



RIDGE

**SITE WASTE
MINIMISATION PLAN (SWMP)**

**AMPNEY PARK LTD
AMPNEY CRUCIS**

**AMPNEY PARK
SITE WASTE MINIMISATION PLAN (SWMP)
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1. PROJECT SUMMARY

1.1. Introduction

This Site Waste Management Plan (SWMP) has been completed by Ridge & Partners LLP on behalf of Ampney Park Ltd to support a planning application at Ampney Park, Ampney Cruis.

The Planning Application is for the '*demolition of existing stables and grooms flat, equestrian arena, tennis court, paddock, stables and grounds building, and the construction of an events venue, accommodation building and grounds building, together with hard and soft landscaping, parking, and associated works*'.

1.2. Purpose of the SWMP

The purpose of this SWMP is to highlight the Project's aspirations to reduce waste through good design, describe the procedures by which waste will be managed during all phases of construction, and enable better control over material resources and waste arising throughout the demolition and construction phases of the Project, including measuring the quantities and cost of waste removal.

Due to limited information being available at the Application stage, this SWMP will be updated prior to commencing works on site and once a Principal Contractor has been appointed. At this stage, the Principal Contractor will take ownership of the SWMP and update as required, engaging with necessary statutory consultees to ensure that best practice has been applied and adopted as part of this Project.

This SWMP is a live document that should be updated throughout the demolition and construction phases by the Contractor, ensuring that it sufficiently reflects the duration of Construction Works, approximate Construction Value, key project personnel, Waste Management Actions and Waste Carrier details.

The SWMP will be kept at the site office, available to any Contractor undertaking work, raise awareness to all construction professionals through Toolbox Talks, and seek for cooperation and promotion of implementation of standards and measurable outcomes. The SWMP is to be reviewed as minimum every 6 months.

1.3. Scope of the SWMP

The Site Waste Management Plans Regulations were revoked by Government on 1st December 2013, however, the SWMP Regulations (2008) provide a good metric and validation to demonstrate that the Project has given consideration to the potential impacts that construction, demolition and excavation waste arising from development may have on the environment, and demonstrate the implementation of processes and a framework that seeks to maximise the reuse and recycling of materials, and minimise waste.

This SWMP has been produced in line with the Cotswold District Council and Gloucestershire County Council requirements, with good practice principles of waste minimisation being to:

- Design proposals sustainably
- Reduce the amount of waste generated from development
- Conserve natural resources through re-using waste arising from construction
- Re-use waste materials on-site to reduce transportation
- Use recycled materials where possible
- Reduce waste generation during the operational lifetime of the development, and facilitate recycling where waste does arise

2. REGULATORY FRAMEWORK

2.1. Legislation and Policy Requirements

The Site Waste Management Plan (SWMP) has been prepared taking into account all the relevant national, regional and local policies:

- South West Regional Waste Strategy (2004)
- Gloucestershire's Waste Local Plan (WLP) (2004)
- SPD Waste Minimisation in Development Projects (2009)
- Community Strategy for Gloucestershire (2005)
- Environment Act (2021)
- National Planning Policy Framework (NPPF) (2021)
- Planning Policy Statement 10 'Planning for Sustainable Waste Management' (PPS10)
- Our Waste, Our Resources: A Strategy for England (2018)
- National Waste Strategy (2018)
- Waste Management Plan for England (2013)
- National Planning Policy Guidance: Waste (2015)
- National Planning Policy for Waste (2014)
- Waste (England and Wales) Regulations (2011)

3. SITE INFORMATION

The revoked SWMP Regulations (2008) state a requirement to outline key personnel and project information within the SWMP, which we have adopted as good practice for this live document:

| PROJECT INFORMATION | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name | Ampney Park – Phase 2 Works |
| Location | Ampney Park, Ampney Crucis, Gloucestershire, GL7 5RY |
| Client | Ampney Park Ltd |
| Construction Value | Redacted |
| Principal Contractor | To be confirmed |
| Waste Carrier Name | To be confirmed |
| Waste Carrier License | To be confirmed |
| Project Start Date | To be confirmed |
| Project End Date | To be confirmed |
| Description of Project | Demolition of existing stables and grooms flat, equestrian arena, tennis court, paddock, stables and grounds building, and the construction of an events venue, accommodation building and grounds building, together with hard and soft landscaping, parking, and associated works |
| Storage of SWMP | To be located within the Principal Contractors Site Office |
| Access to SWMP | Principal Contractor to ensure that the SWMP is available to any construction professional carrying out work described in the plan |

The SWMP is an ongoing declaration by the Client and Principal Contractor that they will take all reasonable steps to ensure that all waste from the site is dealt with in accordance with the waste duty of care section 34 of Environmental Protection Act 1990 (3) and the Environmental Protection (Duty of Care) Regulations 1991 (4) and materials will be handled efficiently and waste managed appropriately.

4. WASTE HIERARCHY AND MINIMISATION / ELIMINATION

Gloucestershire County Council Supplementary Planning Document 'Waste Minimisation in Development Projects (incorporating reduction, re-use and recycling requirements)' (2006) provides a checklist for applicants to use when preparing their Waste Minimisation Statement (WMS).

In lieu of any National or Regional Policy, the Gloucestershire County Council SPD has been the framework for demonstrating the collective teams commitment to waste management and minimisation.

Project Planning & Design Stage

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| 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.

Image 1: Extract from Gloucestershire County Council Supplementary Planning Document 'Waste Minimisation in Development Projects' (2006).

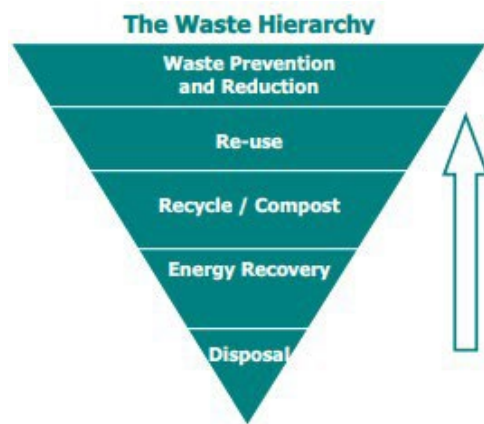


Image 2: 'Waste Hierarchy' from Gloucestershire County Council Supplementary Planning Document 'Waste Minimisation in Development Projects' (2006).

The Waste Hierarchy principles are to be implemented during the excavation, demolition and construction of the proposed development are:

- Waste Prevention and Reduction
 - Waste prevention measures include reducing the quantity of waste generated, reducing the content of harmful substances, reducing the adverse impacts on environment and human health
 - Waste prevention is focussed on materials, products and components before they become waste
 - Good storage of materials to avoid damage, correct ordering quantities to eliminate wastage, mitigate excess packaging and extending the lifetime of products are all examples that will be adopted within the working methodology for this Project

- Re-Use
 - Preparing for reuse is checking, cleaning or repairing products or components of products that have become waste to enable them to be reused without any other pre-processing
 - Remanufactured, refurbishment, repair or reclamation/salvage are all other terms that encompass re-use within the Waste Hierarchy
 - Reclaimed building materials are an area that will be explored with the Principal Contractor upon appointment
- Recycling / Compost
 - There are two types of recycling:
 - Closed Loop. Where the waste materials are recycled back into the same or similar product
 - Open Loop. Where the waste materials are recycled back into different products.
 - Manufacturers often use recycled materials within the manufacturing processes, which will be highlighted within product literature and EPDs.
- Energy Recovery
 - Waste from construction activities being reused to generate energy recovery ie. such as plastic and wood
- Disposal
 - Where no Energy Recovery has been possible, landfilling and incinerating waste are disposal activities.
 - Disposal is sometimes necessary, such as with hazardous materials ie. asbestos

Contractors, design teams and suppliers will be encouraged to minimise the amount of waste during the redevelopment of the site. This SWMP supports in outlining opportunities throughout a raw material and products lifecycle for the reuse, recycling and recovery of the material prior to disposal, and will be considered during each phase of the design and redevelopment for the site.

4.1. Steps to Eliminate Waste

Waste is eliminated and reduced in a holistic manner with the overall approach to the design, for example in the form of a high-density plan for the accommodation building. This is an efficient means of providing accommodation and reduces the surface area, therefore provides a reduction in building materials and construction activities required. A reduction in energy demand throughout the life-cycle of the accommodation also results from this density. The existing foundations will be utilized for the accommodation building, demonstrating further reduction in waste.

Where feasible, areas of the existing site, roads and path have been retained and re-used.

New materials will be lifelong and sustainable where possible, with local suppliers used where practical.

4.2. Standardisation

The scheme will largely be comprised of robust, long lasting, stone and blockwork, in the future these could be carefully dismantled and reused. The appropriate amount of materials will be carefully calculated and ordered, to obtain only what is required for the development, to avoid potential wastage.

4.3. Recycled / Sustainable Materials

The development will target use of a minimum of 10% recycled content in the materials used and to obtain sustainably sourced materials where possible.

5. CONSTRUCTION ACTIVITIES

Extract from the Gloucestershire County Council Supplementary Planning Document ‘Waste Minimisation in Development Projects (incorporating reduction, re-use and recycling requirements)’ (2006) providing a checklist for applicants to use when preparing their Waste Minimisation Statement (WMS):

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. | |

Image 3: Extract from Gloucestershire County Council Supplementary Planning Document ‘Waste Minimisation in Development Projects’ (2006).

5.1. Construction and Demolition Waste Estimates

Given the variety of fabric for the existing buildings, external amenity spaces and previous building uses, including areas for equestrian uses being at a high risk of contamination, it is expected that there will be minimal opportunities for re-use and recycling of large quantities of material or earthworks.

The existing stables and grooms flat, equestrian arena, tennis court, paddock, stables and grounds building and hard landscaping area will undertake a soft strip prior to hard demolition, removing any contaminated or hazardous materials and maximising the ability for reuse, where feasible.

Where possible, waste will be recycled, as a last resort the waste will need to be carefully disposed of. Areas of the existing site, roads and paths have been retained, to re-use for the new development.

Any suitable material excavated during ground-works will be crushed and re-used as back-fill, all other material will be taken off site and seek to be utilised for energy recovery opportunities.

The Principal Contractor will update the SWMP as a live document to identify Construction Waste Estimates, considering quantities of materials, packaging waste, align with traditional construction materials of timber, stone, concrete / aggregate, insulation, metalwork, and plastics.

5.2. Site Compound

The contractor will put in place a site compound to include 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. These will be enclosed with a suitable fencing system.

The storage of the SWMP will be within the Principal Contractor Site Office, and available to any construction professional carrying out work on this Project.

5.3. Site Management

The site will be comprehensively managed and perimeter fencing installed. Materials will not be stored adjacent to the fence. Suitable signage will be located around the entrance and perimeter.

Waste skips will not be located close to the perimeter to reduce the threat of arson and will be positioned a suitable distance from the buildings.

5.4. Auditing Construction and Demolition Waste

An area will be designated to facilitate the separation of materials for potential reuse, recycling and return / landfill. Recycling and waste bins will be clearly labelled and kept clean to avoid contamination of materials. These will be labelled with a colour coding scheme. This will help the construction workers to place the correct materials in the correct skip or bin. These will be monitored by a site worker to avoid contamination.

Waste materials fall into three categories for management:

- Re-use
- Recycle
- Landfill

A log of materials entering the site will be completed and details of materials to be disposed of will be provided by the waste management company. This will also show which materials have been re-used, recycled and sent to landfill.

5.5. Waste Storage and Removal

On site segregation of waste will be implemented to minimise cross-contamination of waste in mixed skips, maximise opportunities as presented within the Waste Hierarchy for re-use, reduce landfill waste, and save energy by recycling products.

Waste will be segregated into the following categories, where feasible and practical:

- Wood
- Metals
- Glass
- Plastic
- Plasterboard
- Insulation
- Greenwaste
- Electrical
- Hardcore
- Soil
- Paper
- Hazardous Waste (Solid and Liquid Waste)
- General Waste

Waste management procedures will need to be implemented:

- All skips to be enclosed and lockable
- All skips to be located away from trees, timber or other flammable materials
- All waste containers to be sited a minimum of 20m from watercourse
- All containers to be colour coded, as per the Institution of Civil Engineers (ICE) Generic Colour Codes.
- No burning of any waste will be permitted on site or within the Contractors compound

The Institution of Civil Engineers (ICE) has developed a Colour Code, which is as follows:

| COLOUR | MATERIAL |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| White | Gypsum – gypsum and plasterboard products (do not contaminate these materials with other substances as this will affect their recyclability.) |
| Grey | Inert – clean concrete, rubble, hardcore, brick and block etc. that will not decompose or create a hazard when buried. |
| Black | Mixed general waste – any waste except contaminated waste that cannot be recycled in other skips on the site. |
| Blue | Metal – all types of clean metal, including rebar offcuts, scrap metal (no empty paint tins, as these are considered hazardous) etc. |
| Green | Wood – all types of clean, untreated timber or wood products (treated timbers may contain hazardous preservatives.) |
| Brown | Packaging – cardboard, paper products etc. (not polythene sheeting or ties, this should go in the “mixed” skip.) |
| Orange | Hazardous – only for contaminated waste such as asbestos, paint tins, mastic tubes, tarmac, or any product fitted with a COSHH label etc. |

The colour scheme system helps contractors to comply with waste legislation, reduce cost and recycle where possible. It is a simple system and can be introduced to the workforce through a toolbox talk-style briefing.

5.6. Hazardous Waste Management

All hazardous waste arising from site will be removed and placed into separate secure and sealed waste bins, which will be within a segregated area of the Principal Contractor site compound.

The waste classification code, also referred to as the List of Waste (LoW) contains over 800 different waste entities. Waste is generally considered hazardous if it (or the material or substances it contains) are harmful to humans or the environment. Examples of hazardous waste include:

- Asbestos
- Chemicals, such as brake fluid or print toner
- Batteries
- Solvents
- Pesticides
- Oils (except edible ones), such as car oil
- Equipment containing ozone depleting substances, like fridges
- Hazardous waste containers

6. OPERATIONAL LIFE

Extract from the Gloucestershire County Council Supplementary Planning Document ‘Waste Minimisation in Development Projects (incorporating reduction, re-use and recycling requirements)’ (2006) providing a checklist for applicants to use when preparing their Waste Minimisation Statement (WMS):

Operational Life

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| <p>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.</p> | |
| <p>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: Residential - recycling boxes, storage areas, composting bins and wheelie bins; Commercial - recycling skips/bins and residual waste receptacles etc. Or space for communal facilities, if appropriate.</p> | |

Image 3: Extract from Gloucestershire County Council Supplementary Planning Document ‘Waste Minimisation in Development Projects’ (2006).

6.1. Refuse and Recycling in Operation

The proposals will incorporate waste collection and recycling facilities in accordance with Cotswold District Council requirements, which will accommodate all recycling facilities, food waste and refuse.

The proposals indicate an area for the storage of refuse and recycling during operation, and provide adequate access for waste collection vehicles as part of their commercial waste collection requirements.



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