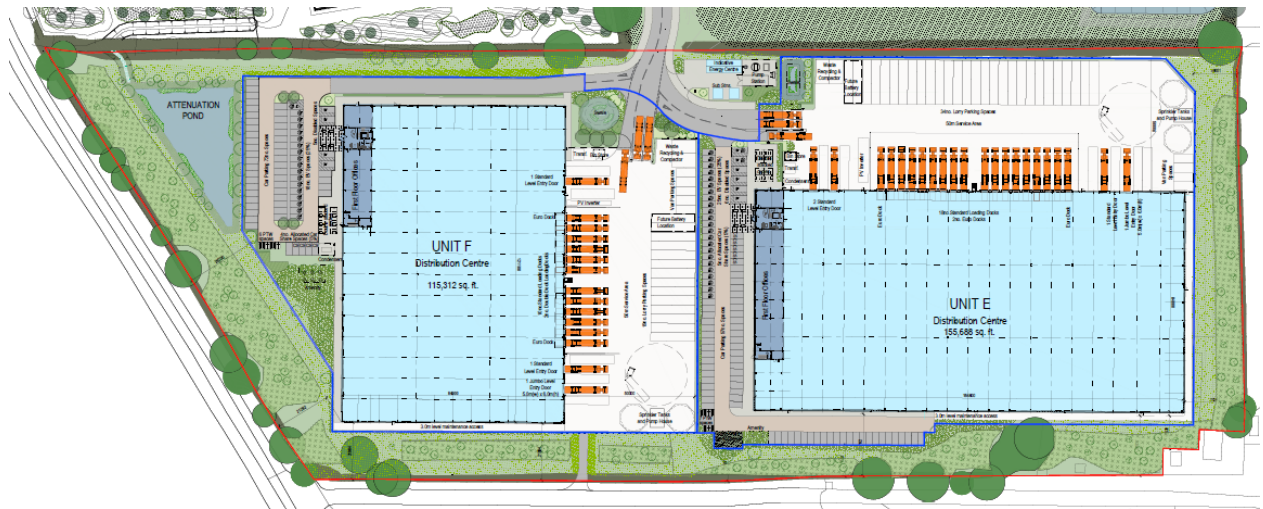


Symmetry Park Bicester Phase 3

Waste Management and Servicing Strategy



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Symmetry Park Phase 3

1. INTRODUCTION

1.1 Purpose of Report

This document forms part of the planning application submission and will inform the Cherwell District Council Planning Department of the waste management and servicing strategy of the site.

1.2 Development Details

The development proposes to build 2nr new units B8 Storage & Distribution development with associated offices, 25,177 sqm in total (GIA), adjacent to the existing employment site known as Symmetry Park Bicester located north of the A41, Aylesbury Road, Bicester.

2. PLANNING POLICY

2.1 National Planning Policy

Through the European Waste Framework Directive 2008 and the Waste Strategy for England 2007, the national context of waste management has changed significantly. In particular, the Waste Strategy for England 2007 sets many targets designed to achieve a more sustainable approach to how we deal with waste. The strategy therefore promotes the principles of the 'Waste Hierarchy' to prevent, reduce, reuse, recycle and recover.

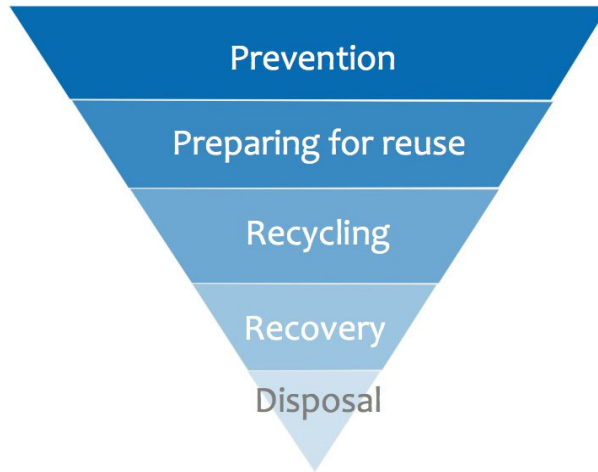


Figure 1: The waste hierarchy.

2.2 Local Planning Policy (adopted Local Plan)

2.2.1 Policy ESD 3: Sustainable Construction

All development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating sustainable construction methods including:

- Incorporating the use of recycled and energy efficient materials;
- Incorporating the use of locally sourced building materials; and
- Reducing waste and pollution and making adequate provision for the recycling of waste.

3. WASTE STRATEGY SUMMARY

This outline operational waste strategy provides information on the type of waste expected to be produced by the site. In order to manage waste effectively and sustainably all opportunities within the development will be explored to facilitate the separation at source or recyclables.

Containerised bins will be located in easy to reach areas and will contain sufficient space to allow the separate storage of food waste, dry recyclables (including paper, glass, metal, plastic and card) and residual waste.

Recycling and waste will be collected on site by private waste companies. These companies will deliver waste to a number of locations to be treated through different reprocessing plants within England and Wales.

The development will provide:

- On-site waste collection with storage facilities to ensure segregation of waste and recycling types (non-domestic);
- Access arrangements for collection vehicles and personnel;
- Good standards of access to the facilities on site for building users, including lighting, avoidance of steps and door arrangements that encourage use by users; and
- Storage facilities that are not visually intrusive but rather are visually integrated within the building.

3.1 Waste Management

Waste will be managed on site by adopting the following hierarchy:

- Stage 1: Occupier separation;
- Stage 2: Occupier deposit and storage;
- Stage 3: Collection/bulking method;
- Stage 4: Removal method; and
- Stage 5: End destination.

3.2 Waste Streams

As the scheme is speculative, a building tenant and user has yet to be identified.

This will be progressed as part of design development. The following waste streams maybe recycled at the site depending on the end user requirements:

- Cardboards;
- Plastics – items made from Polyethylene Terephthalate (PET), High Density Polyethylene (HDPE) Polyvinyl Chloride (PVC), Low Density Polyethylene (LDPE), Polypropylene (PP) and Others;
- Paper – Mixed papers, Newspapers, Magazines, Office paper etc.
- Metals;
- Glass;
- Waste Electrical and Electronic Equipment (WEEE);
- Wood;
- Lighting – lamps and tubes including electrical parts;
- Aerosols;
- Batteries; and
- Furniture.

Waste streams will be diverted to various re-processors in England and Wales, Figure 2 shows the existing and planned sites within Oxfordshire.



Figure 2: Existing municipal and commercial & industrial waste facilities and sites with planning permission (Oxfordshire Minerals & Waste Core Strategy)

Table 1: Waste management hierarchy.

Stage of Management	Sub Sections of Management Stage	Commercial Demise
1. Materials	Material stream	Dry recycle
	Detailed materials	See Section 3.2
2. Building User Separation	Location for separation	Bin stores located externally.
	Estimated volume per unit	10 L per m ² of commercial area (weekly)
	Estimated weight per unit (kg)	TBC
	Number of units with this system	N/A
3. Building User Deposit and Storage	Deposition description	To be defined. Occupant / Building Manager to manage waste to collection location themselves.
	Deposition location	External bin stores.
	User method of containment	Sealed bin bag (landfill) Loose collection for recyclables.
	Receptacle for user to deposit material	Commercial bin stores, 1100 l bins
	Access	Externally located bin stores
	Method of separation	Occupier to deposit sealed bag (landfill) or loose collection into appropriate recycling container.
	Compliance with BS 5906:2005 Waste Management in Buildings Code of Practice	Yes
4. Collection Method	Collection frequency	To be confirmed. Anticipate exchanges weekly.
	Responsible party	Building Manager
	Method of bulking materials	Building Manager
	Compliance with BS 5906:2005 Waste Management in Buildings Code of Practice	Containers to be presented for collection
5. Removal/ onsite treatment method	Equipment used for removal	Refuse collection vehicle with split back.
	Access requirements	Road collection.
	Has Waste Provider or Local Authority been consulted?	N/A
	Date of consultation	N/A
6. End destination	Destination of material	Reprocessors in England and Wales.
	Material processed to waste hierarchy category	Recycling.
	End product	e.g. Paper, card, food, plastic/cans, glass, residual waste

4. WASTE DEPOSIT AND STORAGE

4.1 Storage Areas

Office areas will be provided with individual bins which will be emptied by office staff. Office waste will be stored in the external service area ready for collection.

The waste collection company has yet to be identified, this will be confirmed once the building user is known and the client will liaise with a number of waste storage companies in the next design stage.

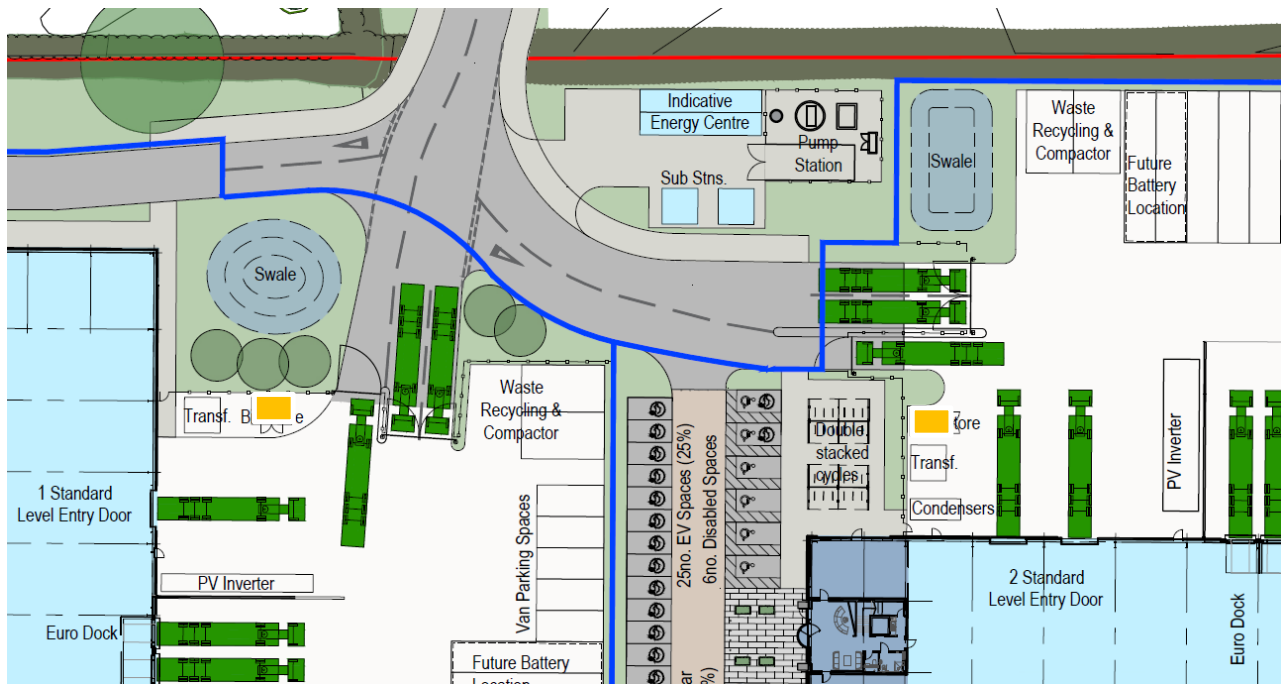


Figure 3: Proposed bin store locations adjacent to offices.

4.1.1 Ventilation

Ventilation will be provided to any commercial refuse storage areas in the form of either:

- External areas - within open air structure (naturally ventilated); or
- Internal areas - ventilation in line with BS 5906 and Approved Document F requirements.

Ventilators will be provided with vermin/insect mesh as necessary.

5. WASTE COLLECTION AND ACCESS ARRANGEMENTS

5.1 Waste Collection

All waste generated by the site will be collected by a private waste company due to the commercial nature of the building. Consultation with individual waste collection companies will be carried out at the next design stage.

Waste collection services are currently expected to be as follows:

- Weekly collection for general refuse; and
- Weekly collection for mixed recyclables.

5.2 Access

The bin store is located in the external service area adjacent to the pedestrian building entrances, providing a safe, dedicated access route for building users. Storage areas will be adequately lit and signed as required with travel distances minimised to encourage their use by the occupants.

The refuse collection point will be within the recommended travel distance from the roadway to reduce the opportunity for spillage.

Waste recycling and compactor areas have been identified for potential occupier requirements.

6. SUMMARY

The waste generated by the development will be managed in accordance with all current legislation, standards and guidelines. The waste hierarchy shall be followed to minimise the quantity of waste to be disposed of to landfill.

The waste will be handled and disposed of in a way that prevents negative impact to the environment such as water pollution, odour nuisance and hygiene issues. The impact on the environment due to waste management is not expected to be significant.