

Site Waste Management Plans

June 2012

Purpose and type of consultation

This Consultation Paper sets out the Minister for Planning and Environment's proposals to introduce planning guidance relating to site waste management plans. This guidance will outline the policy context for site waste management plans, their purpose, when they are required, how they should be prepared and what they should contain.

The current Island Plan policy looks to ensure that developments which have the potential to generate significant volumes of waste material, through demolition, excavation and construction activities, are subject to effective and sustainable waste management. Site waste management plans which are regularly updated and monitored and properly implemented throughout construction projects are regarded as important mechanisms for achieving these ends.

The intention of the guidance is to ensure that applicants, designers, developers, contractors and all those associated with construction projects give proper consideration to waste management matters to help minimise waste generation, encourage reuse and recycling of waste and reduce the amount of waste going to landfill.

The Minister would like to hear the views of those interested in and affected by the guidance.

Closing date: 23rd July 2012

Summary

Waste represents a misuse of resources, which is increasingly expensive to collect and dispose of and which has significant impacts on the environment. Much of the volume of waste generated in Jersey is a product of mass consumption and materialism, but by far the largest amount of solid waste by weight is generated by construction and demolition activities. Land use planning, therefore, has an important role to play in future waste management by encouraging the construction industry to:

- control and regulate the amount of waste produced during building projects; and
- pursue more innovative and effective waste management practices (e.g. in relation to reuse and recycling).

Better construction waste management will mean less waste going to landfill, less quarrying, less transportation of materials, less energy consumption, less fly tipping and less harm to the environment. There are also significant cost savings and other benefits which can be achieved by the construction industry by implementing better waste management on construction sites.

Island Plan Policy WM1 (Waste minimisation and new development) requires the submission of site waste management plans with applications for proposed developments which would

involve the demolition of major structures or the potential generation of significant quantities of waste material. This policy looks to tighten control on site waste management plans to ensure they are treated as continually evolving *'living documents'*, which are regularly monitored and updated, properly implemented and then reviewed at the completion of the project.

This draft guidance sets out in more detail the purpose behind site waste management plans and what is required in preparing, updating and implementing them throughout the various stages in a construction project. The plans should, among other things:

- identify the volume and type of waste materials generated during the development process;
- establish the opportunities for reuse and recycling of materials (on- and off-site);
- demonstrate how off-site disposal of waste will be minimised and managed; and
- generally assist in improving resource efficiency on construction sites.

Key elements of the draft guidance include:

- a step-by-step guide for preparing, monitoring, implementing and reviewing site waste management plans;
- a checklist to assist those involved in waste management planning to comply with the policy and the supporting guidance;
- an example proforma for site waste management plans; and
- references to relevant literature and best practice.

Further information

The consultation can be viewed online at: www.gov.je/consult.

Printed copies are available on request from the Department of the Environment, South Hill, St Helier.

Please send your comments to:

Roger Corfield, Principal Planner
Planning and Building Services, South Hill, St Helier, JE2 4US

How to contact us

Telephone 448409
Email r.corfield@gov.je
Fax 445528

This consultation paper has been sent to the following individuals / organisations and will be lodged in the States as a report:

Chairman – Environment Scrutiny Panel
Director – Building Control
Director – Development Control
Environmental Protection
Environmental Health
Transport and Technical Services
Association of Jersey Architects
Jersey Construction Council
Chamber of Commerce
Public Consultation Register

Supporting documents attached

Consultation draft advice note – Site waste management plans

Consultation response

A series of statements about the guidance are set out below, which may help with your response. Alternatively, you may submit any other comment that you wish to make on the content of this draft guidance note.

You may do this online on www.gov.je/consult or you can print and submit the questionnaire to the address below.

1. Minimising and properly managing demolition and construction waste should be central to the planning of new development.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
2. Site waste management plans have an important role to play in helping to minimise waste production and improve waste management during development projects.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
3. There is a need for planning guidance on site waste management plans.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
4. The form of the planning guidance is clear and easy to understand and use.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
5. The proposed categories of development which are likely to require site waste management plans are appropriate (i.e. 10 or more dwellings, more than 1,000m² floorspace, sites of more than 1 hectare, or other developments likely to generate significant quantities of waste).	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					

6. The suggested content for site waste management plans is appropriate (see Section 9 and the example template in Annex 3).	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
7. The proposed basic steps for planning and preparing, monitoring and implementing site waste management plans are appropriate (see Section 12).	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
8. It is important to start preparing site waste management plans at an early pre-planning stage, to help secure opportunities for waste minimisation, reuse and recycling.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
9. It is important to ensure that implementation of a site waste management plan begins as soon as work commences on site.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
10. It is important to continually monitor and update the implementation of the site waste management plan during the construction to measure progress, identify any unforeseen issues and provide a current picture.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
11. It is important that the final version of a site waste management plan is made available to the Minister for review within 3 months of completion of	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree

the project, so that lessons might be learnt, issues highlighted and the policy performance can be reviewed.					
<i>Please give reasons for your answer</i>					

Please note that consultation responses may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a published report, reported in the media, published on www.gov.je, listed on a consultation summary etc). If you have a particular wish for confidentiality please indicate this clearly when submitting a response.

- I agree that my comments may be made public and attributed to me
- I agree that my comments may be made public but not attributed (i.e.anonymous)
- I don't want my comments made public

If you agree to your comments being attributed to you, please provide your details below:

Name:	Organisation:
Address:	
	Email:

Other comments can be submitted in writing or by email to the address below.

If you or your organisation would like to discuss these proposals further, or would like more information, please contact Roger Corfield, Principal Planner on 448409 or r.corfield@gov.je.

Policy and Projects Section
 Department of the Environment
 South Hill,
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Deadline for consultation responses: 23rd July 2012.