



Site Waste Management Plan

On behalf of:

Derwent Development Management Ltd

In respect of:

Huyton Trade Park,

Wilson Road

Huyton

L36 6JG



Date:

October 2022

Reference:

MA/DDML/008-06/R007

1.0 Executive Summary

- 1.1 This Site Waste Management Plan (SWMP) has been prepared by Aylward Town Planning Ltd (ATP) to consider the effects of waste generation and provides details of how waste will be managed as part of the development. It also seeks to highlight how this exercise has influenced the development proposals.
- 1.2 This SWMP is submitted on behalf of our client Derwent Development Management Ltd (DDML) in support of a planning application submitted by them as landowner to meet the requirements of future opportunities to deliver modern multi-let industrial units to meet the needs of ingoing tenants for employment use.
- 1.3 The application site is located south of Wilson Road and comprises an area of tired employment buildings and underused land. In addition to the dilapidated buildings, there are considerable areas of hard standing and a grassed area close to the entrance.
- 1.4 The residual areas to the west and east provide multi-let employment accommodation owned by DDML which is well let with frequent enquiries for modern specification units. Land to the other side of Wilson Road is also in established employment use. To the rear of the development plot (south) is an area in residential use.
- 1.5 Through this application, it is intended that the proposed development will deliver new employment opportunities on this long-established site whilst helping to attract further investment into the Huyton area.
- 1.6 The developer is committed to delivering a commercial development scheme that is sustainable both in terms of the buildings themselves, and the operations that take place in the daily functioning of the site. This includes matters relating to operational waste creation and management.

2.0 Background

- 2.1 The applicant will comply with statutory requirements and the relevant policy framework. The National Planning Policy for Waste (published 16/10/14) forms the centrepiece of the UK waste management plan as part of the Government's strategy for sustainable development.
- 2.2 The NPPW seeks to protect human health and the environment by producing less waste and using it as a resource. It gives core targets for achieving sustainable waste management and relates to the production of development documents, the identification of land for waste management facilities and the approach for determining applications. Objectives relate to:
- *The delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;*
 - *ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities;*
 - *providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle;*
 - *helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and*
 - *ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.*
- 2.3 In respect of applications for non-waste development (such as this), the NPPW advises:
- *When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:*
 - *the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;*
 - *new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, by ensuring sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;*
 - *the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.*

Development Plan Policy

- 2.4 In context of waste, we refer to the 2013 Merseyside and Halton Joint Waste Local Plan in addition to the content of the Local Plan Core Strategy.

Merseyside and Halton Joint Waste Local Plan (MHJWLP)

- 2.5 This MHJWLP document provides considerable advice and policy guidance in terms of waste management proposals, and also provides two policies (WM8 and WM9) which provides specific objectives and recommendations in terms of how other development proposals should consider the management of waste created on-site.

- 2.6 These policies state:

Policy WM 8 Waste Prevention and Resource Management

"Any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking particular account of:

- Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on-site;*
- Designing out waste by using design principles and construction methods that prevent and minimise the use of resources and make provision for the use of high-quality building materials made from recycled and secondary sources;*
- Use of waste audits or site waste management plans (SWMP), where applicable, to monitor waste minimisation, recycling, management and disposal.*

Evidence demonstrating how this will be achieved must be submitted with proposals of this type.

Policy WM 9 Sustainable Waste Management Design and Layout for New Development

"The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the following:

- 1. Facilitation of collection and storage of waste, including separated recyclable materials;*
- 2. Provide sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment;*
- 3. Accommodation of home composting in dwellings with individual gardens;*
- 4. Facilitate small scale, low carbon combined heat and power in major new employment and residential schemes, where appropriate."*

Knowsley Local Plan Core Strategy

- 2.7 The Local Plan Core Strategy was adopted in January 2016. In terms of waste planning, it defers to the MHJWLP and makes no specific commentary in terms of how developments should minimise the creation of waste, or to consider waste management.

3.0 Operational Waste Policy

- 3.1 The development proposal seeks full planning permission for the clearance of existing and the erection of two blocks of flexible employment units, along with associated external storage, landscaping, boundary treatments and car parking.
- 3.2 The development will be suitable for occupation under a range of uses from light industrial (Now Class E(G)(iii)) as well as B2/B8. The scheme will also provide improved screening to the western boundary of the site. Access will be taken from Wilson Road, including a modified junction and an existing access point on the network.
- 3.3 The layout delivers two blocks of built form, that will provide 24 units. More detail in terms of the scheme composition and design philosophy can be found in the accompanying Design and Access Statement.
- 3.4 The subject site is within the urban area and previously developed for employment uses, but has been cleared and vacant for more than a century. The principle of commercial development in this location is established through use and historic planning approvals.
- 3.5 Whilst end operators for these units are not named as part of this application, we would envisage that many of these new occupiers will actively seek to ensure that best practice principles are met particularly with regard to waste management and reuse and recycling.
- 3.6 Where occupiers may not follow such protocols, this SWMP can encourage them to follow a similar approach. Examples of company-wide waste strategy targets set to achieve these aims typically include:
- Reduction in waste to landfill direct;
 - Reduction in packaging to decrease environmental impact of that packaging;
 - Increase proportion of branch waste recycled; and
 - Smarter use of raw products to minimise wastage through “offcuts” and part packs.
- 3.7 Whilst ingoing occupiers may have their own waste management protocols, our client is fully committed to working with the future end occupiers to help them maximise recycling of waste and minimise packaging waste (dependent upon their business models).

4.0 Mitigation Measures

- 4.1 It is important that sustainable waste management techniques should be considered at all stages of the process from design through to implementation and construction.

Construction

- 4.2 Mitigation during construction to reduce waste generation can include:
- Contractual obligations to ensure that the waste management company appointed to handle transportation, recovery and residual disposal of waste will ensure that at least three separate materials are segregated for recovery;
 - Maintain accurate records of all waste recovery/disposal tonnages and destinations;
 - Ensure precise ordering of materials to reduce volume of unused materials going to landfill, including consideration of standard sizes to reduce volume of off-cut waste;
 - Where feasible, ensure construction materials are sourced locally and will be from renewable sources to further reduce the sustainable implications of transportation and consumption of raw materials;
 - Correct storage of materials to prevent contamination/spoiling, and timely ordering of materials to reduce the time materials are stored on site, thereby reducing the potential for spoiling to occur;
 - Ensure clearly marked skips are made available to avoid cross-contamination of discarded construction materials and to facilitate recycling;
 - Ensure stored waste is in designated areas, isolated from surface drainage;
 - Waste containers would be covered to prevent dust and litter being blown out and rainwater accumulating, and will be inspected regularly and replaced when full; and
 - Provide training for all site personnel in the correct disposal routes for materials and appointment of a site Waste Champion to oversee correct segregation/disposal and record keeping of all resources generated on site.

Operation

- 4.3 The consideration of implementing methods for segregating waste is necessary to reduce the volume of waste sent to landfill during the operational phase of the unit. Relevant to this is the location of existing facilities for both traditional landfill and advanced sustainable waste management centres.

- 4.4 The operational phase of the development will therefore respond to the availability of facilities for the reuse and recycling of waste materials produced during their operation. As set out in Section 3, the development will provide space for several new businesses within the proposed multi-let employment units.
- 4.5 Whilst we recognise that some of these new tenants will have their own corporate programmes to encourage sustainable waste management which will be welcomed, this will not be the case for all prospective tenants.
- 4.6 The landlord will encourage the operators to follow environmental protocols by minimising waste production, maintaining clear and clean sites, and segregating waste to assist with recycling objectives.

5 Conclusions

- 5.1 In conclusion, DDML's proposals for the subject site have been considered in light of national policy (NPPW) and the anticipated impact on sustainability and waste management objectives. The proposals have been considered for the preconstruction, construction and operational stages of the development.
- 5.2 This SWMP will form part of the Tenant Pack and they will be obliged to act in accordance with this as part of the wider approach by the landlord to secure good estate management and ensure that its site is well managed and consistent with its commitment to positive environmental working practices.
- 5.3 Overall, we conclude that the proposal is in accordance with NPPW, the Development Plan and the requirements of section 38(6) of the Act, and other pertinent policy considerations. In line with the advice of the NPPF, this proposal which will secure economic development should be promoted for approval without delay.