

5.1.2 Both residential and commercial waste and recycling will be generated by the operation of the Proposed Development. A considered approach to the operation and servicing of waste will be crucial for effective and efficient design and operation.

5.1.3 There will be a requirement to adhere to the principles as set out within this Strategy, which need to be taken forward as the Proposed Development emerges in further detail. Waste minimisation, segregation, storage and collection at the operational phase will be presented in greater detail within a Storage and Servicing Statement, which will be produced at the detailed design stage.

5.2 Targets

5.2.1 Policy W5 of the Devon Waste Plan sets the targets for recycling rates at 64% for household and commercial waste by 2031.

5.3 Residential Waste

5.3.1 This section details waste management storage and collection requirements that are required for household waste. This is based on local guidance and confirmed through consultation.

5.3.2 Consultation with the Local Planning Authority and relevant Waste Collection Authority is encouraged. Consultation and correspondence with the Waste Management Officer at ECC has been undertaken. This correspondence (25/04/23) provided specific guidance regarding bin requirements (see **Appendix C**). The requirements listed in this consultation are covered within this Strategy. Engagement with ECC will continue as the design progresses.

5.3.3 Residential waste covers any potential domestic dwellings on the Site. The residential element of the Proposed Development will deliver up to 920 new flats (studios, 1 beds, and 2 beds) providing a range of tenures including market rent, build-to-rent, affordable rent, and retirements flats to meet a variety of needs. There will also be 250 student beds, which are included within the residential waste calculations within this Waste Audit Statement.

Estimated Residential Waste Arisings

5.3.4 Estimated volumes of waste generated from the residential elements of the Proposed Development have been considered in the context of ECC.

5.3.5 The average household in the ECC area currently produces approximately 662kg of waste (including recycling) per year and recycling rates for household waste within ECC are currently ~ 25.5%[4]

5.3.6 The Proposed Development will include up to 1,170 households and thus generating approximately 775 tonnes of household waste per annum as a worst case scenario. This represents a 2% increase in the amount of household waste managed by ECC.

[4] ENV18 - Local authority collected waste: annual results table 2021/2022.

Residential Waste Storage

5.3.7 Household waste storage space for the Proposed Development will be developed at the detailed design stage and will follow appropriate guidance. Through consultation, ECC provided a guidance document *'Recycling and Rubbish Storage for New & Converted Residential Properties'.*

5.3.8 This guidance details the Dimensions of recycling and rubbish containers used in Exeter:

- Communal 360 litre wheeled bin (height 1070mm, depth 850mm, width 630mm, height with lid open 1700mm);and
- Communal 1100 litre wheeled bin (height 1400mm, depth 1100mm, with 1300mm, height with lid open 2500mm).

5.3.9 The guidance includes the following bin capacity requirements:

- Rubbish bin capacity allowances for shared buildings (flats using shared bins in a bin store or bin area) is 60L per resident per fortnight; and
- There is no maximum capacity for recycling bins. The minimum recycling bin capacity allowance is 60 L per resident per fortnight.

5.3.10 The guidance provides specific advice on planning communal recycling and rubbish facilities:

- Bin stores should be large enough to accommodate 1x bulk 1100 litre rubbish bin per 18 residents and at least equivalent storage space for recycling, giving each person a maximum allowance of 60 litres rubbish capacity per fortnight;
- Internally, the bin store must be large enough for residents to gain access to all bins and for each bin to be removed individually from the store without having to move any of the other bins;
- The communal bin store needs to be located conveniently for residents and refuse collectors. The store should be located in a central location in the development so that all residents have easy access;
- Communal stores must be located no further than 25m from the nearest point of access for the collection vehicle. Standard bin collection vehicles require a minimum of 4m of vertical clearance and access roads must be 3m wide;
- Clear, flat access should be provided between the bin store and nearest point of access for the refuse collection vehicle. The path should be a minimum of 1.2m wide and should not have a gradient greater than 1:12. It should have a hard, gravel free surface to facilitate wheeling the bins;
- Ideally, bin stores should be in discrete roofed sheds built from materials in keeping with the development. In some cases a hard-standing area large enough to accommodate the bins will suffice, provided there is some screening provided;
- All bin stores should have a hard gravel free surface with a slight include towards a soakaway drain; and
- Enclosed roof stores must have good ventilation to minimise build-up of odours ad sufficient vertical clearance to open bins fully.

5.3.11 All waste produced from the residential properties will be stored separately from any of the commercial element. This can be covered by a suitably worded planning condition on any

planning permission requiring details to be submitted via reserved matter applications for each development parcel.

Internal Storage Capacity

5.3.12 Recycling should be encouraged through the provision of internal storage areas that should be designed into each property. This will enable occupants to segregate their waste into recycling and general waste before it is transferred to external bins and would contribute towards maximising recycling rates.

5.3.13 The size of the units will be sufficient to store a volume of waste that supports the Council's collection system (paper and cardboard, glass, packaging waste such as plastic bottles, pots, trays and tubs, cans, Tetra Pak type-cartons and general waste).

Collection and Servicing

5.3.14 During the operation of the Proposed Development, the residential waste and recycling will be collected by ECC.

5.3.15 Under the current collection regime, residential waste and recycling collection takes place once a fortnight.

5.3.16 Food waste collection is currently in the process of being rolled out across Exeter, however the dates that this service will be rolled out to different areas of Exeter is not currently available. At detailed design, consideration needs to be given to the separate containment of food waste.

5.3.17 Access for refuse collection vehicles will be considered as part of the design of the streets and the layout of the buildings, and the dimensions and turning capabilities of collection vehicles will also be considered when designing junctions. Swept path analysis will be undertaken as the design progresses to ensure appropriate access and turning for waste vehicles.

5.3.18 The storage of these containers should be out of view of the public highway, with clear access to the kerbside for the containers to be presented on collection day.

5.3.19 ECC provide a bulky waste collection service. This is a chargeable service that must be booked in advance. For outdoor collection, items need to be accessible to collectors in the grounds outside the front of the property. Items must never be left on a road, footpath, or public space.

5.4 Commercial Waste

Estimated Commercial Waste Arisings

5.4.1 Retail, café/restaurant, community, cultural, leisure, education, and hotel uses are expected to be constructed as part of the Proposed Development. Scenario 1 for the Proposed Development includes:

- 4,649 sqm (GIA) of Hotel Uses (C1); and
- 24,165 sqm (GIA) of Other Commercial Uses.

5.4.2 At this point no information on the commercial end users of the Proposed Development, and therefore it is not possible to identify the specific composition and quantities of the commercial waste likely to be generated. All waste producers will however, through Duty of Care regulations be expected to adhere to the principles of the Waste Hierarchy, ensuring waste minimisation prior to reuse, recycling and recovery.

Commercial Waste Storage

5.4.3 There are no specific local policies that provide guidance on commercial waste storage and logistics. Therefore, the ADEPT guidance[5] is used in order to inform the calculations, assuming the following:

- Hotel and Leisure – 7.5L per 1 m^2
- Other Commercial Uses – 5L per 1 m^2

5.4.4 **Table 5-1** shows the approximate waste storage required for commercial uses on Site, based on ADEPT guidance.

Table 5-1: Approximate Waste Storage Requirements for Commercial Uses

Commercial Use	Floorspace (GIA m^2)	Total Waste Storage Capacity Required (litres – per week)	No. of 1100L bins (weekly collection)
Hotel Use	4,649	34,868	32
Other Commercial Uses	24,165	120,825	110

5.4.5 Collection frequencies for commercial waste will be dependent on the space available, the amount of waste being generated, and the contractual arrangements in place. In order to ensure sufficient space, and to give flexibility moving forwards the estimations within **Table 5-1** are based on the provision of one collection per week.

5.4.6 The amount of storage space required for waste can vary due to the difference in waste output of retail units. This depends on factors such as location (i.e. proximity to a larger unit for the same retailer brand), market niche, products sold and their policies relating to minimising use of packaging material. As design progresses the specific requirements for commercial waste bin provision will ultimately be agreed within the contracts for commercial waste collections and be dependent on the nature of the commercial tenants and the agreed collection frequency.

5.4.7 The tenants will be responsible for planning and managing their waste outputs and will be expected to work towards maximising levels of recycling and adhering to the principles of the Waste Hierarchy.

Collection and Post-Collection Waste Management

5.4.8 Businesses have a duty of care to ensure that their waste is collected and disposed of appropriately and an obligation (through the Waste Regulations as amended 2014) to adhere to the principles of the Waste Hierarchy.

5.4.9 ECC provides a commercial waste collection service. Commercial waste is therefore likely to be collected by the ECC commercial waste collection service, or by private contractors working in the area.

5.4.10 Waste generated by the commercial and community tenants will be contracted to commercial operators, ensuring that all permits and licenses are correct for the waste being taken. None

[5] Association of Directors of Environment, Economy, Planning and Transport – Making Space for Waste 2010

of the proposed users are anticipated to be major generators of waste and the wastes generated should not significantly affect the capacity of local waste infrastructure.

5.4.11 The Proposed Development will provide sufficient storage for both recycling and residual waste and safe access for Refuse Collection Vehicles to enable efficient waste management servicing.

6 Summary

6.1.1 The Proposed Development will follow the principles of the Waste Hierarchy – 'eliminate, reduce, reuse, recycle, other recovery and disposal' - to allow the environmental, social and economic risks from waste to be minimised and national and local policy aspirations to be supported.

6.1.2 The Strategy for the Proposed Development provides sufficient waste management provision to run effectively and also maximise recycling rates. It adheres to the latest requirements as set out in **Section 3**.

6.1.3 The development and implementation of this Waste Management Strategy and the SWMP together are the mechanisms to support materials and waste being managed effectively and efficiently with environmental impacts minimised, and benefits maximised throughout the lifetime of the Proposed Development.

6.2 Construction Phase

6.2.1 Due to the outline nature of the application, at this stage it is only possible to provide high-level estimates of the expected volumes of construction waste arising through the construction process.

6.2.2 Waste from the construction of the Proposed Development is estimated to be a total of approximately **16,807 tonnes.** Construction is anticipated to be carried out over a 10-year period, resulting in per annum construction waste of approximately **1,681 tonnes**. However, this quantity will be confirmed within the SWMP, once a Principal Contractor has been appointed.

6.2.3 Excavated material and soil will either be reused on Site as fill or will be sent off Site and reused / managed appropriately. Excavated material generated by the enabling works will be subject to waste regulatory controls and permits. If the soil is reused on site, the appropriate and relevant environmental permit considerations will need to be explored.

6.3 Operational Phase

Residential

6.3.1 The average household in the ECC area currently produces approximately 660kg of waste (including recycling) per year and recycling rates for household waste within ECC are currently ~ 25.5%. The Proposed Development will introduce an estimated (up to) 1,170 additional residential units as a worst case scenario. This will generate an additional estimated **775 tonnes** of household waste per annum. This represents an overall increase of 2% of household waste collected by ECC.

6.3.2 Household waste storage space for the Proposed Development will be developed at the detailed design stage and following consultation with DCC and ECC.

6.3.3 All waste produced from the residential properties will be stored separately from any of the commercial element.

Commercial

6.3.4 Whilst the use end uses of commercial elements on Site are not yet known in detail, initial calculations suggest for the provision of capacity to accommodate up 142 x 1100L bins across the Proposed Development.

6.3.5 All waste will be stored in an enclosed area with sufficient space to allow for appropriate separation of waste into different waste streams to maximise recycling levels.

6.3.6 The details of collection and servicing arrangements for the commercial waste generated across the Proposed Development will continue to be developed at the detailed design stage and be confirmed through consultation with DCC and ECC.

6.4 Next Steps

6.4.1 A Site Waste Management Plan (SWMP) will be produced for the Proposed Development. This plan will support that the waste management principles set out in **Section 4.2** are followed appropriately. An outline SWMP is provided in **Appendix B** and can guide the preparation of the SWMP. This is to be taken forward by the Principal Contractor.

6.4.2 There will be a requirement to adhere to the principles as set out within this Strategy, which need to be taken forward as the Proposed Development emerges in further detail. Waste minimisation, segregation, storage and collection at the operational phase will be presented in greater detail within a Storage and Servicing Statement, which will be produced at each detailed phase.

6.4.3 Consultation and correspondence with the Waste Management Officer at ECC has been undertaken and is included within **Appendix C**. Continued engagement and consultation with ECC will continue as the detailed design of the operational waste element develops.

Appendix A Site Location Plan

Application Boundary

nash partnership

18155 Water Lane Regeneration, Exeter

OPA Location Plan

Status	Scale	Initials	Date
For Outline Planning	1:2500@A3	PM	12 July 2023

Project Nº	Originator	Zone	Level	Type	Role	Drawing Nº	Revision
18155	NP	00	00	DR	A	10001	3

Appendix B Outline SWMP

Water Lane, Exeter

Outline (pre-construction) Site Waste Management Plan

On behalf of **Cilldara Group (Exeter)**

Project Ref: 332310057 | Rev: 01 | Date: August 2023

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 10 Queen Square, Bristol, BS1 4NT
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Document Control Sheet

Project Name: **Water Lane, Exeter**

Project Ref: **332310057**

Report Title: **Outline (pre-construction) Site Waste Management Plan**

Doc Ref: **Revision 01**

Date: **August 2023**

	Name	Position	Signature	Date
Prepared by:	Lucy Baker	Graduate Environmental Consulting	*LB*	July 2023
Reviewed by:	Michael Robinson-Moltke	Principal Waste and Circular Economy Consultant	*MRM*	July 2023
Approved by:	Jon Berry	Senior Associate	*JB*	July 2023
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
V1	03/08/2023	Outline (pre-construction) Site Waste Management Plan	*LB*	*MRM*	*JB*

Contents

Appendices

1 Introduction

1.1 Background

1.1.1 Stantec UK Limited (Stantec) has been appointed by Cilldara Group (Exeter) (the 'Applicant') to prepare an Outline (pre-construction) Site Waste Management Plan (SWMP) to support an outline planning application for mixed use residential development (the 'Proposed Development') at Water Lane, Exeter (the 'Site').

1.1.2 This Outline SWMP is appended to the Waste Audit Statement (Stantec, 2023) for the Proposed Development and as such should be read in conjunction.

1.1.3 The legal requirement to prepare a SWMP was removed in 2013. However, preparation of a SWMP is still considered best practice and ensures building materials are managed efficiently; waste is disposed of legally, fly tipping is reduced, and materials reuse, recovery, and recycling is maximised.

1.1.4 In the majority of cases, construction, excavation, and demolition (CE&D) waste is recycled and reused on the site of origin, and it is now common for well managed development sites to achieve on site recycling and reuse rates of over 90%.

1.1.5 Construction waste can account for up to 5% of a project's value. It is therefore financially prudent to reduce the volume of waste being generated on development projects.

1.1.6 The Applicant, design team, and Principal Contractor will take responsibility for taking this Outline SWMP and moving it into a 'live document'. They will make sure it is updated and monitored as required throughout the construction of the Proposed Development.

1.1.7 The SWMP will help resource efficiency principles to be incorporated where consideration is given to designing out waste, reduce waste generated on-site as well as reuse, recycling, and recovery of CE&D waste.

1.2 Purpose of the Site Waste Management Plan

1.2.1 The purpose of this Outline SWMP is to assist in ensuring that:

- The Proposed Development is compliant with all planning and waste management policy requirements relating to waste;
- Opportunities for designing out waste are considered;
- Construction, excavation and demolition materials are managed efficiently;
- Waste generated is disposed of legally and fly tipping is reduced;
- Materials reduction, reuse, recycling and recovery is maximised; and
- The Developers' objectives relating to waste are met.

1.2.2 Matters relating to operational waste and waste servicing are not considered within the scope of this document and are instead considered within the Waste Audit Statement.

1.2.3 The SWMP will be structured to set out the following:

- The SWMP Process;

- The role and responsibilities of parties which will be involved in the waste management of the Proposed Development;
- A strategy for the management of waste associated with excavation, demolition and construction of the Proposed Development including:
  - Steps taken to minimise use of materials and adopt resource efficient practices;
  - Steps that have been taken in the design of the development in order to minimise waste; and
  - Measures for how waste can be monitored during excavation. Demolition and construction.

1.2.4 Waste management principles for the construction phase are set out in the Waste Audit Statement and would be elaborated in the SWMP.

1.2.5 The remainder of this Outline SWMP sets out the process going forward for the construction waste management process, the roles and responsibilities within this process, and how this would be monitored and reviewed going forward.

2 Site Waste Management Plan Process

2.1 Site Waste Management Plan Stages

2.1.1 The construction waste management process can be spilt into three management stages as follows:

- Stage One: Pre-construction;
- Stage Two: Construction Phase; and
- Stage Three: Post-Construction Review.

2.1.2 Stage One ensures that early consideration is given to the waste management implications and requirements of a Proposed Development. It may also assist in identifying opportunities to further reduce waste through project design ahead of the construction phase. This document provides the Stage One, Outline SWMP for the Proposed Development.

2.1.3 During Stage Two, a construction phase SWMP can be further developed as specific details become available, such as any requirements from the contractor in relation to waste, identification of specific building materials to be used and establishment of the construction programme. The principles set out in this pre-construction SWMP will be useful for informing the construction phase SWMP which will be managed and updated as necessary throughout the construction process.

2.1.4 Post-construction, at Stage Three, there will be a review exercise to acknowledge adherence, or otherwise, to the principles and strategy as set out in the SWMP.

2.1.5 The process detailed herein follows the requirements as were set out in the now revoked regulations; this is however still recommended as best practice to developing a SWMP and therefore will be used for the management of waste associated with the construction of the Proposed Development.

3 Construction Waste

3.1 Introduction

3.1.1 During construction, materials recovered from on-site works may be suitable for reuse on site, reducing the costs of transportation and procurement of virgin materials.

3.1.2 This, combined with considerate design practice, will help to minimise construction waste in line with the Waste Hierarchy.

3.2 Waste Management Principles

3.2.1 This section introduces the principles of 'best practice' waste management. These should be applied to the Proposed Development.

3.2.2 Construction waste can account for up to 5% of a project's value. It is therefore financially prudent to reduce the volume of waste being generated on development projects.

3.2.3 Overall, the hierarchy of waste management (**Figure 3-1**) will be adopted, in accordance with national and local policy requirements.

3.2.4 The waste management methods in order of preference are as follows:

- **Waste Prevention –** Through good design and procurement mechanisms.
- **Preparation for Reuse** – To provide design features to the proposed development to use materials in their current state and form, this can occur either on or off site.
- **Material Recovery** – By using waste materials found on site and recycling / recovering them into an alternative form that can be used for construction purposes.
- **Other Recovery** – Energy recovery from biodegradable or combustible materials.
- **Disposal** – The least preferred option where the waste stream would be subject to a final disposal route, such as landfill.

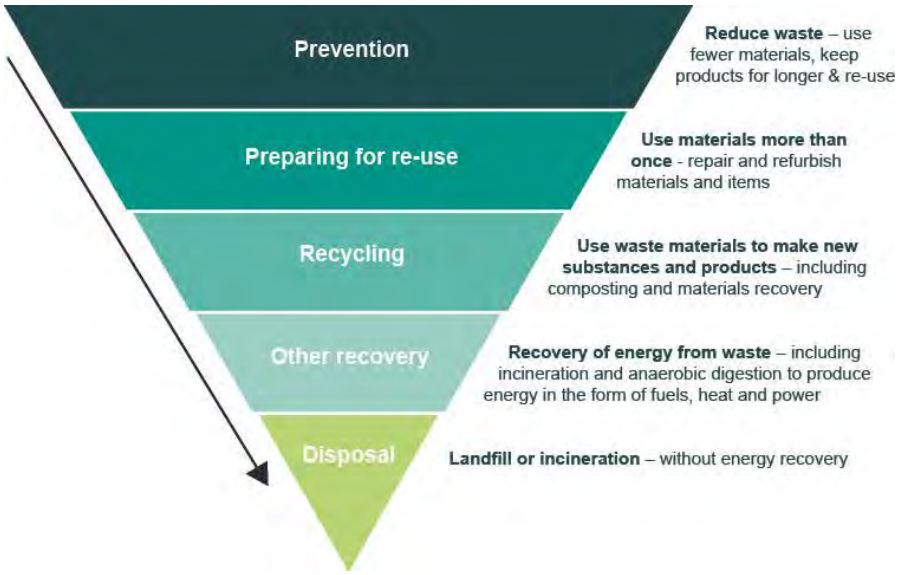

Figure 3-1: The Waste Hierarchy, Defra 2011

3.3 Waste Arisings & Management

3.3.1 Consideration should be given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications, to support an environmentally sensitive and high-quality development.

3.3.2 By quantifying the waste predicted to be generated, it is possible to assess quantities of waste that can be reused and recycled, and benchmarks set to reduce or eliminate volumes of waste entering landfill.

3.3.3 At this stage it is only possible to provide high-level estimates of the expected volumes of construction waste arising through the construction process.

3.3.4 The estimated waste arising from the construction of buildings at proposed development has been calculated using established national SmartWaste benchmarks based on the Building Research Establishment's (BRE) Smart Waste Benchmark Data (BRE, 2017)[1].

3.3.5 Waste from the construction of the proposed development is estimated to be a total of approximately **16,807 tonnes.** However, this quantity will be confirmed within the SWMP, once a Principal Contractor has been appointed.

3.3.6 Construction is anticipated to be carried out over a 10-year period, resulting in per annum construction waste of approximately **1,681 tonnes.**

3.3.7 A detailed estimated breakdown of construction waste types based on the residential and non-residential composition is shown in **Table 4-2** within the Waste Audit Statement (Stantec, 2023).

3.3.8 The possible composition of construction waste types is listed below:

- Bricks
- Tiles and Ceramics
- Concrete
- Insulation Materials
- Metals
- Packaging Materials
- Plasterboard / Gypsum
- Binders
- Plastic (excluding packaging waste)
- Timber
- Floorcoverings (soft)
- Electrical and Electronic Equipment
- Furniture

[1] SMARTWaste BRE Benchmark Data – Issued October 2017

- Canteen / Office / Adhoc Waste
- Liquids
- Oils
- Bituminous Mixtures
- Hazardous Waste
- Other Waste
- Mixed Construction and / or Demolition Waste

3.3.9 The waste estimations presented in this section do not account for measures that should be incorporated to reduce waste produced during construction, for example through design and procurement.

3.3.10 Detailed assessments of waste arisings for the construction stage will be undertaken within a separate detailed SWMP, when more details are known on the construction process for each phase prior to works commencing on Site.

3.3.11 The SWMP should include a plan of the Site under construction, detailing all material storage areas and related infrastructure. This will identify any stockpiled materials put aside, therefore maximising reuse where possible. The waste collection facilities and location should also be identified where possible.

3.3.12 With the implementation of segregation at source it will enable the proposed development to reuse both within, and if appropriate outside of, the Site boundary if there is the need to transfer waste off the Site.

3.3.13 All waste will be managed by authorised waste contractors and in line with the Waste Hierarchy.

4 Roles and Responsibility

4.1 Introduction

4.1.1 This section sets out the roles and responsibilities of the project team members in relation to waste management.

4.1.2 The purpose of setting out responsibilities within this Outline SWMP is to identify individuals to deliver certain aspects of the SWMP.

4.2 Roles and Responsibilities

The Developer

4.2.1 This Outline SWMP has been prepared for the Applicant, Cilldara Group, to accompany the Outline Planning Application. The Applicant, alongside any other developers, will be responsible for the developing the overarching construction and operational Waste Audit Statement.

4.2.2 The Developer will ensure that all contractors engaged in the project have an obligation to reduce the quantity of waste likely to arise from the proposed development, and to ensure any waste that does arise is managed in the appropriate manner, under the approach set out in the Waste Audit Statement.

4.2.3 The Developer is responsible for providing reasonable direction to any contractors and, in collaboration with the Principal Contractor, for the review and revision of the SWMP as necessary.

Design Team

4.2.4 The design team will be responsible for reducing the quantity of waste likely to arise from the development through the design process. The design team will consider the Waste Hierarchy, to optimise reuse, recycling and recovery opportunities for the purpose of minimising waste as far as possible.

Principal Contractor

4.2.5 The Principal Contractor (once appointed), will be responsible for the following:

a. Identifying specific individual(s) (by name or job title) responsible for implementing the SWMP;

b. Implementing the SWMP during the construction phase of the proposed development. This includes responsibility for co-ordinating the management of all onsite waste streams, and the overall segregation, storage and collection of waste;

c. Ensuring that waste produced during construction is reused, recycled, and recovered, as far as reasonably practicable;

d. Keeping all waste management duty of care documentation and, in collaboration with the developer, for making any necessary updates to the SWMP and associated records;

e. Fulfilling waste management duty of care requirements and ensuring the lawful disposal of ‘Directive Waste’ (along with the appointed waste transfer company(ies) and the receiving waste site).

f. Ensuring that any sub-contractors are aware of and follow the procedures necessary to be compliant with the SWMP.

g. Ensuring that all onsite employees, including those of sub-contractors, are provided with appropriate training to understand the requirements of the SWMP.

h. Appointing a person(s) responsible for regularly checking compliance with the SWMP – this may be The Waste Champion or an Environmental Clerks of Works.

Procurement

4.2.6 The person(s) responsible for the procurement of materials (who may be an employee of the Principal Contractor) will be responsible for, where possible, procuring materials that contain recycled content, have low or no packaging, and are purchased from suppliers that have a "buy-back" strategy for unused material.

4.2.7 All material suppliers should, where possible, have certified environmental standards.

4.2.8 The person(s) responsible for the procurement of services (who may be an employee of the Principal Contractor) will be responsible for appointing waste management contractors that are suitably licenced and are compliant with duty of care obligations.

Sub-contractors

4.2.9 Any sub-contractors will be responsible for compliance with the SWMP in use by the Principal Contractor and may be required to produce their own waste management documentation as necessary.

5 Monitoring and Reviewing

5.1 Monitoring

5.1.1 The waste generated during the project should be recorded and monitored by the Principal Contractor. The example template provided in **Appendix A** can be used, although alternative compliant formats are acceptable.

5.1.2 The volume/tonnage of waste generated (or sent off-site), as well as the percentage or volume/tonnage reused, recycled or disposed will be recorded throughout the construction phase.

5.1.3 Duty of Care documents will be retained and kept with the SWMP documentation on-site by the Principal Contractor.

5.1.4 Where waste data is obtained from licensed external waste contractors, the data needs to be reliable and verifiable.

5.2 Reviewing

5.2.1 Both the Client and the Principal Contractor are responsible for ensuring that the SWMP is reviewed and updated accordingly at regular intervals, and as necessary throughout the construction phase. The Principal Contractor will provide a monthly report to the Client on the progress of the SWMP.

Appendix A Example Monitoring Templates

Duty of Care Documentation

Waste Type in Skip	EWC Code	Inert/Non-Hazardous/Hazardous	Waste Carrier Name (and/or broker name)	Waste Carrier License Number	License Expiry Date	Name of End Destination	Landfill License or Waste Transfer Station Registration Details	Volume Sent	Confirmation that Registered Landfill received Waste and Date

Waste Activity License/Exemption	Details of License/Exemption (including expiry date and limitations to license)	Comments

Waste Collation Data Information

Material Use On-Site	Quantity Ordered (if known)	Estimated Waste (5% of materials ordered for example)	Quantity Wasted (m^3)	Volume Reused on-site (m^3)	Volume Reused off-site (m^3)	Volume Recycled on-site (m^3)	Volume Recycled off-site (m^3)	Volume Landfill (m^3)	Final % of materials ordered disposed to landfill

Useful Waste Catalogue Codes

Waste Material	EWC
Bricks	17-01-02
Concrete	07-01-01
Contaminated rags/cloths/wipes	15-02-02*
Contaminated spill materials	15-02-02*
Fluorescent Tubes (FT)	20-01-21*
Mixed Municipal Waste	20-03-01
Glass	17-02-02
Mixed Metals	17-04-07
Paper and Cardboard	20-01-01
Plasterboard	17-08-02
Plastics	17-02-03
Soil & Sands not containing dangerous substances	17-05-04
Wood	17-02-01

Appendix C Consultation with ECC

FW: Water Lane - Planning Application Waste ES Chapter Scope

FT

Fiona Tame <fiona.tame@exeter.gov.uk>
To Baker, Lucy
Cc Matthew Diamond

You forwarded this message on 25/04/2023 13:30.

RE: Water Lane - Planning Application Waste Scope
Outlook item

Recycling and Rubbish Storage 2015.pdf
186 KB

Hi Lucy,
I know this is an outline planning application but as Matt said I can advise on information to help you plan your bins stores.
Attached is a document that we send out to developers.

Domestic collections collected by ECC are bi weekly and we work out bin capacity using the following calculation:
60 litres per person per fortnight for refuse and 60 litres per person per fortnight also for recycling

The document has all the bin measurement.

Please email me or give me a call if you would like to discuss anything connected with bin stores?

Kind regards
Fiona

Fiona Tame
Waste Management Officer