

Waste Management Plan for Light Industrial Units at Villa Farm

SECTION 1

1. Introduction

This section of the Waste Management Plan (WMP) outlines the strategy for the collection, storage, and disposal of waste produced within a development of light industrial units. It is designed to ensure compliance with environmental regulations, promote recycling, and minimize negative impacts such as odour, vermin attraction and fly-tipping. The plan includes details on waste segregation, collection points, access arrangements, and management measures

2. Waste Types and Segregation

Light industrial units typically generate several types of waste, which should be segregated to improve recycling rates and ease of disposal. Common waste streams in this type of development include:

General Waste: Non-hazardous waste such as paper, cardboard, and food waste.

Recyclable Waste: Materials such as plastics, glass, metals, and paper that can be recycled.

Hazardous Waste: Includes chemicals, oils, solvents, or any material that can pose a Risk to health or the environment.

Electronic Waste (E-waste): Outdated or broken electronic devices and components.

Construction & Demolition Waste: Debris from maintenance and construction activities, such as wood, metal, and concrete.

Organic Waste: Food waste or other biodegradable waste.

Each unit should provide separate bins or containers for each waste stream. Waste segregation helps reduce contamination and increases the efficiency of recycling processes.

3. Waste Storage and Collection Points

Location of Waste Storage: Designated waste storage areas should be easily accessible for both tenants and waste collection vehicles. The areas should be located away from high-traffic zones and be securely enclosed to prevent unauthorized access.

General waste: Large, durable bins or compactors.

Recyclables: Segregated bins with clear labelling for easy identification (e.g., paper, plastics, metals).

Hazardous waste: Secure storage bins, clearly marked with appropriate labels and instructions for handling.

Organic waste: Closed containers that are regularly emptied to avoid odour and vermin issues.

Each industrial unit should have a waste storage bin or container on-site. Communal bins or recycling areas can be designated in a central locations.

Waste Collection Points

Collection points will be jointly located at either end of the site, with sufficient capacity to manage waste for all units. These are designed for ease of access by waste collection trucks, with appropriately wide access roads and turning areas to facilitate smooth operations. These collection points will be:

Equipped with bins for various waste types

Properly signposted to indicate the type of waste each bin is for

Positioned with enough space for future expansion or additional containers

Access for Waste Collection

Waste collection services should be scheduled regularly, with flexibility built into the schedule to accommodate fluctuations in waste generation. Collection times should avoid peak traffic hours to reduce congestion and ensure that collection trucks can access the waste collection points easily.

Road access: Roads to the waste collection points are wide enough to accommodate collection vehicles, with no obstructions such as parked vehicles

Collection frequency: The frequency of waste collection should be determined based on the volume of waste generated but should be no less than weekly for general waste, and at least bi-weekly for recyclables.

Temporary storage: If there are any delays in waste collection, a temporary storage space should be identified to manage overflow until collection occurs.

Waste Management Measures

Control of Odour

To control odours from waste storage and collection points:

Waste containers, especially for organic and general waste, should have tightly sealed lids to reduce exposure to the air.

Bins should be emptied regularly to avoid overflow and the build-up of foul-smelling materials.

Use of odour-neutralizing agents or enzymes in waste storage areas.

Proper ventilation should be provided in waste storage facilities to allow air circulation and reduce odour build-up.

Vermin Control

To prevent vermin (e.g., rodents, insects) from being attracted to waste storage points:

Waste storage areas must be kept clean, and bins should be securely closed when not in use.

Regular cleaning of the collection points, including the removal of any waste spillage from around bins.

Baiting and trapping measures should be implemented by professional pest control services in case of an infestation.

Sealing gaps, cracks, or holes around waste storage areas to prevent vermin entry.

Fly-Tipping Prevention

To discourage fly-tipping within the development:

Clearly marked waste disposal areas and clear signage indicating that fly-tipping is prohibited.

Regular patrols of the area by site management to monitor for unauthorized dumping. Installation of CCTV cameras at waste storage areas to deter illegal dumping and to capture evidence if necessary.

Encourage tenants to report any suspicious activity immediately.

Enforcement of penalties or fines for those caught fly-tipping, including potential legal actions.

Secure waste storage with locked gates or barriers to prevent unauthorized access.

Recycling and Sustainability Measures

Encouraging recycling is an essential part of the waste management strategy. The plan includes the following measures:

Clear labelling of waste containers for different recyclable materials.

Regular training and awareness programs for tenants on waste segregation and recycling practices.

Engaging with waste management contractors who prioritize recycling and sustainable disposal methods.

Reporting on recycling rates and improvement targets to monitor progress.

Monitoring and Reporting

The effectiveness of the waste management system should be regularly monitored through:

Regular inspections of waste collection points to ensure compliance with storage and access standards.

Tracking waste volumes and collection schedules to identify trends and areas for improvement.

Periodic audits of waste management practices and recycling rates.

Review and update of the plan annually to ensure it remains relevant and effective.

Conclusion

This Waste Management Plan provides a comprehensive strategy for the safe and effective handling of waste within the proposed development. By ensuring proper waste segregation, secure storage, regular collection, and effective management measures, this plan aims to minimize environmental impacts and improve operational efficiency while promoting sustainability and compliance with legislation.