

General Notes

Development can generate significant volumes of waste through the demolition of existing structures and site engineering. Furthermore, completed developments will continue to generate waste materials once they are brought into use.

It is a requirement, as set-out in the Devon Structure Plan 2004 and the Waste Local Plan 2006, to submit a waste audit statement as part of a planning application.

It is unrealistic to require the submission of a Waste Audit Statement for all forms of development as many minor works result in the generation of insignificant quantities of waste materials. However, major development proposals which are likely to generate significant volumes of waste should be subject to a “waste audit”. Thus the developer will be required to submit a **Waste Audit Statement** as part of the planning application.

“**Major Development**” is defined as any development of, or in excess of, the following size:

- industrial, office, storage and distribution, education and other non-residential developments (or a combination of such uses): 1,000m² of new floor space (or a site area of 1ha)
- Other developments with significant demolition and earthworks, including highways, car parks and waste management facilities

It should be noted that The County Planning Authority is only responsible for applications for minerals and waste planning together with its own proposals that relate to the functions of the County Council (for example, applications for schools and social services facilities.)

The Waste Audit Statement should be written with the general principles of waste minimisation in mind:

- A To design proposals sustainably
- B To reduce the amount of waste generated from development
- C To conserve natural resources through re-using waste arising from construction
- D To re-use waste materials on-site to reduce transportation
- E To use recycled materials where possible
- F To reduce waste generation during the operational lifetime of the development, and facilitate recycling where waste does arise.

The Waste Audit Statement should include:

- A Description of the site
 - existing structures and the possible re-use of any infrastructure
- B Type and volume of waste to be generated through development
 - to include waste from demolition, construction and earthworks
- C Action and procedure to be taken to reduce, re-use and recycle waste produced
 - details of on and off-site waste usage together with details of waste destination and transport
- D Steps to minimise the use of raw materials and increase construction efficiency
 - storage methods to minimise wastage
 - efficient construction methods
 - use of secondary/recycled aggregates and sustainably sourced materials wherever practicable
- E How to minimise possible pollution from unavoidable waste
 - details of proposals for the removal of hazardous waste
 - segregation of waste from raw materials to prevent contamination
 - environmental disposal procedures for unavoidable waste
- F Proposed methods of dealing with, and transporting, waste from the site
 - destinations of waste and the route taken
- G How is waste collection and sustainable waste management incorporated into the development design (will vary according to the scale of the development)
 - details of types and amounts of waste produced by the development use
 - sufficient accommodation for bins and recycling vessels
 - provision of waste sorting areas and waste segregation
 - safety measures of recycling and composting to minimise odours and vermin
 - access for refuse collection vehicles
 - what provision is made for the future management of any waste facilities
 - how does the waste management provision interact with the methods of waste disposal and collection for the surrounding area

For further information

The County Council intends to prepare a **Supplementary Planning Document** within its Minerals and Waste Development Framework which will, in consultation with District Councils, developers and the waste management industry, provide further guidance on the scope and content of Waste Audit Statements.

If you wish to make any comment, or have any queries, please contact Devon County Council using the details shown below.

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