



SITE WASTE MANAGEMENT PLAN

FOR
Land at 2,4,6,8 Toynbee Road
and 2,3,4,5 Romsey Close,
Eastleigh,
SO50 9DP

Churchill Retirement Living
Churchill House
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Site Waste Management Plan

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APPENDICIES

1. Site Plan

Site Waste Management Plan

INTRODUCTION

- 1.1 This Site Waste Management Plan has been prepared in accordance with the NPPF, The National Planning Policy for Waste and Eastleigh Borough Councils Guidance on Waste Management.
- 1.2 It outlines the proposed waste strategy during the construction and operational phases of the development.
- 1.3 The site is located at 2,4,6,8 Toynbee Rd, and 2,3,4,5 Romsey Close, Eastleigh, SO50 9DP. The Owners are selling the properties for redevelopment.
- 1.4 The proposed development will seek to demolish the 8 houses and carry out the construction of 83 retirement apartments, together with associated communal lounge, car parking and amenity areas.

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CONSTRUCTION PHASE

- 2.1 During the construction phase the table below sets out how the waste created will be reused or recycled and stored.

Waste generation		Waste management option							Waste storage provision	
EWC	Waste Type	Reduce	Re-use		Recycle		Recover Energy	Landfill	Stored in	Size
			On-site	Off-site	On-site	Off-site				
concrete		☐	✓	☐	☐	✓	☐	☐	Wait & Load	20yrd3
bricks		☐	☐	☐	☐	✓		☐	Wait & Load	40yrd3
wood		☐	☐	☐	☐	✓	☐	☐	Wood Skip	40yrd3
glass		☐	☐	☐	☐	✓	☐	☐	Wait & Load	40yrd3
iron & steel		☐	☐	☐	☐	✓	☐	☐	Metal Skip	40yrd3
mixed metals		☐	☐	☐	☐	✓	☐	☐	Metal Skip	40yrd3
insulating materials containing asbestos		☐	☐	☐	☐	☐	☐	✓	Other	40yrd3
construction materials containing asbestos		☐	☐	☐	☐	☐	☐	✓	Other	40yrd3
mixed construction & demolition wastes		☐	☐	✓	☐	☐	☐	☐	Wait & Load	40yrd3
fluorescent tubes		☐	☐	☐	☐	✓	☐	☐	Other	10yrd3
WEEE waste		☐	☐	☐	☐	✓	☐	☐	Other	20yrd3
mixed municipal wastes		✓	☐	☐	☐	✓	✓	☐	General Skip	20yrd3

- 2.2 Where possible materials will be reused on site or sent off for recycling. It is intended to send the minimum waste possible to landfill. For example aggregates generated on site during the excavation phase will be reused wherever practical.
- 2.3 In order to further reduce the waste created, careful evaluation of materials will ensure that site waste is reduced. Where possible unwanted packaging will be returned to the supplier for recycling or reuse. In addition, given Churchill has a number of developments nationwide, any unused materials may be used on another site.
- 2.4 All waste materials will be collected and stored in suitable receptacles before they are taken off site. Waste materials will not be allowed to accumulate to reduce the risk of fire and vermin. The waste will be separated into recycling types and general waste.
- 2.5 It is estimated that there will be the following waste during the build phase:

Waste Type	Predicted amount	Recycle amount	Dispose amount
Light mixed compactable waste	59.75T	49.5T	10.25T
Compactable Waste	222.6T	189.1T	33.5T
Mixed Inert wastes	71.55T	71.55T	
Timber	111.3T	111.3T	
Plasterboard	71.55T	71.55T	
Mixed metals	6.3T	6.3T	
Hazardous waste	3.9T	3.0T	0.9T
Totals	546.95T	502.3T	44.9T

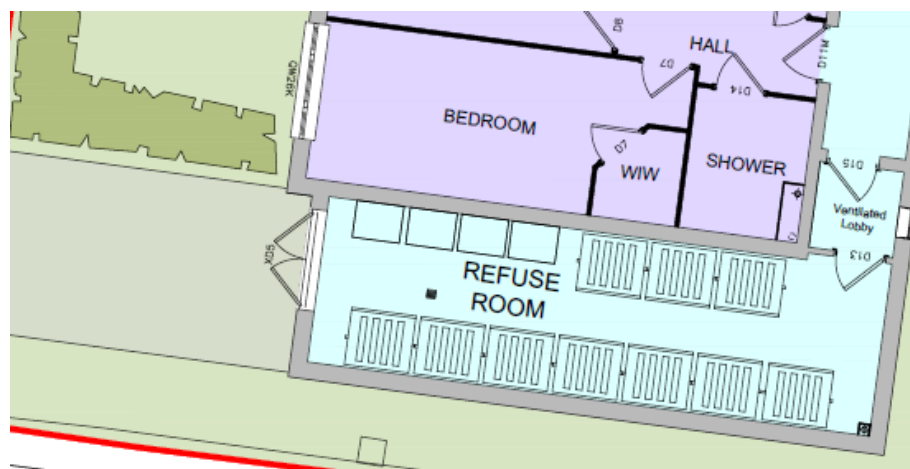
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- 2.6 An area of the site will be designated for waste management, including segregation of waste.
- 2.7 Responsibility for waste management will be assigned to the Site Manager. Churchill Retirement Living complies with the requirements of the Duty of Care to ensure that all materials will be handles efficiently and waste managed appropriately.

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OPERATIONAL PHASE

- 3.1 The proposal has a dedicated refuse room, where residents from the apartments will leave their general waste and recycling.



- 3.2 The waste generated from retirement living accommodation is significantly less than for a traditional block of flats which will include families and young children. In Churchill Retirement schemes the occupancy rates are typically 50% lower than standard housing (i.e. a one bed apartment will generally be occupied by 1 person compared with up to 2 in standard dwellings; and a two bed will only every be occupied by a maximum of 2 people compared to 4 in standard dwellings).
- 3.3 In general, across Churchill Retirement schemes, 70% of apartments are single occupancy, with a key cause of people looking to move into retirement accommodation being the death of a partner.
- 3.4 Churchill Retirement Living have developed a detailed understanding of the typical waste requirements required by their schemes based on research carried out from operational lodges across the county. Based on this experience and BS5906 they apply a ratio of:
- 3.5 Total waste generation rate of 100 litres per week for one bed apartments
 $-53 \times 100L = 5300L$
- 3.6 Total waste generation rate of 170 litres per week for 2 bed apartments –
 $30 \times 170L = 5100L$
- 3.7 The total capacity required will be 10400L and therefore provision of 10 x 1100 litre bins will be sufficient.
- 3.8 The proposed refuse store can accommodate 10 x 1100L bins with additional space for smaller food containers.
- 3.9 This is located internally within the main building at ground floor level in the south west corner. The room is accessed by residents internally via a ventilated lobby off the Ground Floor corridor area. Within the refuse room small bags of household waste and recycling material from each individual flat can be decanted into larger shared wheeled bins, clearly designated for specific storage.

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- 3.1 The room has external doors opening onto an adjacent pathway. The Lodge Manager is responsible for the security of the building and these doors are to be locked at all times when not in use.
- 3.2 In Eastleigh, general waste and recycling is collected fortnightly, with collection days for Toynbee Road, Eastleigh on a Thursday.
- 3.1 Refuse collection is proposed to take place on-street via Toynbee Road, with the refuse store situated to the southwest of the proposed building and within 10m of the carriageway to accommodate the standard Eurobin carry distance. This will be a continuation of the existing refuse collection arrangement for the existing residential dwellings along Toynbee Road.
- 3.2 The lodge manager will unlock the refuse room main doors on the day of collection and the refuse collectors will take the bins directly from the refuse room and return them.
- 3.3 The development will encourage responsible waste recycling and waste management.
- 3.4 A Resident Waste calendar will be provided to each dwelling which will describe the waste and recycling services, and collection dates provided by Eastleigh Borough Council.

APPENDIX A

SITE PLAN

