



Proposed Residential Development  
Land off Bishopstone Road  
Stone, Aylesbury  
Buckinghamshire

## **Design Stage Site Waste Management Plan**

**Proposed Residential Development**  
**Land off Bishopstone Road**  
**Stone, Aylesbury**  
**Buckinghamshire**

**Design Stage Site Waste Management Plan**

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Date December 2014

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**Report Originators**

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## **1.0 Introduction**

- 1.1 The Client has legal duty to prepare, update and implement a Site Waste Management Plan (SWMP) is set out in the Site Waste Management Plans Regulations 2008 (SI 2008 no.314) which came into effect on 6 April 2008. In accordance with these Regulations any client intending to carry out a construction project on one site with an estimated cost greater than £300,000 must, before work begins, prepare a SWMP with a more detailed plan being required for projects with an estimated cost greater than £500,000.
- 1.2 JPP Consulting has been appointed by Manor Oak Homes to prepare the design stage SWMP. The Principle Contractor, upon appointment, shall then be responsible for maintaining and updating the SWMP in accordance with the statutory regulations.
- 1.3 SWMPs apply to all aspects of construction work including preparatory work such as demolition and excavation. They are required for civil engineering and engineering projects as well as projects involving the maintenance, alteration and decoration of existing structures. The installation, maintenance or removal of all related services such as electrical, gas, water, sewage and telecommunications are also subject to this requirement. Routine maintenance operations such as gully cleaning or grass cutting, as opposed to maintenance of a structure, do not fall within this scope. A full description of the range of activities to which this measure applies is provided in the SWMP Regulations.
- 1.4 The SWMP outlined below has been developed as design stage SWMP. It identifies the following:
- Who will be responsible for resource management
  - What types of waste are likely to be generated and predicted volumes.
  - What likely targets can be achieved for the reduction of waste with respect to the reduction, reuse, recovery, recycling and disposal.

## 1.5 Site Location

- 1.5.1 The proposed residential development is located at land off Bishopstone Road, Stone, Buckinghamshire, as shown on the location plan in Figure 1.5.1 and enclosed in Appendix A. Stone is located on the A418 to the west of Aylesbury. The National Grid reference for the site is E478530, N212230. The proposed development is bound by existing residential developments to the north and north west, sports pitches to the east and Bishopstone Road to the south and south west.

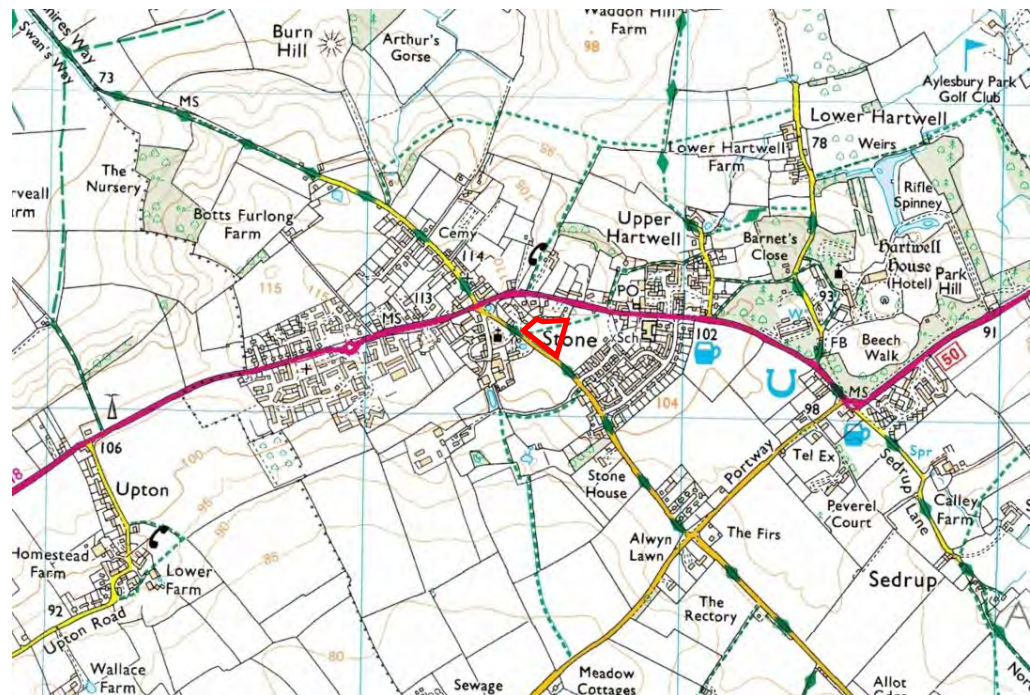


Figure 1.5.1, Site location plan. Approximate site boundary outlined in red.

## 1.6 Proposed Development

- 1.6.1 The proposed residential development comprises up to 12 residential dwellings and associated public open space. The existing public right of way through the top of the site will be maintained. The proposed development is shown on the plan enclosed in Appendix B.

## **2.0 Project Information**

### **2.1 Project Name:**

Land off Bishopstone Road, Stone, Buckinghamshire

### **2.2 Project Location:**

Land off Bishopstone Road  
Stone  
Aylesbury  
Buckinghamshire  
HP17 8QX

### **2.3 Client (Developer):**

Manor Oak Homes  
William Main  
White Lodge Farm  
Walgrave  
Northampton  
NN6 9PY  
T: 01604 781457

### **2.4 Principal Contractor:**

To be appointed

### **2.5 Architect:**

Apps Creative Design  
The Studios  
Sugarswell Business Park  
Shenington  
Oxfordshire  
OX15 6HW  
T: 01295 477077

### **2.7 Engineer:**

JPP Consulting  
Consulting Civil and Structural Engineers  
Cedar Barn  
White Lodge  
Walgrave  
Northampton  
NN6 9PY  
T: 01604 781 811

## **2.8 Project Details**

2.8.1	<b>Classification</b>	Residential
2.8.2	<b>Project use class:</b>	Houses
2.8.3	<b>Client Type:</b>	Developer
2.8.4	<b>Project Type:</b>	New build
2.8.5	<b>Project start date:</b>	2016
2.8.6	<b>Construction Type</b>	Load bearing masonry

## **2.9 Estimated Project Costs (ex. VAT)**

2.9.1 £986,300

## **2.10 Floor Areas (m<sup>2</sup>):**

2.10.1 1,380

## **2.11 Site Area (Ha):**

2.11.1 0.97ha

## **2.12 Site Description:**

2.12.1 Greenfield currently utilised as a grass paddock.

## **2.13 Other requirements**

None.

## **2.13 Where the SWMP is to be kept:**

On site and readily available to all interested parties.

## 3.0 Responsibilities

### 3.1 SWMP Initial draft:

The Engineer  
Martin Andrews  
JPP Consulting

### 3.2 Final Version:

The Principal Contractor

### 3.3 SWMP Implementation:

The Developer  
William Main  
Manor Oak Homes

### 3.4 Waste Champion:

The Principal Contractor

### 3.5 Person in charge of the project:

The Developer  
Manor Oak Homes

### 3.6 Declaration:

We agree that the 'Client' and the 'Principal contractor' shall take all reasonable steps to ensure waste duty of care is complied with, material are handled efficiently and waste is managed appropriately, all in accordance with the statutory regulations in force at that time.

## Name and signature:

**On behalf of:** Manor Oak Homes

**Date:**

**Name and signature:** Martin Andrews  
MEng (Hons)

**On behalf of:** JPP Consulting

**Date:** 20<sup>th</sup> November 2014





## 4.0 Waste minimisation

4.1 Table 4.1 below outlines decisions made before drafting the plan on the nature of the project, design, construction methods and materials to plan waste minimisation.

Type	Waste Minimisation decision taken	By Whom	Intended Results
Reduction in excavated material off site	To carry out a cut and fill analysis of the development	Engineer	Designing proposed levels to reduce excavated material likely to be removed from site.
Carry out a detailed ground investigation	To accurately identify the ground conditions of the site	Geo-environmental engineer	To accurately identify contamination and to develop an appropriate remediation strategy.
	Carry out CBR testing	Geo-environmental engineer	To minimise pavement thickness.
	To accurately identify the ground conditions of the site	Geo-environmental engineer	To accurately design foundations.
Carry out a tree survey	To reduce the foundation excavations	Arboriculturalist	To accurately design foundations.
	Off site manufacture of joinery items	Contractor	Reduce timber wastage and off cuts.
	Reuse wall insulation off cuts in roof insulation	Contractor	Re-use insulation to reduce off site disposal.

**Table 4.1**

## 5.0 Forecast

5.1 The table below estimates the types and amounts of waste expected to be generated on this project. As these are generally unknown at this stage, Table 5.1 below is based on benchmarks using a floor area of 17,260m<sup>2</sup> for a residential development.

<b>Waste Forecast</b>	
<b>Product</b>	<b>Volume (m3)</b>
Bricks	23.6
Tiles and Ceramics	2.3
Concrete	20.6
Inert	30.7
Insulation	8.7
Metals	12.2
Packaging	4.9
Gypsum	19.2
Binders	1.4
Plastics	9.9
Timber	38.8
Floor coverings (soft)	1.7
Electrical and electronic equipment	1.7
Furniture	0.3
Canteen/office/adhoc	8.2
Liquids	0.3
Oils	0.0
Asphalt and tar	1.8
Hazardous	2.7
Other	7.1
Mixed	48.4

**Table 5.1**

## 6.0 Waste management options

6.1 Waste reduction targets shall be set and agreed prior to the commencement of works on site. Disposal of waste shall be measured against the key target performance indicators, current at the time of developing the construction phase SWMP. Waste reduction targets shall be expressed as shown in Table 6.1 below:

Waste reduction targets					
Waste Type	Reduce (%)	Reuse (%)	Recover (%)	Recycle (%)	Dispose (%)
Bricks					
Tiles and Ceramics					
Concrete					
Inert					
Insulation					
Metals					
Packaging					
Gypsum					
Binders					
Plastics					
Timber					
Floor coverings (soft)					
Electrical and electronic equipment					
Furniture					
Canteen/office/adhoc					
Liquids					
Oils					
Asphalt and tar					
Hazardous					
Other					
Mixed					
<b>Total</b>					
<b>Table 6.1</b>					

6.2 As a guide the waste reduction targets outlined above in Table 6.1 shall be as follows:

Waste reused	= 22%
Waste recycled	= 14%
Waste recovered	= 35%
Waste disposed	= 29%

## **7.0 Implementation**

**7.1** The Principal Contractor shall be responsible for implementing the SWMP to include the following. The lists are not exhaustive and more information may be required to satisfy other requirements, for example, WAS 2 of the Code for Sustainable Homes.

### **7.2 Duty of Care**

It is a mandatory requirement to include Duty of Care in the SWMP. Both the Client and Principal Contractor shall take reasonable steps to ensure waste and materials are handled correctly. The following shall be recorded

- Waste Management Contractor name and address.
- Waste Carrier licence number, date of issue and expiry date.
- Waste management licence number, date of issue and expiry date.
- Waste transfer notes storage location.

### **7.3 Waste Records**

It is mandatory to record and identify the following:

- Who the person removing the waste from the site is.
- the type of waste.
- where the waste has been taken to and if the site has a waste management licence or exemption.
- Waste carrier licence number.
- Evidence e.g. waste transfer note.

### **7.4 Waste Log**

It is mandatory to record at least every six months the type and quantities of waste produced and the quantities of waste and what has happened to the waste. The definitions used in Section 6 shall be used to define the waste, recorded as volumes or by weight. The type of waste shall be recorded as follows:

- Re-use on site
- Re-use off site
- Recycling on site
- Recycling off site
- Recovery on site
- Recovery off site
- Sent to landfill
- Other disposal

## **7.5 Training**

Everyone on site shall receive the appropriate training that shall include a training log detailing the training given and how it will be delivered and to who. An up to date copy shall be kept on site and made available on request.

## **7.6 Review**

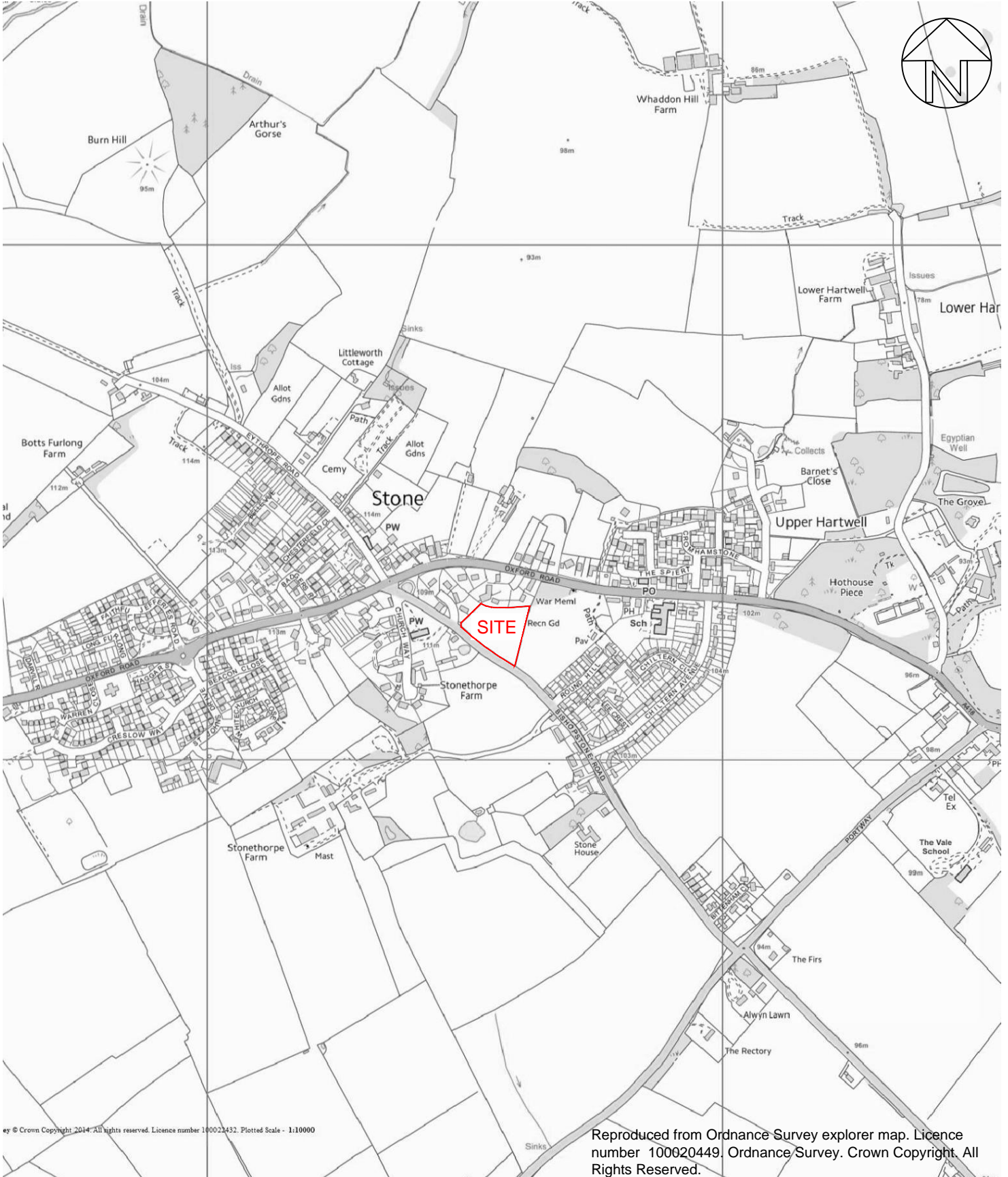
The SWMP shall be reviewed and checked regularly with record being kept to demonstrate this and record the outcomes and any recommendations from these outcomes. The SWMP shall be reviewed at not less than every six months.

**Appendix A**  
**Site Location Plan**  
**JPP drawing no. S7326PM-TA01**

Client	MANOR OAK HOMES		Date	NOVEMBER 2014
Project	PROPOSED RESIDENTIAL DEVELOPMENT BISHOPSTONE ROAD, STONE, BUCKS		Drawn by	KEJ
Title	SITE PLAN		Checked by	MJA
Project ref	S7326PM	Drawing no.	TA01	Revision
			Scale at A4	1:10000

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**Appendix B**  
**Landscape Masterplan**  
**First Environment drawing no. 5353/LM.03**

PROPOSED NATIVE TREES WILL PROVIDE ADDITIONAL FORAGING GROUND AND SOFTEN POTENTIAL VISUAL IMPACTS ON EXISTING DWELLINGS

A WILDFLOWER MEADOW WILL PROVIDE INCREASE BIODIVERSITY, ATTRACT WILDLIFE AND PROVIDE A GREEN BUFFER TO EXISTING DWELLINGS LOCATED TO THE NORTH

A LINE OF PROPOSED TREES WILL HIGHLIGHT THE PUBLIC RIGHT OF WAY

PUBLIC RIGHT OF WAY WILL BE MAINTAINED










RETENTION OF EXISTING BOUNDARY VEGETATION WILL REDUCE POTENTIAL VISUAL IMPACTS ON THE ADJACENT PUBLIC OPEN SPACE

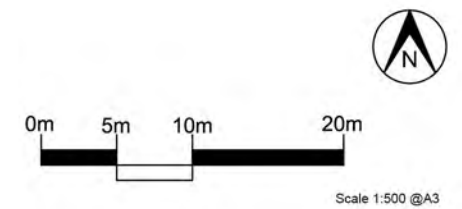
PROPOSED TREES WILL STRENGTHEN THE EXISTING BOUNDARY VEGETATION

PROPOSED TREES ON ROAD FRONTAGE WILL SOFTEN POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

RETENTION OF THE EXISTING FIELD BOUNDARY HEDGEROW WILL MAINTAIN A SOFT ROAD FRONTAGE

**KEY**

-  Site Boundary
-  Existing Tree
-  Existing Shrub
-  Proposed Tree
-  Proposed Shrub
-  Proposed Hedge
-  Proposed Feature Shrub
-  Wildflower Meadow
-  Grass



REV	DATE	NOTES	DRAWN	CHK'D

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 Sugarswell Business Park  
 Sherington  
 Oxfordshire  
 OX15 6HW  
 T: 01295 477077

Project/Client:  
**Stone**  
**Landscape Masterplan**  
**Manor Oak Homes**

Based On: MBC LHG 00000-101  
**Drawing No: 5353 / LM.03**  
 Date: 31.10.14 | Drawn: PvW | Checked: SP

**Note:** The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

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

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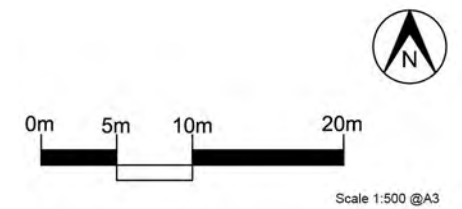
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