Stag Brewery, Mortlake

Operational Waste Strategy

On behalf of **Reselton Properties**

Project Ref: 38262/5514 | Rev: B | Date: July 2020

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For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
A	22/04/2020	Revised following comments from Gerald Eve	RK	PW	GC
Final	21/05/2020	Revised following legal review comments from Dentons	RK	PW	GC
B	14/07/2020	Revised following comments from Gerald Eve	RK	PW	GC

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1 Introduction

1.1 Background

1.1.1 This Operational Waste Management Strategy has been prepared by Stantec as a revised submission document to the Waste Management Strategy submitted under Applications A and B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant'). A summary of the Applications is set out below:

- **Application A** - hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
  - Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  - Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as 'Development Area 2' throughout)
- **Application B** - detailed planning application for the school (on the land to the west of Ship Lane).
- **Application C –** detailed planning application for highways and landscape works at Chalkers Corner.

1.1.2 The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the River Thames and the Thames Bank to the north, Williams Lane to the west and Bulls Alley (off Mortlake High Street) to the east. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large-scale industrial brewing structures, large areas of hardstanding and playing fields.

1.1.3 The redevelopment will provide homes (including affordable homes), complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction.

1.1.4 The waste strategy has been developed with consultation with LBRuT waste team and the correspondence confirming the requirements are included in Appendix A.

1.2 Planning History

1.2.1 The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT's Planning Committee with a recommendation for approval. This scheme is thereafter referred to as "the Original Scheme".

1.2.2 The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:

- Conditions and informatives as set out in the officer's report, published addendum and agreed verbally at the meeting;

- Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement which was delegated to the Assistant Director to conclude;
- No adverse direction from the Greater London Authority ('GLA'); and
- No call in by the Secretary of State for Housing, Communities and Local Government.

1.2.3 The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority in relation to all three applications.

1.2.4 The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the 'Revised Scheme'. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:

- Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living / residential units) to up to 1,250 units;
- Increase in affordable housing provision from 17% to 30%;
- Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
- Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
- Reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces and introduction of an additional basement storey beneath Building 1 (the cinema);
- Other amendments to the masterplan including amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
- Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
    - Associated highways works may be carried out on adopted highways land.

1.2.5 The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.

1.2.6 Minor amendments have also been made to the road and pedestrian layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.

1.2.7 A more detailed summary is included within the Transport Assessment Addendum submitted with the Revised Scheme documents

1.2.8 These changes are being brought forward as substitutions to Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement).

1.2.9 It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent.

1.2.10 Accordingly, Application C remains 'live' within this substitution package.

1.2.11 This document replaces the original Operational Waste Strategy (February 2018).

1.3 Purpose of the Report

1.3.1 The purpose of this report is to:

- Identify relevant waste management policy and guidance the development needs to consider and support;
- Set the waste management aspirations for the development;
- Identify the waste expected to arise during operation;
- Present how waste will be separated and stored on Site; and
- Demonstrate how waste will be collected/serviced.

1.3.2 This Strategy discusses operational waste only, whilst matters relating to the management of waste during construction are considered separately within the wider Framework Construction Management Statement, prepared by AECOM and submitted in support of these Applications.

1.4 Structure of the report

1.4.1 The report is set out in the following format:

- Section 2: Site Context;
- Section 3: Policy and Legislative Background;
- Section 4: Estimated Waste Arising;
- Section 5: Waste Separation and Recycling Proposals
- Section 6: Storage and Servicing Logistics; and
- Section 7: Summary.

2 Site Context

2.1 Site Location

2.1.1 The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the River Thames and the Thames Bank to the north, Williams Lane to the west and Bulls Alley (off Mortlake High Street) to the east. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large-scale industrial brewing structures, large areas of hardstanding and playing fields.

2.1.2 The surrounding area is primarily residential but there are also a wide range of local facilities, including primary and nursery schools, local shops and restaurants and the Barnes Hospital, all within easy walking distance of the Site.

2.1.3 Figure 2.1 identifies the Site boundary within Mortlake for the Proposed Development.

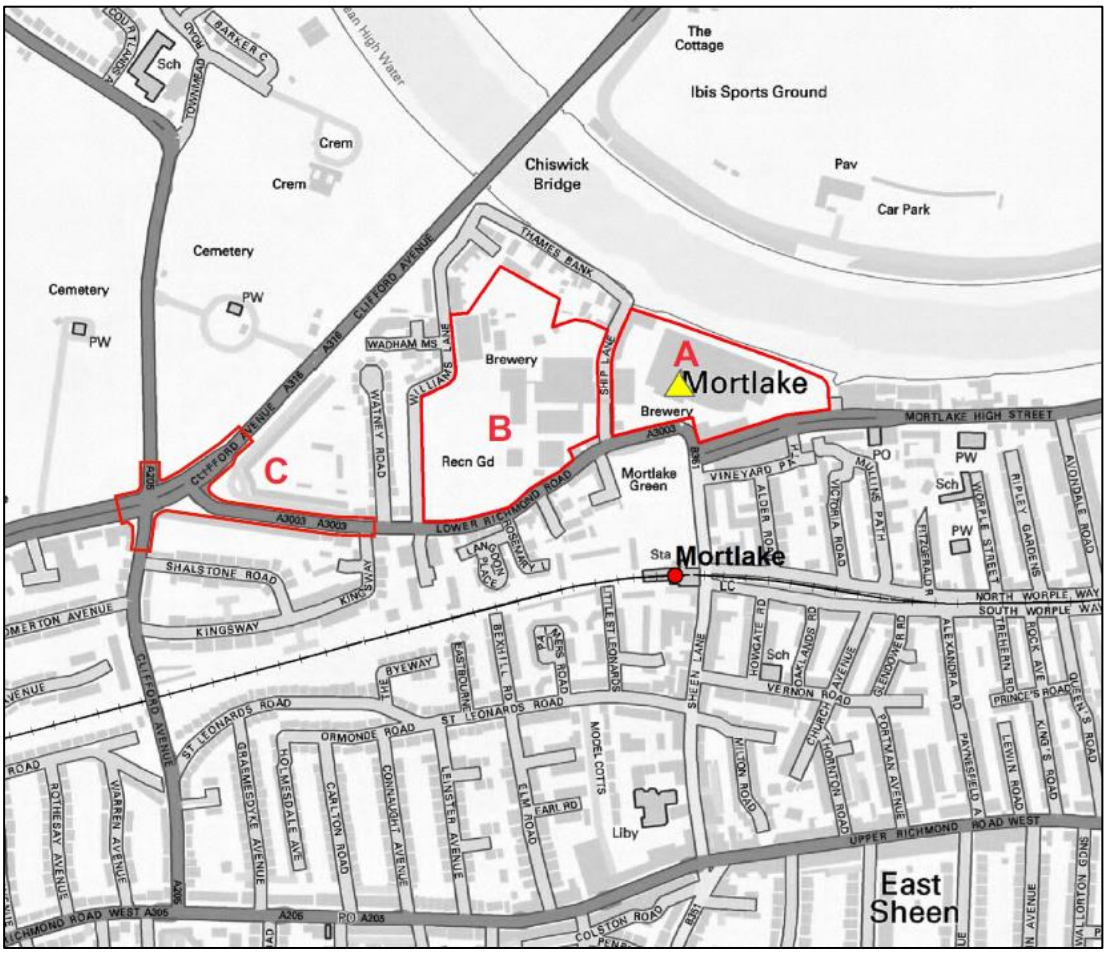

Figure 2.1: Site Boundary

2.2 Development Proposals

2.2.1 The Site is the former Stag Brewery, which ceased brewery operations in December 2015. The redevelopment will provide homes (including affordable homes), accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout.

2.2.2 As outlined in Section 1, this Strategy supports the following applications:

- **Application A** - hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
  - Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  - Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
- **Application B** - detailed planning application for the school (on the land to the west of Ship Lane).
- **Application C –** detailed planning application for highways and landscape works at Chalkers Corner.

2.2.3 Table 2.1 provides a summary of the development proposals for the application and the separate application for the school.

Table 2.1: Development Quantum

Land Use	Development Quanta
Total Residential	1,250 units
Detailed Application – Application A (Development Area 1)	
Residential (private and affordable)	576 units
Flexible Use (for use as Class A1, A2, A3, A4, B1, D1, D2 and sui generis)	5,023 m^2 (GIA)
Car Park	25,298 m^2 (GIA)
Office (Class B1)	5,532 m^2 (GIA)
Hotel	1,765 m^2 (GIA)
Cinema	1,606 m^2(GIA)
Outline Application - Application A (Development Area 2)	
Residential (private and affordable)	674 units
Detailed School Application	
School	9,319 m^2 (GIA) (approximately 1,200 pupils)

2.3 Descriptions of Development

Application A – Development Area 1

2.3.1 The detailed application, which relates to the area to the east of Ship Lane (Development Area 1), would provide 576 residential units as well as the majority of the non-residential uses within the site, including local shops, restaurants and bars, and leisure and community uses.

2.3.2 Accordingly, the main retail uses will be centred around a new "high street" running parallel to Mortlake High Street through the centre of the Site and the development will also create a more active frontage to the river including new bars and restaurants. The development includes a new cinema and office floor space all of which are located along the Mortlake High Street/Lower Richmond Road frontage. It is also anticipated that this frontage will include a new local convenience store.

2.3.3 Table 2.2 provides a breakdown of the residential development within the Detailed Application (Development Area 1). All residential accommodation in this part of the development will be in the form of apartments.

Table 2.2 Detailed Application (Development Area 1) Proposed Residential Units

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total Residential Units	0	101	311	156	8	576

2.3.4 Development Area 1 reflects the need to maintain a degree of flexibility regarding the end use of some of the non-residential space to allow for the land use to take account of market forces. Accordingly, an area amounting to 5,023 m^2 at ground floor level has been identified for flexible uses for the provision of local retail, restaurants and bars, community floor space, office and other services.

Application A – Development Area 2

2.3.5 Planning permission is sought in outline with all matters reserved for works at 'Development Area 2' (the west of Ship Lane), will comprise of:

- *The erection of a single storey basement and buildings varying in height from 3 to 7 storeys;*
- *Residential development of up to 674 units;*
- *Provision of on-site cycle, vehicle and service parking;*
- *Provision of public open space, amenity and play space and landscaping; and*
- *New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works.*

2.3.6 Table 2.3 provides a breakdown of the anticipated mix of residential units for Development Area 2.

Table 2.3 Outline Application (Development Area 2) Anticipated Residential Units

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total Residential units[1]	58	225	283	95	13	674

[1] Note: Total Private and Affordable units being proposed across Development Area 2

Application B – School

2.3.7 Planning permission is sought in detail for works to the west of Ship Lane, which comprise of:

- *The erection of a three-storey building to provide a new secondary school with sixth form;*
- *Sports pitch with floodlighting, external MUGA and play space; and,*
- *Associated external works including, landscaping, car and cycle parking, new access routes and associated works.*

Application C – Chalkers Corner

2.3.8 Planning permission is sought in detail for highways and landscape works at Chalkers Corner, which comprise of:

- *Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.*

3 Policy and Legislative Background

3.1 Introduction

3.1.1 This section provides a review of the relevant waste management targets and guidance for the Site to ensure it is appropriately considered within this Strategy and going forward. Some of the policies outlined below are development plan policies (with statutory weight), whilst others provide guidance.

3.1.2 It should be noted that this application will be reviewed against the policy framework at the date of decision.

3.2 European and National Policy Guidance

3.2.1 **The European Revised Waste Framework Directive** (2008/98/EC) sets the framework for UK Waste Policy. The Waste Hierarchy (Figure 3.1) runs throughout this policy and ranks waste management options according to what is best for the environment.

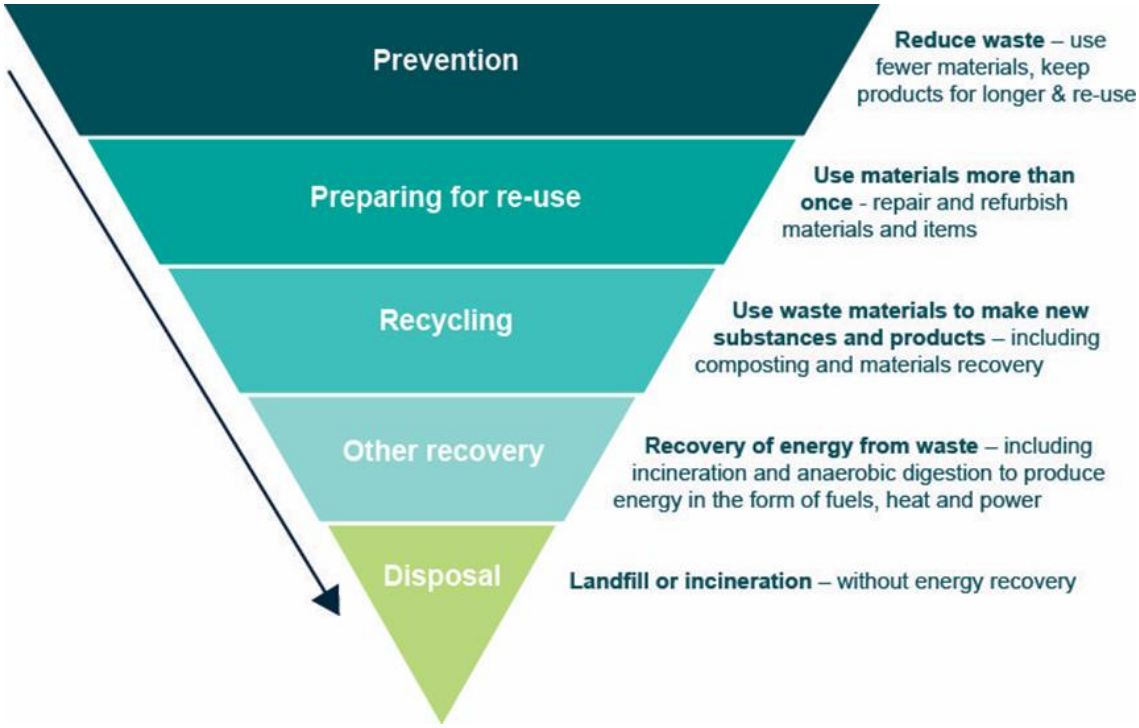

Figure 3.1: The Waste Hierarchy, Defra 2011

3.2.2 **The Waste (England and Wales) (Amendment) Regulations 2014** place a duty on waste producers and all handlers of waste to manage waste in accordance with a hierarchy of options where this achieves the best overall environmental outcome. Therefore, as a producer, the operator/residents of this development must endeavour to reduce, sort and separate waste – for example, by separating the recyclable from the non-recyclable waste - before placing out the residual waste for disposal (or potentially energy recovery).

3.2.3 These regulations also aim to improve the quality and quantity of material being collected for recycling. They do this by placing a duty on waste collectors, to enable recyclable material (particularly glass, paper, plastics and metal), to be collected separately, where it is necessary to support the recovery of high-quality recyclables, and where this is technically, environmentally or economically practicable (TEEP). Although this duty is specifically on the collectors of waste,

it is important for any new development to consider the logistical impacts of separating out these materials.

3.2.4 **Our Waste, Our Resources: A Strategy for England** (2018) assists the Government's commitment set out in the 25 Year Environment Plan, to leave the environment in a better condition for the next generation. This Strategy reaffirms the UK's commitment to the waste hierarchy and introduces the circular economy concept in relation to waste. The circular economy model encourages the recycling of resources through recovering and regenerating products and materials to keep resources in use for longer.

3.2.5 This Strategy highlights the Government's ambitious plans in relation to food waste. Households produce approximately 7 million tonnes of food waste is produced annually, of which 5 million tonnes is categorised as edible. *'Reducing greenhouse gas emissions from landfill by ensuring that every householder and appropriate businesses have a weekly separate food waste collection'.*

3.3 Regional Policy and Guidance

The Adopted London Plan consolidated with alterations since 2011 (March 2016)

3.3.1 The London Plan is the city's strategic integrated economic, environmental, transport and social framework that sets out the development direction for London over the next 20-25 years, including development plan policies, with statutory weight. Relevant policies include:

Policy 5.16: Waste Net Self-Sufficiency

3.3.2 The London Plan aims to manage as much of London's waste within London, reaching 100% by 2026 and is working toward zero biodegradable or recyclable waste to landfill by 2026. This will be achieved by:

a. *"Minimising waste;*

b. *encouraging the reuse of and reduction in the use of materials;*

c. *exceeding recycling/composting levels in local authority collected waste (LACW) of 50% by 2020 and aspiring to achieve 60% by 2031;*

d. *exceeding recycling/composting levels in commercial and industrial waste of 70% by 2020;*

e. *exceeding recycling and reuse levels in construction, excavation and demolition (CE&D) waste of 95% by 2020;*

f. *improving London's net self-sufficiency through reducing the proportion of waste exported from the capital over time; and*

g. *working with neighbouring regional and district authorities to coordinate strategic waste management across the greater south east of England."*

Policy 5.3: Sustainable Design and Construction

3.3.3 All new design and construction should be underpinned by sustainable principles and measures to achieve this in relation to waste include *"minimising the generation of waste and maximising reuse and recycling".*

Intend to Publish - Draft New London Plan (December 2019)

3.3.4 Under the legislation of the Greater London Authority (GLA), the Mayor is required to publish a Spatial Development Strategy (SDS), which is known as the London Plan. The Draft New London Plan was released in December 2019 and was submitted to the Secretary of State (SoS) as the 'Intention to Publish' version.

3.3.5 In March 2020, the SoS provided comments on the Intention to Publish Local Plan, which include specific areas which require modifications necessary for approval in accordance with Section 337 (8) of the Greater London Authority Act 1999.

3.3.6 The London Plan sets out the overall strategic plan for London, including an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 yeas.

3.3.7 The emerging changes to the London Plan do not make a difference to the assessment detailed in further sections.

3.3.8 The relevant waste policies include the following:

Policy D6 Housing quality and standards

3.3.9 Policy D6 requires housing to be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass), food waste and residual waste.

Policy SI7: Reducing waste and supporting the circular economy

3.3.10 Policy SI7 details key targets to increase material re-use and recycling and to reduce the amount of waste generated that goes for disposal;

- promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible;
- encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products;
- ensure that there is zero biodegradable or recyclable waste to landfill by 2026;
- meet or exceed the municipal waste recycling target of 65 per cent by 2030;
- design developments with adequate, flexible and easily accessible storage space and collection systems that support, as a minimum the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

London Environment Strategy (May 2018)

3.3.11 The London Environment Strategy has been released with the aim of improving London's environment, specifically including a Chapter on Waste. This Strategy promotes the circular economy model and recognises resource efficiency as the fundamental principle in improving reuse, recycling and disposal rates.

3.3.12 Relevant policies and targets and proposals within this Strategy include:

Policy 7.1.1. The Mayor will set waste reduction targets for the city as a whole, and work with Londoners, waste authorities, government and other stakeholders to significantly cut waste and boost material reuse.

3.3.13 This policy targets the reduction in single use plastic and food waste, through campaigns and funding and by setting the following target:

- Reduce food waste by 50% per head by 2030.

Policy 7.2.1. Increase recycling rates to achieve a 65% municipal waste recycling rate by 2030.

3.3.14 This will be achieved through:

- A 50% Local Authority Collected Waste recycling target by 2025;
- A 45% household waste recycling rate by 2025; and
- A 50% household waste recycling rate by 2030.

Policy 7.2.2: Increase recycling rates for commercially collected waste and reduce letter and fly tipping.

- A 75% minimum recycling rate of business waste by 2030.

3.4 Local Policy and Guidance

3.4.1 The local policy and guidance which relates to waste in the LBRuT area includes policies set jointly by the West London Boroughs within the West London Waste Plan in relation to minerals and waste planning, and planning and development-related policies set by LBRuT. This sub-section outlines the relevant policies in relation to the proposed development.

Adopted West London Waste Local Plan

3.4.2 The West London Waste Local Plan was adopted in July 2015 by the West London Boroughs, including; Brent, Ealing, Harrow, Hounslow, Hillingdon, Richmond-upon-Thames and Old Oak and Park Royal Development Corporation. The Plan outlines the vision and strategy for managing waste in the West London area until 2031 and refers to the overarching waste targets outlined in the London Plan, as seen above. Therefore, the proposed development will aim to achieve these targets and mange waste in accordance with the Waste Hierarchy.

Adopted Sustainable Construction Checklist Guidance Document

3.4.3 The Sustainable Construction Checklist Guidance Document was adopted by LBRuT in January 2016. This document provides a checklist to help inform developers on sustainability issues relevant to their development. In relation to sustainable waste management, the document makes reference to following the Waste Hierarchy and the encouragement of composting food and organic waste facilities on site to help reduce the amount of waste sent to landfill. A Sustainable Construction Checklist has been prepared and submitted alongside these applications (included as an appendix to the Sustainability Statement, prepared by Hoare Lea).

Adopted Refuse and Recycling Storage Requirements

3.4.4 The Refuse and Recycling Storage Requirements Supplementary Planning Document (SPD) was adopted by LBRuT in April 2015. The SPD offers guidance for the sustainable management of waste in the Borough to enhance the overall quality of the environment and reduce adverse environmental impacts from the handling, storage, processing, transportation and disposal of waste. The SPD outlines the following requirements for operational refuse collection and recycling:

- The design of storage facilities should be sufficiently large enough to accommodate different waste containers and allow space for the separation of commercial waste storage and residential waste storage;
- Accessible and secure provision for the storage of waste and recycling materials, with consideration of LBRuT's highway guidelines and environmental requirements; and
- Provision of operational waste and recycling provision must accord with LBRuT's collection services and accessibility guidelines.

3.4.5 **Sections 4, 5** and **6** of this Strategy expand upon the details provided in this SPD and explain the proposed operational waste strategy and set out how adequate, safe and secure provision will be provided going forward.

London Borough of Richmond upon Thames - Adopted Local Plan (2018)

3.4.6 The LBRuT Local Plan Adopted July 2018 has superseded the policies from the Core Strategy (2009) and the Development Management Plan (2011).

3.4.7 **Policy LP 24** determines that waste will be managed in line with the principles of the waste hierarchy;

- adequate refuse and recycling storage should be provided in line with the guidance set out within the SPD; and
- sensitive integration of all waste management facilities within the overall design of schemes.

3.5 Summary

3.5.1 To summarise, the main operational waste management requirements that apply to the development, include:

- Accordance with the Waste Hierarchy;
- To support the increase of recycling and composting of municipal waste by 65% by 2030; and
- To support the delivery of recycling, composting and reuse of C&I waste by 70% by 2020.

3.5.2 To note, the local guidance documents have been taken into consideration throughout the development of this Strategy.

4 Estimated Waste Arisings

4.1 Introduction

4.1.1 The different land uses proposed for this scheme will produce different streams and volumes of waste. As a result, this section outlines the estimated operational waste arising from the development.

4.2 Estimated Waste Volumes Guidance

4.2.1 The waste from the operation of the development has been assessed using national benchmarks and local planning guidance. By quantifying the likely volumes of waste that will be generated in this way, an assessment of expected quantities of waste and appropriate management facilities can be integrated with the objective of reducing waste volumes.

4.2.2 The predicted waste volumes from the proposed residential uses and office uses in Application A have been based on the guidance outlined in LBRuT's *Refuse and Recycling Storage Requirements SPD* (2015). This SPD sets out the following requirements for storage capacity of refuse in new developments:

- **For houses with individual refuse containers:** storage capacity of 240 litres for refuse per household of three bedrooms or fewer and storage capacity of 360 litres for refuse per household more than three bedrooms;
- **For development using communal refuse storage containers**: storage capacity of 70 litres per bedroom; and
- **For offices**: 2.6 cubic metres waste storage should be provided for every 1,000m^2 gross floor space.

4.2.3 LBRuT do not provide any specific guidance on the expected quantities of other non-residential waste. Therefore, guidance figures for the overall volume of waste likely to arise in the office, cinema, retail units, café/restaurants and community facilities proposed in Application A, are from the British Standards (BS 5906:2005): *Waste Management in Buildings – Code of Practice*. For the school facilities proposed in Application B, waste volumes have been estimated on the base storage capacity requirements of 12.7 litres waste per week per student/pupil, as per the guidance outlined in Wandsworth Council's (2014) *Refuse and Recyclables in Developments SPD*.

4.3 Application A – Development Area 1

4.3.1 This sub-section outlines the estimated waste volumes expected during the operation of Development Area 1.

Residential Use

4.3.2 Table 4.1 sets out the estimated waste volumes of the residential use for Development Area 1.

Table 4.1: Estimated Waste Volumes for the Residential Use in Development Area 1

Assumed Land Use		Expected Weekly Storage Capacity	Total Expected Waste Volumes (litres per week)
Studio and One Bedroom Flat	101	70 litres per bedroom	7,070
Two Bedroom Flats	311	70 litres per bedroom	43,540
Three Bedroom Flats	156	70 litres per bedroom	32,760
Four Bedroom Flats	8	70 litres per bedroom	2,240
TOTAL (litre/per week)			85,610

4.3.3 It is estimated that the residential component of Development Area 1 could result in approximately circa 85,610 litres of household waste per week. The storage provision for this volume of waste is considered in Section 6.

Non-Residential Use

4.3.4 Table 4.2 sets out the estimated waste volumes of the non-residential use for Development Area 1.

Table 4.2: Estimated Waste Volumes for the Non-Residential Use in Development Area 1

Assumed Land Use (GIA)		Expected Weekly Storage Capacity	Total Expected Waste Volumes (litres per week)
Cinema	1,606 m^2	5 litres waste storage per m^2 floor area	8,030
Flexible Use	5,023 m^2	10 litres waste storage per floor area	50,230
Hotel	1,266 m^2 (16 rooms)	350 litres per number of bedrooms	5,600
Office	5,532 m^2	2.6m^3 waste storage for every 1,000m^2 gross floor space	14,383
Total (litre/per week)			78,243

4.3.5 It is estimated that the non-residential component of Development Area 1 could result in approximately 78,243 litres of commercial waste per week, based on a conservative estimate, and assuming the flexible use all to be generating at a rate of 10 litres per m^2.

4.3.6 The estimated waste arisings for the non-residential units is indicative only. The actual provision for non-residential waste will be dictated by the incoming tenants/occupiers and their waste contractors.

[2] Based on LBRuT's *Refuse and Recycling Storage Requirements SPD* (2015)

4.4 Application A – Development Area 2

4.4.1 This sub-section outlines the estimated waste volumes expected during the operation of Development Area 2.

Residential Use

4.4.2 Table 4.3 sets out the estimated waste volumes of the residential use for Development Area 2.

Table 4.3: Estimated Waste Volumes for the Residential Use in Development Area 2

Assumed Land Use			Expected Waste Storage Capacity	Total Expected Waste Volumes (litres per week)
Flats	Studio	58	70 litres per bedroom	4,060
	One Bedroom Flat	225	70 litres per bedroom	15,750
	Two Bedroom Flats	283	70 litres per bedroom	39,620
	Three Bedroom Flats	95	70 litres per bedroom	19,950
	Four Bedroom Flats	6	70 litres per bedroom	1,680
Houses	Four Bedroom Houses	7	360 litres per household of more than three bedrooms	2,520
TOTAL (litre/per week)				83,580

4.4.3 It is estimated that the residential component of Development Area 2 could result in approximately 83,580 litres of residential waste per week. To note, the mix and total number of residential units used to estimate the waste volumes in this sub-section has not been confirmed. The estimated mix and total number of residential units is comparable to the actual mix for Development Area 1, therefore estimations for the waste arising from the proposed residential units in Development Area 2 will only be feasible once the actual mix of housing is confirmed at Reserved Matters.

4.5 Application B – School

4.5.1 This sub-section outlines the estimated waste volumes expected during the operation of the school proposed in Application B.

Table 4.5: Estimated Waste Volumes for the School

Assumed Land Use	Expected Weekly Storage Capacity	Total Expected Waste Volumes (litres per week)
1,200 pupils	12.7 litres per week per student/pupil	15,240
TOTAL (litre/per week)		15,240

4.5.2 It is estimated that the school could result in approximately 15,000 litres of waste per week. To note, the estimated waste arisings for the school is indicative only. The actual provision for the school waste will be dictated by the incoming students and their waste contractors.

4.6 Application C – Chalkers Corner

4.6.1 No Waste generated.

5 Waste Separation and Recycling Proposals

5.1 Introduction

5.1.1 This section outlines how different streams of waste arising during the operation of the development will be segregated and stored on Site.

5.2 Application A – Development Area 1

Residential Use

Materials to be collected

5.2.1 Residential units in Development Area 1 have been designed to incorporate appropriate spaces to enable a large proportion of the waste arising to be separated for recycling and as a result reducing the amount of waste requiring disposal.

5.2.2 In accordance with the requirements set by LBRuT, separate recycling bins and general waste bins will be allocated for:

- General waste;
- Mixed paper, card and carton recycling bins; and
- Mixed container recycling bins for plastic, tins, unbroken glass and aerosols.

5.2.3 Although the provision for communal food waste collection is not a requirement for flats with over 5 units, it is proposed that there will be sufficient internal space for one 23 litre food waste bin in each residential unit in Development Area 1. This was suggested by LBRuT, in case the collection of food waste for flats with over 5 units becomes a requirement when the scheme is in operation.

Storage Requirements

5.2.4 In accordance with LBRuT's *Refuse and Recycling Storage Requirements SPD (2015)*, the following recycling storage requirements have been considered within this Strategy and the design process for the residential units in Development Area 1:

Table 5.1: Recycling Storage Provisions for Residential Units

Number of Units	Mixed Paper, Card and Carton Recycling Bins	Mixed Container Recycling Bins	Total Recycling Bins
Flats of three or more units			
3 to 5	1 x 240 litres	1 x 240 litres	2 x 240 litres
7 to 8	1 x 360 litres	1 x 360 litres	2 x 360 litres
9 to 11	2 x 240 litres	2 x 240 litres	4 x 240 litres
12 to 17	2 x 360 litres	2 x 360 litres	4 x 360 litres
18 to 25	1 x 1100 litres	1 x 1100 litres	2 x 1100 litres
26 to 45	2 x 1100 litres	2 x 1100 litres	4 x 1100 litres
46 to 70	3 x 1100 litres	3 x 1100 litres	6 x 1100 litres

5.2.5 This Strategy and the design process for the residential units in Development Area 1 have assumed the provision of 1100 litre Eurobins for the storage of general refuse waste.

Non-Residential Use

Materials to be collected

5.2.6 The specifics of materials to be collected from the non-residential units in Development Area 1 will be determined by their individual uses and their appointed waste collection contractors. Sufficient space has been allocated within the individual non-residential units to accommodate the separation and collection of a variety of materials.

5.2.7 Non-residential uses in Development Area 1 will aim to provide sufficient storage space to help enable the commercial elements of the development to support the Mayor's target of 70% C&I waste to be recycled.

Storage Requirements

5.2.8 The storage requirements for the non-residential uses in Development Area 1 have been based on the guidance outlined in LBRuT's *Refuse and Recycling Storage Requirements SPD* (2015). Although this SPD only provides specific guidance on the storage requirements for offices, the same principles have been applied to the cinema, hotel, retail units, café/restaurants and community facilities, to ensure that the storage facilities will be sufficiently large enough to accommodate for the expected weekly arisings of waste. This SPD sets out the following requirements:

- 50% of the expected waste capacity of office waste should be retained for the storage of separated waste for recycling.

5.2.9 To note, the non-residential storage areas will be clearly separated from the storage area for the residential waste, with separate access to each use.

5.3 Application A – Development Area 2

Residential Use

Materials to be collected

5.3.1 The residential units in Development Area 2 will be designed to incorporate appropriate spaces to enable a large proportion of the waste arising to be separated for recycling and as a result reducing the amount of waste requiring disposal.

5.3.2 In accordance with the guidelines set by LBRuT, separate recycling bins and general waste bins will be allocated for:

- General waste;
- Mixed paper, card and carton recycling bins; and
- Mixed container recycling bins for plastic, tins, unbroken glass and aerosols.

5.3.3 Furthermore, the proposed townhouses in Development Area 2 will all provide sufficient space for storing recyclable and non-recyclable waste when designing kitchen/utility rooms, including a one 23 litre food waste container, as outlined in LBRuT's *Refuse and Recycling Storage*

Requirements SPD (2015). Space will also be provided so that the container can be presented within the property boundary and be visible from the kerbside on the designated collection day.

Storage Requirements

5.3.4 The space allocated for waste stores in the residential units of Development Area 2 will be developed once the project reaches detailed design stage and following further consultation with LBRuT. The storage provisions will align with LBRuT's current collection practices and detailed measures for waste provision.

5.3.5 At present, LBRuT offers the following measures for domestic waste storage provisions, applicable to the proposed townhouses in Development Area 2:

- Storage capacity of 360 litres for refuse for a four-bed household;
- Storage capacity for two 55 litre recycling bins; and
- Storage capacity for 23 litre food waste container.

5.3.6 Communal waste facilities are provided to flats which are designed to meet the different collection and storage challenges. LBRuT currently offers the following communal waste storage requirements, which have been considered in the design process for the flats in Development Area 2:

- Storage capacity of 70 litres for refuse per bedroom;
- Storage capacity for two types of recycling bins to store mixed paper, card and carton and mixed container recycling (see Table 5.1 for specific requirements).

5.3.7 To note, this Strategy has considered the provision of 1100 litre Eurobins in storing communal general waste, as per LBRuT's guidance.

5.4 Application B – School

Materials to be collected

5.4.1 The school has been designed to incorporate sufficient space to enable a large proportion of the waste arising to be separated for recycling, and as a result reducing the amount of waste requiring disposal.

5.4.2 It is expected that separate recycling bins and general refuse bins will be allocated for:

- General waste bins, including food waste from the canteen;
- Mixed paper, card and carton recycling bins; and
- Mixed containers bins for plastic and tins etc.

5.4.3 However, the specifics of materials to be collected from the school will be determined through discussions with the appointed waste collection contractor. The school will aim to provide sufficient storage space to help enable the commercial elements of the development to support the Mayor's target of 70% C&I waste to be recycled.

Storage Requirements

5.4.4 As outlined in the previous sections, LBRuT does not provide any specific guidance on storage requirements for education facilities. To provide preliminary assumptions regarding the storage

requirements for the school, this Strategy has adopted LBRuT's general waste and recycling provisions for office units to the school to ensure storage facilities will be sufficiently large enough to accommodate the expected weekly arisings of waste (including separate additional storage space provision for recycling). As a result, 50% of the expected waste capacity for the school will be retained for the storage of recyclable waste. The principle of this approach has been confirmed through discussions with LBRuT.

5.1 Application C – Chalkers Corner

5.1.1 No Waste generated.

6 Storage and Servicing Logistics

6.1 Introduction

6.1.1 This section discusses the collection and servicing of the waste arising during the operation of the development.

6.1 Application A – Development Area 1

Residential Use

Waste Container Requirements

6.1.1 Table 6.1 presents the indicative number of bins that would be required for the collection of household waste from the proposed development. These estimations have been based on the assumption of a twice weekly collection which was discussed with LBRuT on 29th November 2017.

Table 6.1: Estimated Container Requirements – Household Waste – Application A – Development Area 1

Building Number	Capacity Requirement (litres)	Indicative Number of 1100 litre bins for refuse based on collection twice a week	Indicative Number bins for recycling based on collection twice a week
2	18970	9	6 x 1100 litre bins
3	8470	4	4 x 1100 litre bins
4	3150	2	2 x 1100 litre bins
5	No Residential	0	0
6	3850	2	2 x 1100 litre bins
7	13370	7	6 x 1100 litre bins
8	15190	7	6 x 1100 litre bins
9	2590	2	2 x 360 litre bins
10	5040	3	2 x 1100 litre bins
11	8470	4	4 x 1100 litre bins
12	6510	3	2 x 1100 litre bins

6.1.2 Following discussions with LBRuT, a suitable space for the storage of bulky waste has been allocated in the Refuse & Recycling Collection Stores to manage the movement of bulky waste. The space will be sufficient enough to store a bulk waste storage container which conforms to British Standard BS EN 840: 1997.

Storage of Waste

6.1.3 The majority of residential units (Building(s) 2, 3, 7, 8, 11 and 12) will store their refuse and recycling waste in the basement of each building. Residents occupying Building(s) 4, 5, 6, 9 and 10 do not have access to the basement level and as a result their refuse and recycling stores are located on the ground floor in each building. Access is provided by internal lifts within the building. Each of the storage areas will be locked and only accessible by residents and the Facilities Management Team (FMT).

6.1.4 Appendix B contains the Waste Collection Strategy Drawings for the ground level and basement (Drawing Ref: 38262/5514/017 and 38262/5514/018)

6.1.5 Each storage area has been designed to incorporate the design requirements as set out in LBRuT's *Refuse and Recycling Storage Requirements SPD* (2015). These design measures include:

- No waste will be stored on the public highway;
- Household waste and recycling is stored separately from non-residential waste;
- Pairs of recycling bins will be sited together so that residents can easily access both streams of recycling;
- Recycling bins will also be located alongside refuse bins so residents can easily access both bins;
- Clear labels to illustrate where different recyclables and waste materials should be deposited;
- Sufficient clearance to allow full opening of bin lids;
- 2m width of access threshold to allow for removal and return of containers whilst servicing; and
- 900mm clearance space in front of each waste storage container to allow access to use each.

6.1.6 It is proposed that all ground floor bin stores will also include the following features:

- A water supply and a trapper gully to allow for regular cleaning;
- Permanently ventilated;
- Minimum headroom of 2.2m; and
- Level with the adjacent path or highway.

Servicing

6.1.7 Household waste arising from the Development Area 1 will be collected twice a week by LBRuT. This approach was agreed by LBRuT's waste team.

6.1.8 The Facilities Management Team and LBRuT waste team will liaise to coordinate the refuse & recycling collection process and agree the collection days / times and process. On the specified collection day, the Facilities Management Team will move the appropriate bins from the storage

area(s) on the Basement Level to the Refuse Stores located on the Ground Floor. The Refuse Stores will be locked and will only be accessible to the Facilities Management Team.

6.1.9 To clarify, the Refuse Stores on the Ground Floor are allocated to the following buildings:

- Building 3 Refuse & Recycling Store is for Buildings 2 and 3;
- Building 8 Refuse & Recycling Store is for Buildings 7 and 8;
- Building 12 Refuse & Recycling Store is for Buildings 11 and 12; and
- Building(s) 4, 5, 6, 9 and 10 do not have access to the Basement Level and so their Refuse Stores are located on the Ground Floor.

6.1.10 The Facilities Management Team, for the private flats, will provide a highly managed service and will rotate bins within the Refuse Stores on the basement levels to avoid overflowing bins. The bins will be transported between the basement levels to ground floor levels via a dedicated bin lift which operates from the Refuse Collection Storage Rooms directly into the appropriate Refuse & Recycling Holding Store by the Facilities Management Team. The Facilities Management Team will be responsible for taking out and replacing the bins from the Refuse & Recycling Holding Stores to the collection point, at the agreed time of collection. For the affordable flats there will not be the same level of management, but the design will ensure they are as self-managed as possible.

6.1.11 Figure 6.1 shows the typical arrangement of the Ground Floor refuse storage room. Notably for all storage rooms the rooms will not be accessed by residents and only used by the Facilities Management Team to store bins on collection day and can therefore be stored close to each other.

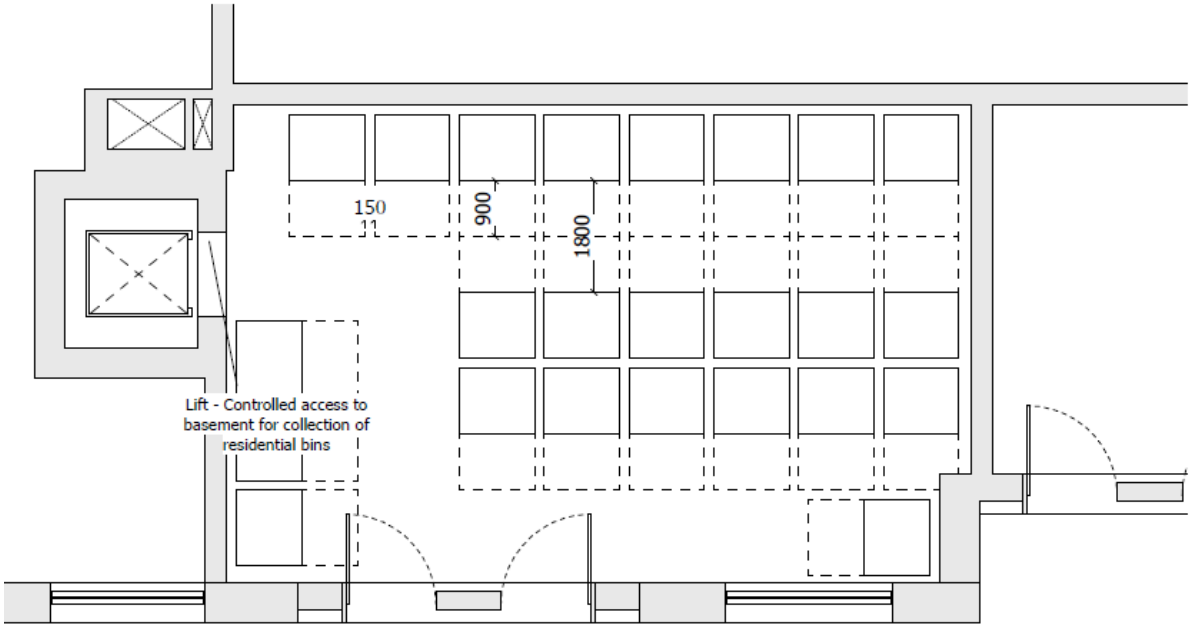

Figure 6.1: Indicative Waste Storage Room on Ground Floor

6.1.12 The majority of collection points within this phase of the development will be located within 20m from where the rear of the refuse lorry can safely stop, as required by LBRuT. However, the

collection point for building 4 will be 27m, due to site constraints with level differences of the surrounding carriageway. This has been agreed with LBRuT.

6.1.13 The goods lift will be large enough to accommodate at least one waste container and a member of the Facilities Management Team. The lift doors and adjacent corridors will also provide sufficient space so that waste containers can be easily manoeuvred, as required by LBRuT.

Non-Residential Use

Waste Container Requirements

6.1.14 The non-residential waste will be stored in each individual outlet and stored separately from the residential waste stores in Development Area 1. Sufficient space will be provided to store the minimum number of separate containers and to enable the separation of general waste and recyclable waste.

6.1.15 The specific size of these areas will be dependent on both the commercial operation itself, and the frequency the operators wish to have their waste and recycling collected. The waste storage space for this waste will be developed following confirmation of the commercial tenants.

6.1.16 Furthermore, the frequency of collection will be determined at a later date following discussions with the appointed waste collection contractors.

6.1.17 It is expected that the detailed waste arrangements for these units would be secured via planning condition.

Storage of Waste

6.1.18 As mentioned above the designated non-residential storage areas in Development Area 1 will be contained within each unit.

6.1.19 All material will be contained within the dedicated containers to avoid amenity issues associated with litter and vermin.

Servicing

6.1.20 Businesses have a duty of care of ensuring that their waste is collected and disposed of appropriately and an obligation (through the Waste Regulations as amended 2013) to adhere to the principles of the waste hierarchy. The non-residential waste is likely to be collected by private contractors working in the area or through the LBRuT's trade waste and recycling service. Each business will contract a waste collection service that is appropriate to their needs.

6.1.21 Refuse and recycling waste will be collected by a dedicated waste contractor(s). Following their appointment, specifics relating to material separation and frequency of collection will be refined and finalised.

6.1.22 The collection days /times can be specified with the contractor to make sure they do not conflict with the household waste collection.

6.2 Application A – Development Area 2

Residential Use

Waste Container Requirements

6.2.1 Table 6.2 presents the indicative number of bins that would be required for the collection of household waste of the residential units within Development Area 2. These estimations have been based on the assumption of one waste collection per week, as discussed with LBRuT.

Table 6.2: Estimated Container Requirements – Household Waste – Application A – Development Area 2

Building Number	Capacity Requirement (litres)	Indicative Number of 1100 litre bins for refuse based on weekly collection	Indicative Number of 1100 litre bins for recycling based on weekly collection
13	4,830	5	4 x 1100 litre bins
14	4,340	4	4 x 1100 litre bins
15	10,780	10	11 x 1100 litre bins
16	9,730	9	9 x 1100 litre bins
17	9,870	9	9 x 1100 litre bins
18	25,270	23	18 x 1100 litre bins
19	8,120	8	4 x 1100 litre bins
20	4,060	4	2 x 1100 litre bins
21	4,060	4	2 x 1100 litre bins
22	2,520	3	1 x 1100 litre bins

6.2.2 The waste storage space for the proposed residential units in Development Area 2 will be developed once this phase reaches detailed design stage via Reserved Matters submissions and following further consultation with LRRuT.

6.2.3 Following discussions with LBRuT, suitable space for the storage of bulky waste will also be incorporated within the detailed design of the flats to alleviate problems created by fly-tipping. It is recommended that space will be sufficient enough to store a bulk waste storage container which conforms to British Standard BS EN 840: 1997, as required by LBRuT.

Storage of Waste

6.2.4 The proposed residential units in Development Area 2 will continue to be developed to meet LBRuT's storage and collection arrangement.

6.2.5 Following discussions with LBRuT, it has been proposed that waste storage areas will be located on the ground floor in each building. This design decision was raised by LBRuT in case there will not be a Facilities Management Team present to coordinate the management and movement of household bins from the basement levels to ground floor levels in the affordable housing units.

6.2.6 Flats located in buildings 13, 15, 16 and 17 will have bin stores located in the basement and the FMT will move the bins on collection day to a single location located on Ground Floor of building 16.

6.2.7 The following bin storage parameters have been considered for the townhouses and will continued to be discussed at detailed design:

- Waste will not be stored on the public highway;
- Household waste and recycling is stored separately from non-residential waste;
- The provision of space for storing recyclable and non-recyclable waste, including food waste, when designing kitchens and utility rooms; and
- Space will be provided so that food waste containers can be presented within the property boundary and visible from the kerbside on the designated collection day.

6.2.8 The following bin storage parameters have been considered for the communal waste stores and will continue to be discussed at detailed design:

- Pairs of recycling bins will be sited together so that residents can easily access both streams of recycling;
- Recycling bins will be located alongside refuse bins so residents can easily access both bins;
- Waste will not be stored on the public highway;
- Household waste and recycling is stored separately from non-residential waste;
- Sufficient space will be provided to store the minimum number of separate containers to which to store refuse and recycling and allow access to all containers;
- Clear labels to illustrate where different recyclables and waste materials should be deposited;
- The waste stores will include; a water supply and a trapper gully to allow for regular cleaning, natural ventilation, minimum headroom of 2.2m and be level with the adjacent path or highway;
- Sufficient clearance to allow full opening of bin lids;
- 2m width of access threshold to allow for removal and return of containers whilst servicing; and
- 900mm clearance space in front of each waste storage container to allow access to use each.

Servicing

6.2.9 Household waste arising from Development Area 2 will be collected weekly by LBRuT, which was agreed by LBRuT's waste team.

6.2.10 The storage areas for all residential dwellings in Development Area 2 will be positioned so that the occupiers are not required to carry refuse or recycling more than 30 meters from an external door. Furthermore, at detailed design stage consideration will also be given to access for disabled persons, where applicable.

6.2.11 Since this part of the planning application is outline the servicing strategy will be developed at detailed design via Reserved Matters submissions.

6.3 Application B – School

Waste Container Requirements

6.3.1 Table 6.3 presents the indicative number of bins that would be required for the collection of school waste from the proposed development.

6.3.1 The estimated waste container requirements for the school is indicative only. The actual provision for school waste will be dictated by the incoming tenants/occupiers and their waste contractors.

Table 6.3: Estimated Container Requirements – Application B – School

Use	Capacity Requirement (litres)	Indicative Number of 1100 litre bins for refuse based on weekly collection	Indicative Number of 1100 litre bins for recycling based on weekly collection
School	15,240	7	7

Storage of Waste

6.3.2 The storage areas for the school will be locked and only accessible to the tenants and the Facilities Management Team.

6.3.3 All material will be contained within the dedicated containers to avoid amenity issues associated with litter and vermin.

Servicing

6.3.4 Refuse and recycling waste will be collected by a dedicated commercial waste contractor(s). Following their appointment, specifics relating to material separation and frequency of collection will be refined and finalised at a later date following discussions with the appointed waste collection contractors.

6.3.5 It is proposed that refuse vehicles will be able to utilise the bus parking spaces adjacent to the main entrance outside school opening and closing hours. These spaces are adjacent to external bin store/recycling area as well as entrance doors. This will allow ease of waste disposal.

6.3.6 The collection days/times can be specified with the contractor to make sure they do not conflict with the household waste collection and school opening and closing hours.

6.1 Application C – Chalkers Corner

6.1.1 No Waste generated.

7 Summary

7.1 Introduction

7.1.1 Waste generated on Site through the occupation of the proposed development will be managed in an appropriate and sustainable way. It will follow the principles of the Waste Hierarchy *'eliminate, reduce, reuse, recycle'* to enable the environmental, social and economic risks from waste to be reduced and national and local policy aspirations to be supported.

7.1.2 Both adopted and emerging local guidance documents have been taken into consideration throughout the development of this Strategy. The main operational waste management targets that apply to this development, include:

- Accordance with the Waste Hierarchy;
- To increase the recycling and composting of municipal waste by 65% by 2030; and
- To increase the recycling, composting and reuse of C&I waste by 70% by 2020.

7.2 Application A - Development Area 1

Residential Use

7.2.1 It is estimated that the occupation of the residential use of Development Area 1 would generate approximately of 85,610 litres of waste per week, which has been based upon the guidance outlined in LBRuT's *Refuse and Recycling Storage Requirement* (SPD) for residual waste and recycling capacity for residential waste.

7.2.2 The designated refuse areas for household waste have been designed to store the number of separate bins outlined in Table 6.1 and are large enough to all access to all containers for residents and the Facilities Management Team. Furthermore, these designated areas ensure that the residential and non-residential waste from Development Area 1 is stored and collected separately.

7.2.3 Residents occupying units in Development Area 1 are required to take their waste and recycling to the Basement Level of their building within the development, where the designated refuse areas for household waste will be located. Each of the storage areas will be locked and only accessible by residents and the Facilities Management Team.

7.2.4 Household waste from the Development Area 1 will be collected twice a week by LBRuT. Thie principle of this approach was agreed by LBRuT's Waste Team, on 29th November 2017. The Facilities Management Team and LBRuT waste team will liaise to coordinate the refuse & recycling collection process and agree the collection days / times and process. On the specified collection day, the Facilities Management Team will move the appropriate bins from the storage area(s) on the Basement Level to the 'Refuse & Recycling Collection Stores' located on the Ground Floor.

Non-Residential Use

7.2.5 The estimated waste arisings for the non-residential units summarised in this Strategy are indicative only. The actual provision for non-residential waste will be dictated by the incoming tenants/occupiers and their waste contractors.

7.2.6 To note, the non-residential waste will be stored in each individual outlet and stored separately from the residential waste stores in Development Area 1. The specific size of these areas will be dependent on both the commercial operation itself, and the frequency the operators wish to

have their waste and recycling collected. The waste storage space for this waste will be developed following confirmation of the commercial tenants.

7.2.7 Furthermore, the frequency of collection will be determined at a later date following discussions with the appointed waste collection contractors.

7.3 Application A – Development Area 2

Residential Use

7.3.1 It is estimated that the occupation of the residential use of Development Area 2 would generate approximately 83,580 litres of waste per week, which has been based upon the guidance outlined in LBRuT's *Refuse and Recycling Storage Requirement* (SPD) for residual waste and recycling capacity for residential waste. To note, this figure is indicative only and will be subject to change once the actual mix of housing is confirmed at Reserved Matters.

7.3.2 In comparison to Development Area 1, the household waste from Development Area 2 will be collected once a week by LBRuT. The principle of this arrangement was agreed by LBRuT's Waste Team on 29th November 2017 due to the proportion of affordable housing in this Development Area. This collection agreement will be discussed further with LBRuT following confirmation of the fixed mix of housing.

7.3.3 There will also be space provision for the storage of food waste for the townhouses in this Development Area and an appropriate area for the storage of bulky waste to alleviate problems created by fly-tipping.

7.3.4 To note, the proposed residential units in Development Area 2 will continue to be developed to meet LBRuT's storage and collection arrangement.

7.4 Application B – School

7.4.1 It is estimated that the operation of the school will generate approximately 15,240 litres of waste per week, based on a pupil intake of 1,200. The estimated waste volumes and container requirements for the school is indicative only. The actual provision for school waste will be dictated by the incoming tenants/occupiers and their waste contractors.

7.4.2 Refuse and recycling waste will be collected by a dedicated commercial waste contractor(s). Following their appointment, specifics relating to material separation and frequency of collection will be refined and finalised at a later date following discussions with the appointed waste collection contractors.

7.5 Application C – Chalkers Corner

7.5.1 No Waste generated.

Appendix A Correspondence with LBRuT Waste Team

NOTES

Subject: **Stag Brewery Meeting Notes with LBRuT (29.11.17)**

Date: 29th November

Attendees: Natalie Maletras, Richard Mallet, Kathleen Hallquist, Emma-Mai Eshelby, Roland Copley, Rita Csonka and Lucy Thatcher

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Waste Collection

- Waste collection is weekly collections in Mortlake
- Waste and recycling will be collected on the same day
- The development is to likely be the first stop on the waste collection route, due to the volume of waste required to be collected from the site.
- Waste contract will be renewed in 1 year

Phase 1 - Detailed Component

- Waste storage facilities for the residential uses are to be located within the underground car park
- An estate management company will be responsible for transferring waste from the underground stores to the surface for collection at specific collection points – this will be a highly managed scheme
- Waste and recycling will be collected on the same day, with two collections per week to be made. The cost will be 50% of the cost of commercial waste collection services, although LBRuT will confirm
- Commercial waste collection will be subject to a separate regime but will be controlled by the management company to ensure that it operates efficiently and that collections are timed to avoid peak traffic hours

Phase 2 – Outline Component

- This will less likely to be managed by Facilities Management
- It is recommended that waste storage facilities for residential uses are to be located within ground floor stores. No residential waste will be stored within the underground car parks
- Waste will be collected weekly

Care Home and Health Care Facilities

- Care home and health care units will be collected as commercial waste. Collection will be agreed at a later date
- Estimated storage facilities for assisted living units will be based on LBRuT's waste storage capacity for residential units
- Clinical waste needs to be considered for all units. Storage and collection of clinical waste will be considered at detailed design

Food Waste

- Currently, there is no requirement for food waste collection for flats in Mortlake. Only townhouses in Phase 2 have a requirement for storage of food waste – this will be incorporated into design codes

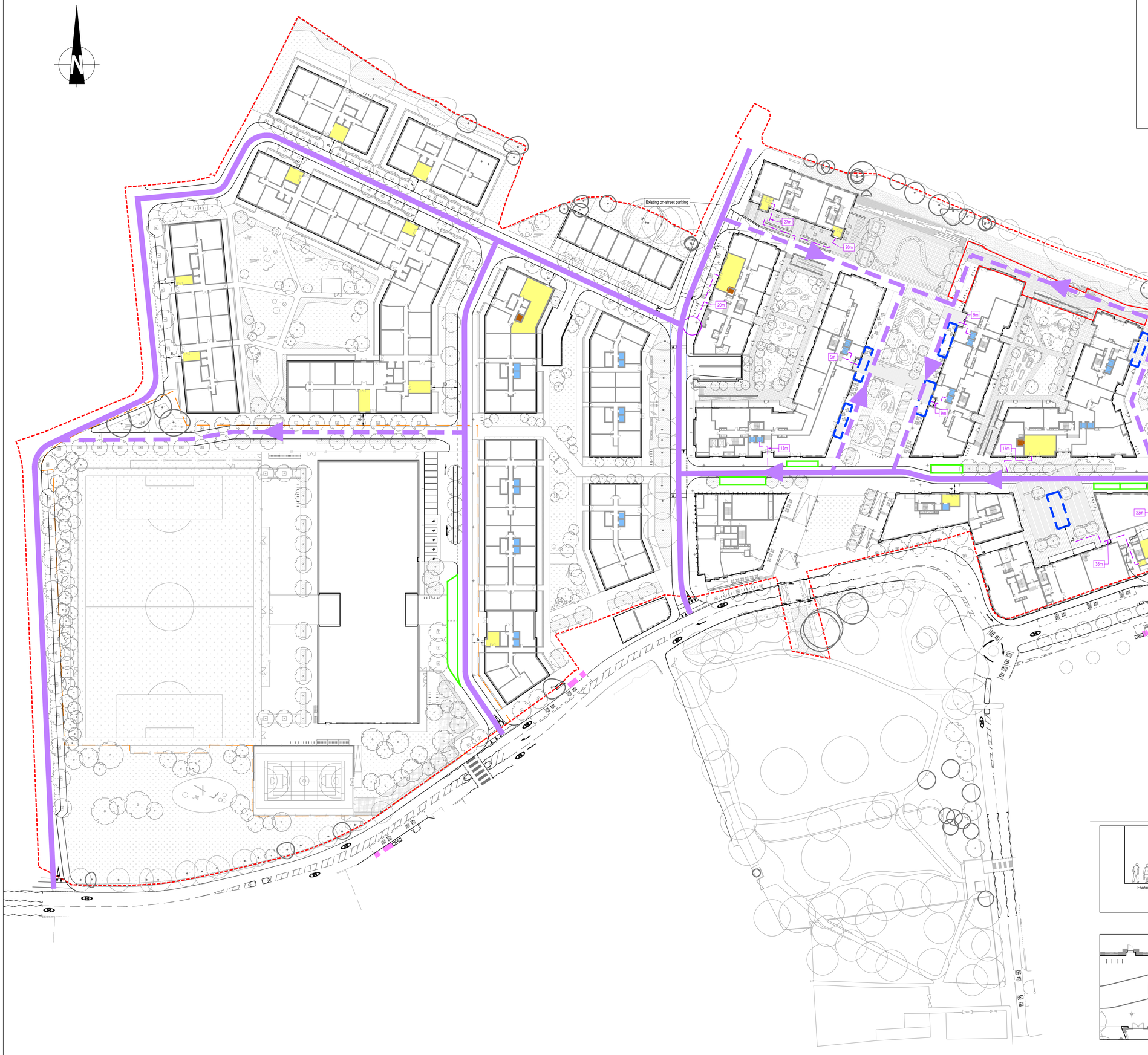
NOTES

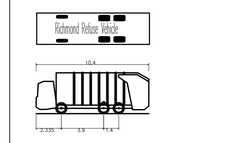
- Recommended that there is sufficient storage within Phase 1 and 2 for the storage of food waste to accommodate this, if this becomes a requirement when the scheme is within operation

Bulky Waste

- There is no specific requirement for the storage of bulky waste
- LBRuT recommend that there is a holding area for bulky waste within one of the ground floor waste stores in Phase 2 of the development
- LBRuT offers chargeable collection of bulky goods

Appendix B Waste Collection Strategy Drawings

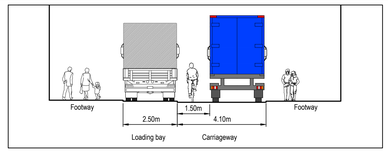




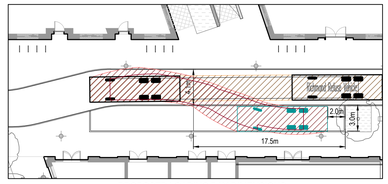
Richmond Refuse Vehicle	
Overall Length	10.400m
Overall Width	2.900m
Overall Body Height	3.814m
Min Body Ground Clearance	0.366m
Track Width	2.450m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.350m

- LIFTS FOR TRANSFERRING BINS BETWEEN LEVELS
- LIFTS FOR PEDESTRIAN ACCESS TO BIN STORES
- VEHICLE ACCESS RESTRICTED TO SPECIFIED TIMES
- MAIN ROUTES
- ROUTES WITH RESTRICTED ACCESS
- REFUSE STORE LOCATIONS (GROUND LEVEL)
- BIN TRANSFER ROUTES FROM REFUSE STORE
- FORMAL LOADING BAY
- INFORMAL LOADING BAY

0 50
metres



TYPICAL LOADING BAY CROSS-SECTION
Scale 1:100



PROPOSED LOADING BAY DIMENSIONS
Scale 1:250

Mark	Revision	Date	Drawn	Chkd	Appd

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status
FOR PLANNING

STAG BREWERY, MORTLAKE
WASTE COLLECTION STRATEGY
REFUSE TRUCK - GROUND LEVEL

Client
RESELTON PROPERTIES

Date of 1st Issue	Designed	Drawn
08.04.2020	REM	REM
A0 Scale	Checked	Approved
1:500	PW	PW
Drawing Number		Revision
38262/5514/017		-

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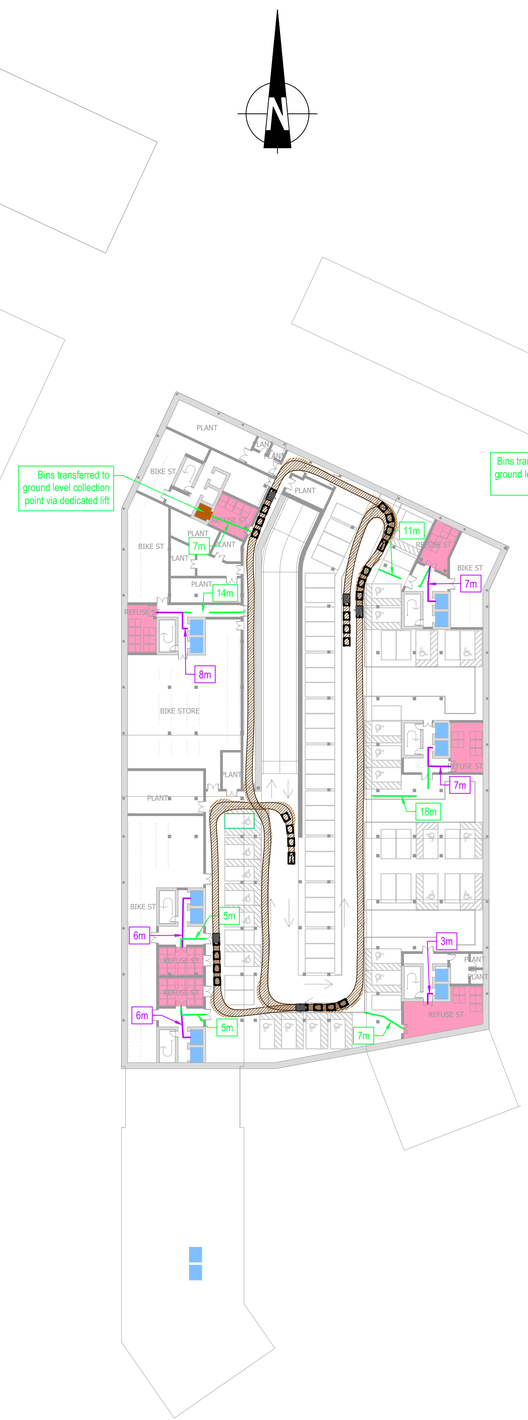
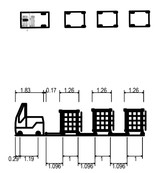
Tel: 020 3824 6600

File Location: j:\38262 stag brewery, mortlake\3. drawings & models\acad\transport\38262-5514-017 to 018.dwg





Electric tug + 3 Eurobins

Overall Length	8.388m
Overall Width	1.000m
Overall Body Height	2.070m
Min Body Ground Clearance	0.011m
Max Track Width	1.000m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	2.230m

BIN TRANSFER ROUTES FROM REFUSE STORE

LIFTS FOR TRANSFERRING BINS BETWEEN LEVELS

LIFTS FOR PEDESTRIAN ACCESS TO BIN STORES

REFUSE STORE LOCATIONS (BASEMENT)

BIN TRANSFER ROUTES TO TUG HOOK UP POINTS

0 50
metres

Mark	Revision	Date	Drawn	Chkd	Appd

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status

FOR PLANNING

STAG BREWERY, MORTLAKE
WASTE COLLECTION STRATEGY
BIN TUG - BASEMENT

Client

RESELTON PROPERTIES

Date of 1st Issue: 08.04.2020	Designed: REM	Drawn: REM
A1 Scale: 1:500	Checked: PW	Approved: PW
Drawing Number: 38262/5514/018	Revision: -	

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