



# The Former Stag Brewery, Mortlake

## Operational Waste Management Plan

On behalf of **Reselton Properties Limited**

Project Ref: 38262 | Rev: I | Date: October 2023

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## Document Control Sheet

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H	June 2023	Update following comments from LBRuT	OA	GD	GD
I	October 2023	Update to comply with changes made as part of the Fire Amends scheme	MRM	GD	GC

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# 1 Introduction

## 1.1 Background

1.1.1 On behalf of our client, Reselton Properties Limited, this Operational Waste Management Plan (WMP) has been updated to consider the affect arising from a series of amendments which are now being made in respect of the pending planning application ref: 22/0900/OUT ('Application A') at the Former Stag Brewery, Lower Richmond Road, Mortlake, London ('the Site').

1.1.2 A summary of the Applications is set out below:

**Application A** - "Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- a) Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks
- b) Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground
- c) Residential apartments
- d) Flexible use floorspace for:
  - i. Retail, financial and professional services, café/restaurant and drinking establishment uses
  - ii. Offices
  - iii. Non-residential institutions and community use
  - iv. Boathouse
- e) Hotel/ public house with accommodation
- f) Cinema
- g) Offices
- h) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- i) Provision of on-site cycle, vehicle and servicing parking at surface and basement level
- j) Provision of public open space, amenity and play space and landscaping
- k) Flood defence and towpath works
- l) Installation of plant and energy equipment

Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- a) The erection of a single level basement and buildings varying in height from 2 to 8 storeys
- b) Residential development
- c) Provision of on-site cycle, vehicle and servicing parking
- d) Provision of public open space, amenity and play space and landscaping
- e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works"

**Application B** - "Detailed planning permission for 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 other associated works"

- 1.1.3 Being hybrid, Application A is subdivided into Development Area 1 and Development Area 2. Together, Applications A and B described above, along with the Section 278 highways works comprise the 'Development'.

## 1.2 Planning Update

- 1.2.1 The two applications for planning permission were submitted to the London Borough of Richmond upon Thames ('LBRuT') on 11<sup>th</sup> March 2022 for the masterplan redevelopment of the Site. This is referenced as the Originally Submitted Hybrid Application (March 2022) - up to 1071 Units ('**Planning Scheme**').
- 1.2.2 On 19<sup>th</sup> July 2023 both applications were heard at LBRuT's Planning Committee with the Committee resolved to approve both applications, subject to the provisions set out in the Officer's Report. This is referenced as the Resolved to Approve by Planning Committee Hybrid Application (July 2023) - up to 1068 Units ('**Committee Scheme**').
- 1.2.3 On 24<sup>th</sup> July 2023 the Secretary of State made a statement confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres. This followed consultation on this matter where expert bodies advocated support for this threshold.
- 1.2.4 Although no formal transition arrangements or legislation has been announced at this stage, the Applicant has taken the decision to make amendments to the scheme which will allow it to adhere to the forthcoming changes announced on the 24 July 2023 by the Secretary of State in relation to the Government's intention to mandate second staircases in new residential buildings above 18 metres. This is referenced as the Fire-Led Design Amendments Hybrid Application (Oct 2023) - up to 1075 Units ('**Fire-Led Amended Scheme**').
- 1.2.5 To accommodate second staircases, the development was amended which made changes to the land-use schedules and basements layouts that in turn allowed waste stores to be returned to the Basement Level. The extent of these changes combined with LBRuT updating of the Supplementary Planning Document (Refuse and Recycling: Storage and Access for New Developments) in December 2022 requires an update to the WMP which is set out below. Furthermore, this WMP demonstrates compliance with the Circular Economy Statement [Hoare Lea, March 2023].
- 1.2.6 For the avoidance of doubt, no physical changes are proposed to a linked application ref: 22/0902/FUL ('Application B').

## 1.3 Scope and Objectives

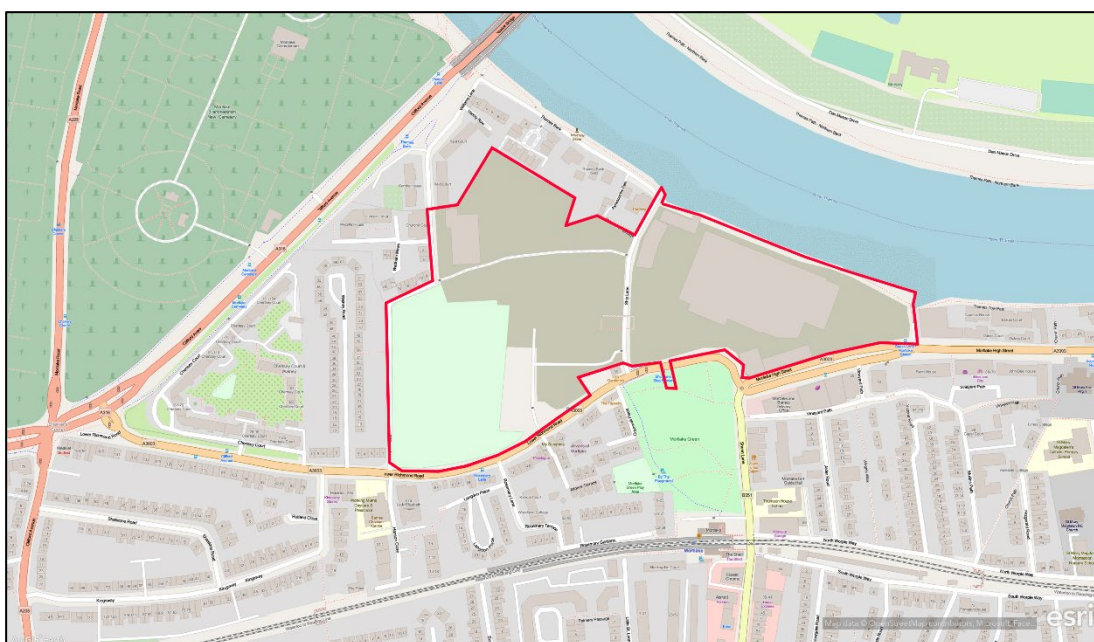
- 1.3.1 This WMP supports Applications A (Development Areas 1 and 2) and B (School). The objectives are as follows and remain unchanged:
- Identify the relevant waste management policy and guidance relevant to the development and its requirements
  - Set the waste management aspirations for the development
  - 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 Only operational waste matters are cover by this WMP, with those related to the management of waste during construction considered in the Framework Construction Management Statement [AECOM, March-2022].

## 2 Site Context

### 2.1 Site Location

2.1.1 The Site includes the former Stag Brewery which ceased brewery operations in December 2015 and 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 and currently comprises a mixture of large-scale industrial brewing structures, areas of hardstanding and playing fields. Areas to the east, south and west of the Site are predominantly residential. Figure 1-1 identifies the site boundary.

Figure 1-1: Site Location



### 2.2 Development Proposals (Fire-Led Amended Scheme)

2.2.1 Development proposals have been guided by LBRuT's Planning Brief which was adopted as an SPG in July 2011 as well as the emerging Site Allocation contained within LBRuT's emerging Local Plan (Policy SA 24). The development will provide homes (including affordable homes), complementary commercial and leisure uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at the Chalkers Corner junction.

2.2.2 The development quanta for the Fire-Led Amended Scheme are set out below in Table 2-1.

Table 2-1: Development Quanta for Fire-Led Amended Scheme

Land Use	Development Quantum
<b>Application A (Development Area 1)</b>	
Residential	566 units
Unspecified Flexible Floor Areas including Retail/Restaurant/Office/Community/Boathouse	4,909 m <sup>2</sup>
Office	1,897 m <sup>2</sup>
Hotel	1,765 m <sup>2</sup>



Land Use	Development Quantum
Cinema	1,755 m <sup>2</sup>
<b>Application A (Development Area 2)</b>	
Residential	509 units
<b>Application B (School Application)</b>	
School	9,319 m <sup>2</sup> (1,200 students)

2.2.3 The previous WMP supported the Committee Scheme (July 2023) with up to 1068 units. For context, the Fire-Led Amended Scheme results in the following change to the development quanta:

- Residential - 7 units (increase)
- Unspecified Flexible Floor Areas – 125 m<sup>2</sup> (increase)
- Hotel – no change
- Office - 2,571 m<sup>2</sup> (reduction)
- Cinema – 149 m<sup>2</sup> (increase)
- School – no change

2.2.4 This update to the WMP has used Table 2-1 and the following Development Area details to recalculate the waste arisings, inform on storage capacity for the required waste streams and confirm collection procedures.

## 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 566 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 A breakdown of the residential development within the detailed application which includes Blocks 1 to 12 is shown in Table 2-2. All residential accommodation in this part of the development will be in the form of apartments.

Table 2-2: Detailed Application Residential Mix Summary

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total Residential Units	123	291	145	7	566

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 4,905 m<sup>2</sup> at Ground Floor 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) which includes Blocks 13 to 22, comprising of:
- *“The erection of a single storey basement and buildings varying in height from 2 to 9 storeys*
  - *Residential development*
  - *Provision of on-site cycle, vehicle and service parking*
  - *Provision of public open space, amenity and play space and landscaping*
  - *New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works”*

Table 2-3: Outline Application anticipated Residential Mix Summary

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total Residential Units	27	153	191	177	21	<b>509</b>

### Application B – School

- 2.3.6 Planning permission has been approved 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 all other associated works”*

## 2.4 Proposed Access and Street Layout

- 2.4.1 To the east of Ship Lane (Application A – Development Area 1), refuse vehicles will be able to enter the site at the south-east corner of the development off Mortlake High Street, and drive along Thames Street to collect all refuse from the east side of the development. All collection points within Development Area 1 will be located within 20 metres from where the rear of the refuse lorry can safely stop, as required by LBRuT. A plan (Drawing Number: 38262/5520/20E) showing this is included in Appendix B.
- 2.4.2 For Development Area 2, the exact unit numbers/ mix of units/ land uses are applied for in outline with details secured via future reserved matters submissions. Therefore, whilst we can set out in high-level how refuse vehicle movements will be managed now, the details of this will need to be secured via Reserved Matters applications. At a high level, it is known, following discussions with LBRuT, that all of the flats in Development Area 2 comprising affordable housing, will have their waste storage areas located on the ground floor in each building. This design decision was specified by LBRuT in case there is no Facilities Management Team present to coordinate the management and movement of household bins. Again, collection points will be within 20 metres from where the rear of the refuse lorry can safely stop (Drawing Number: 38262/5520/20E).
- 2.4.3 The school (Application B) will have its own separate waste storage unit and will be serviced by a separate refuse truck. A dedicated school loading bay will be provided. Again, servicing trips will be managed in order to avoid school pick up and drop off times. A plan (Drawing Number: 38262/5520/27A) showing this is included in Appendix C.

## 3 Policy and Legislative Background

### 3.1 Overview

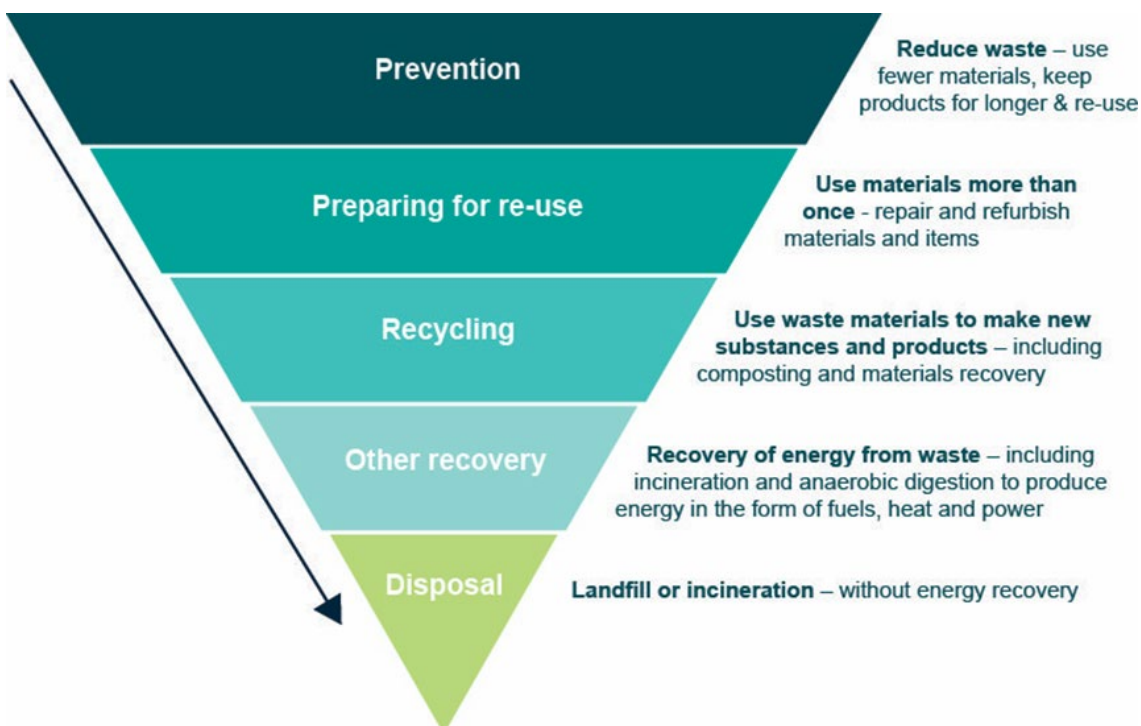
- 3.1.1 This section provides a review of the relevant national, regional and local waste management policies, targets and guidance for the Site to ensure it is appropriately considered within this WMP and going forward. Some of the policies outlined below are development plan policies (with statutory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

### 3.2 European and National Policy Guidance

#### The European Revised Waste Framework Directive

- 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)



#### The Waste (England and Wales) (Amended) Regulations 2014

- 3.2.2 The Waste (England and Wales) Regulations 2011 as amended by the Waste (England and Wales) (Amended) Regulations 2014 places 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.

#### Our Waste, Our Resources: A Strategy for England, December 2018

- 3.2.4 HM Government published 'Our Waste, Our Resources, a Strategy for England' in December 2018, which 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 London Plan 2021

- 3.3.1 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.
- 3.3.2 On 2<sup>nd</sup> March 2021, the London Plan 2021 was formally published by the Mayor. The London Plan 2021 sets out the overall strategic plan for London, including an integrated economic, environmental, transport and social framework for the development of London, running from 2019 to 2041. With population set to increase by 70,000 per year, demand on new homes along with space for employment will increase. The policies set within the London Plan are to provide an appropriate spatial strategy that plans growth within London in a sustainable way.
- 3.3.3 The relevant policies for this Waste Management Plan are outlined below.
- 3.3.4 Policy D6 "Housing Quality and Standards" sets out a number of standards to be incorporated within the design of the scheme. In terms of waste, the Policy states *"Housing should 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) and food waste as well as residual waste"*.
- 3.3.5 Policy SI 7 "Reducing waste and supporting the circular economy" details the key targets to increase material re-use, recycling and to reduce the amount of waste generated that goes for disposal. The policy requires the Mayor, waste planning authorities and industry to work in collaboration to achieve specific targets, which include to:
- 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
  - Meet or exceed the commercial waste recycling target of 75 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

- 3.3.6 The London Environment Strategy, adopted in May 2018, 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.
- 3.3.7 Relevant policies and targets and proposals within this Strategy are detailed below.
- 3.3.8 Policy 7.1.1 sets out 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. This policy targets the reduction in single use plastic and food waste, through campaigns and funding and target of reducing food waste by 50% per head by 2030.

- 3.3.9 Policy 7.2.1 increases recycling rates to achieve a 65% municipal waste recycling rate by 2030. This will be achieved through:
- A 50% Local Authority Collected Waste recycling target by 2025
  - A 45% household waste recycling rate by 2025
  - A 50% household waste recycling rate by 2030.
- 3.3.10 Policy 7.2.2 aims to increase recycling rates for commercially collected waste and reduce litter and fly tipping. The aim is to achieve a 75% minimum recycling rate of business waste by 2030.

### 3.4 Local Policy and Guidance

#### London Borough of Richmond upon Thames Local Plan (2018)

- 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 subsection 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 manage 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).

#### Refuse and Recycling: Storage and Access Required for New Developments (2022)

- 3.4.4 The Refuse and Recycling: Storage and Access Requirements for New Developments SPD was adopted by LBRuT in December 2022. 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.
  - Provision of operational waste and recycling provision must accord with LBRuT's collection services and accessibility guidelines. This includes the need to ensure that collection vehicles are able to wait legally within 10 metres of all communal bin collection points.
- 3.4.5 Sections 4, 5 and 6 of this WMP expand upon the details provided in this SPD and explain the proposed operational waste plan and set out how adequate, safe and secure provision will be provided within the Fire-Led Amended Scheme.

**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 which requires all developments to:
- provide adequate refuse and recycling storage should be provided in line with the guidance set out within the SPD, and
  - ensure sensitive integration of all waste management facilities within the overall design of schemes.

### **3.5 Summary**

- 3.5.1 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
  - To support the delivery of recycling, composting and reuse of C&I waste by 75% by 2030.
- 3.5.2 To note, the local guidance documents have been taken into consideration throughout the development of this WMP.

## 4 Estimated Waste Arisings

### 4.1 Overview

4.1.1 The land uses included in the Fire-Led Amended Scheme will produce different streams and volumes of waste so this section estimates these operational waste arising from each and across the development as a whole.

### 4.2 Estimated Waste Volumes Guidance

4.2.1 Waste volumes have been estimated using national benchmarks and local planning guidance to provide an estimate of the expected quantities of waste generated and the appropriate management facilities for this to be incorporated into the Proposed Scheme.

4.2.2 The predicted waste volumes from the proposed residential uses and non-residential uses have been based on the guidance outlined in LBRuT Refuse and Recycling: Storage and Access Requirements for New Developments SPD (2022). The guidance sets out the following requirements for storage capacity of refuse in new developments:

- **For houses with individual refuse containers:** 90 litre dustbins providing at least 30 litres of residual waste capacity per household plus 70 litres of capacity per bedroom. Two 55 Litres boxes for paper and mixed recycling and one 23 litres container for food waste
- **For development using communal refuse storage containers:** storage capacity of 30 litres plus 70 litres per bedroom for refuse; 55 litres for each of the two recycling streams and 23 litres for food waste
- **For offices:** 2.6 cubic metres waste storage should be provided for every 1,000 m<sup>2</sup> gross floor space in line with ADEPT<sup>1</sup> guidance
- **For schools:** storage capacity requirements of 12.7 litres waste per week per student/ pupil.

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<sup>1</sup> [Making Space for Waste: designing waste management in new developments | ADEPT \(adeptnet.org.uk\)](https://www.adeptnet.org.uk)

### 4.3 Estimated Waste Volumes

4.3.1 For 2021/22, LBRuT collected 73,377 tonnes of household waste<sup>2</sup>, equating to approximately 861 kg per household, with a household recycling rate of approximately 40.8%. The proposed development will consist of up to 1,075 households, thus it is expected to generate an estimated 928 tonnes of household waste per annum.

Table 4-1: Operational Waste Estimation from Households<sup>3</sup> Based on 2021/22 Records

2021/22	London Borough of Richmond upon Thames
Total Household Waste (t)	73,377
Total Household Waste per Household (kg)	861
Forward predictions	
Number of new units	1,075
Total Generated Household Waste (t)	925

4.3.2 For input into the Circular Economy Statement this represents residential waste arisings for Development Area 1 of 487 tonnes, and for Development Area 2 of 438 tonnes.

#### Application A – Development Area 1

4.3.3 This section outlines the estimated waste volumes expected during the operation of Development Area 1 which has both residential and non-residential components.

#### Residential Use

4.3.4 The estimated waste volumes for the residential buildings are detailed in Table 4-2.

<sup>2</sup> Waste and Recycling Statistics (Department for Environment, Food and Rural Affairs), Local Authority Collected and Household Waste Statistics 2021/2022 England, LBRuT household - Household Total Waste (Tonnes).

<sup>3</sup> Waste and Recycling Statistics (Department for Environment, Food and Rural Affairs), Local Authority Collected and Household Waste Statistics 2021/2022 England, LBRuT household - Household Total Waste (Tonnes).



Table 4-2: Est. Refuse and Recycling Volumes for Residential Use per Block (Development Area 1)

Building No.	Unit Type					Total Expected Volumes (litres per week)			
	1-bed	2-bed	3-bed	4-bed	Total	Refuse	Paper and Card	Mixed Dry Recycling	Food Waste
1	3	8	6	-	17	3,100	935	935	391
2	24	63	32	-	119	20,790	6,545	6,545	2,737
3	8	27	13	-	48	8,510	2,640	2,640	1,104
4	-	14	5	-	19	3,580	1,045	1,045	437
6	4	14	6	-	24	4,220	1,320	1,320	552
7	19	47	21	-	87	14,930	4,785	4,785	2,001
8	22	43	33	2	100	18,050	5,500	5,500	2,300
9	-	6	3	4	13	2,980	715	715	299
10	22	17	-	-	39	5,090	2,145	2,145	897
11	11	21	19	1	52	9,540	2,860	2,860	1,196
12	10	31	7	-	48	7,950	2,640	2,640	1,104
<b>TOTAL</b>	<b>123</b>	<b>291</b>	<b>145</b>	<b>7</b>	<b>566</b>	<b>98,740</b>	<b>31,130</b>	<b>31,130,</b>	<b>13,018</b>
						<b>174,018</b>			

4.3.5 It is estimated that the residential component of the development will result in approximately 174,018 litres of household refuse and recycling per week. The storage provision for this volume of waste, based on a twice weekly collection is considered in Section 6.

**Non-Residential Use**

4.3.6 The estimated waste volumes of the non-residential use for Development Area 1 are set out in Table 4-3.

Table 4-3: Estimated Waste Volumes for Non- Residential Land Use (Development Area 1)

Assumed Land Use (GIA)		Expected Weekly Storage Capacity	Total Expected Waste Volumes (litres per week)
Office	1,897 m <sup>2</sup>	2.6m <sup>3</sup> waste storage for every 1,000m <sup>2</sup> gross floor space	4,932
Cinema	1,755 m <sup>2</sup>	5 litres waste storage per m <sup>2</sup> floor area	8,775
Hotel	1,765 m <sup>2</sup> (15 bedrooms)	250 litres waste storage per bedroom	3,750
Flexible Use	4,909 m <sup>2</sup>	10 litres waste storage per floor area	49,090
<b>Total (litre/per week)</b>			<b>66,547</b>

4.3.7 It is estimated that the non-residential component of Development Area 1 could result in approximately 66,547 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<sup>2</sup>.

**Application A – Development Area 2**

- 4.3.8 This section outlines the estimated waste volumes expected during the operation of Development Area 2 which has residential components only.

**Residential Use**

- 4.3.9 The estimated waste volumes for the proposed residential development per building are detailed in Table 4-4. It is estimated that the residential component of Development Area 2 could result in approximately 152,827 litres of residential waste per week.

Table 4-4: Est. Refuse and Recycling Volumes for Residential Use per Block (Development Area 2)

Building No.	Unit Type						Total Expected Volumes (litres per week)			
	Studio	1-bed	2-bed	3-bed	4-bed	Total	Refuse	Paper and Card	Mixed Dry Recycling	Food Waste
13	3	16	21	2	-	42	5,950	2,310	2,310	966
14	-	8	24	2	-	34	5,360	1,870	1,870	782
15	-	79	30	1	1	111	13,550	6,105	6,105	2,553
16	20	20	31	1	1	73	9,820	4,015	4,015	1,679
17	4	22	30	8	-	64	9,620	3,520	3,520	1,472
18	-	8	51	60	5	124	25,420	6,820	6,820	2,852
19	-	-	3	30	5	38	9,260	2,090	2,090	874
20*	-	-	1	11	4	16	4,050	880	880	368
21*	-	-	-	1	6	7	2,100	385	385	161
<b>Total</b>	<b>27</b>	<b>153</b>	<b>191</b>	<b>116</b>	<b>22</b>	<b>509</b>	<b>85,130</b>	<b>27,995</b>	<b>27,995</b>	<b>11,707</b>
							<b>152,827</b>			

\*Houses

### Application B – School

4.3.10 This section outlines the estimated waste volumes expected during the operation of the school proposed in Application B. Notably this has not changed from the Committee Scheme (July 2023).

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
<b>Total</b>		<b>15,240</b>

4.3.11 It is estimated that the school will generate approximately 15,240 litres of waste per week. The actual provision for the school waste will be dictated by the incoming tenants/ occupiers and their waste contractors.

## 5 Waste Separation and Recycling Proposals

### 5.1 Overview

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 before collection. There are only changes to Application A when compared to the Committee Scheme (July 2023) WMP (June 2023).

### 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 the waste arising to be separated for recycling within the units.

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

- Refuse
- Mixed paper, card and carton recycling bins
- Mixed container recycling bins for plastic, tins, unbroken glass and aerosols
- Food waste

#### Storage Requirements

5.2.3 In accordance with LBRuT's *Refuse and Recycling Storage Requirements SPD (2022)*, the following recycling storage requirements have been considered within this WMP and the design process for the residential units in Development Area 1:

Table 5-1: Recycling Storage Provisions for Residential Units (blocks of five or more)

Paper/card recycling	Mixed container recycling	Food Waste recycling
55 litres per household	55 litres per household	23 litres per household

5.2.4 This WMP and the design process for the residential units in Development Area 1 have assumed the provision of 1,100 litre Eurobins for the storage of general refuse, and the 2 recycling streams, paper/ card and mixed dry recycling.

5.2.5 In addition, communal 240 litre food waste bins will be provided in each block, based on the provision of 23 litres per unit.

5.2.6 The residential refuse and recycling will be collected on a twice weekly collection regime as has been previously agreed with LBRuT.

### 5.3 Application A – Development Area 1 (Non-Residential Use)

#### Materials to be Collected

5.3.1 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.

5.3.2 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 target of 75% C&I waste to be recycled.

#### Storage Requirements

5.3.3 The storage requirements for the non-residential uses in Development Area 1 have been based on the guidance outlined in LBRuT Refuse and Recycling: Storage and Access Requirements

for New Developments SPD (2022) and the ADEPT<sup>4</sup> guidance. The same principles have been applied to the cinema, 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. The LBRuT SPD sets out the following requirements:

- 75% of the expected waste capacity of office waste should be retained for the storage of separated waste for recycling.

5.3.4 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.

## 5.4 Application A – Development Area 2 (Residential Use)

### Materials to be Collected

5.4.1 The residential units in Development Area 2 will be designed to incorporate appropriate spaces to enable the waste arising to be separated for recycling within the units.

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

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

5.4.3 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 and Access Requirements for New Developments SPD (2022). 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

5.4.4 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.

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

- Storage capacity of 90 litre bins to accommodate 30 litres per household plus 70 per bedroom
- Storage capacity for two 55 litre recycling bins
- Storage capacity for 23 litre food waste container.

5.4.6 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 for refuse of 30 litres per household plus 70 litres per bedroom

5.4.7 Storage capacity for two types of recycling bins to store mixed paper, card and carton and mixed container recycling (Table 5-1).

<sup>4</sup> [Making Space for Waste: designing waste management in new developments | ADEPT \(adeptnet.org.uk\)](https://www.adeptnet.org.uk)

## 5.5 Application B – School

### Materials to be Collected

- 5.5.1 The school has been designed to incorporate sufficient space to enable the separation of waste and recycling streams.
- 5.5.2 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
  - Mixed containers bins for plastic and tins etc
- 5.5.3 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 target of 75% C&I waste to be recycled.

### Storage Requirements

- 5.5.4 For schools the storage capacity requirements are 12.7 litres waste per week per student/ pupil.



## 6 Storage and Servicing Logistics

### 6.1 Overview

- 6.1.1 This section discusses the collection and servicing of the waste arising during the operation of the development.
- 6.1.2 For Buildings with access to a basement the refuse and recycling stores will be located at Basement Level. On the collection day the Facilities Management Team will move these bins to a holding store and collection point within the building on the Ground Floor. For buildings without access to the basement the refuse and recycling stores will be located on the Ground Floor and which will also be the collection point.

### 6.2 Application A – Development Area 1 (Residential Use)

#### Waste Container Requirements

- 6.2.1 The number of bins to be provided on the assumption of twice weekly collections which was agreed by LBRuT on 29<sup>th</sup> November 2017 (See Appendix A) is shown in Table 6-1.

Table 6-1: Estimated Container Provision - Household Waste - Development Area 1

Building Number	Indicative Number of 1,100L bins for general waste based on collection twice a week	Indicative Number 1,100L bins for recycling waste based on collection twice a week	240L Food Waste Bins (weekly collection)
1	2	2	2
2	10	9	13
3	4	4	5
4	3	3	2
6	2	2	3
7	7	8	11
8	8	6	10
9	2	2	2
10	3	4	5
11	4	4	5
12	4	4	7

- 6.2.2 Following discussions with LBRuT, a suitable space for the storage of bulky waste has been allocated in the Collection Stores to manage the movement of bulky waste. These are located on the Ground Floor in Building (s) 3, 6, 8, 10 and 12 as shown in the detailed refuse and recycling store layouts provided in Appendix B.

### Storage of Waste

- 6.2.3 The majority of residential units in 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 so their refuse and recycling stores will be located on the Ground Floor in each building. Access to the stores at Basement Level or Ground Floor is provided by internal lifts. Each storage area will be locked and only accessible by residents and the Facilities Management Team.
- 6.2.4 Each storage area has been designed to incorporate the design requirements as set out in LBRuT's *Refuse and Recycling Storage Requirements SPD* (2022). These design measures include:
- No waste will be stored on the public highway
  - Household refuse 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
  - 2 metres width of access threshold to allow for removal and return of containers whilst servicing
  - 900mm clearance space in front of each waste storage container to allow access to use each.
- 6.2.5 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 2.2 metres
  - Level with the adjacent path or highway.

### Servicing

- 6.2.6 Household waste arising from the Development Area 1 will be collected twice a week by LBRuT's waste contractor. This approach was agreed by LBRuT's Waste Team (Appendix A).
- 6.2.7 The Site Facilities Management and LBRuT Waste Teams will liaise to coordinate the collection process and agree the collection days/ times and process.
- 6.2.8 On the specified collection day, the Facilities Management Team will move the bins from the refuse and recycling stores at Basement Level to the holding stores on the Ground Floor from where they will be collected. For clarification, the holding stores are allocated in:
- Building 3 for Buildings 2 and 3
  - Building 8 for Buildings 7 and 8
  - Building 12 Buildings 11 and 12
- 6.2.9 Building(s) 1, 4, 5, 6, 9 and 10 do not have access to the basement so their refuse and recycling stores are located on the Ground Floor. The location of these stores (which are also collection points) on the Ground Floor are shown in Drawing Number: 38262-5520-20E while the location of the stores at Basement Level are shown in Drawing Number: 38262-5520-21C (Appendix B).
- 6.2.10 The Facilities Management Team will:
- Rotate the bins within the refuse and recycling stores on the Basement Level to avoid bins overflowing

- Transport the bins between the basement and the Ground Floor via dedicated goods lifts and/or an electric tug which operate from the refuse and recycling stores into an appropriate storeroom for collection. 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.

6.2.11 All refuse and recycling/ holding stores at Ground Floor will be located within 20 metres from where the rear of the refuse lorry can safely stop, as shown in Drawing Number: 38262-5520-20E.

### **6.3 Application A – Development Area 1 (Non-Residential Use)**

#### **Waste Container Requirements**

- 6.3.1 The non-residential waste will be stored in each individual outlet and separately from the residential Refuse Stores in Development Area 1. Sufficient space will be provided to store the minimum number of containers and to enable the separation of general waste and recyclable waste.
- 6.3.2 The specific size of these areas will be dependent on the commercial operators' activities and the frequency the operator wishes to have their waste and recycling collected. The waste storage space required will be developed following confirmation of the commercial tenants.
- 6.3.3 Furthermore, the frequency of collection will be determined at a later date following discussions with the appointed waste collection contractors.
- 6.3.4 It is expected that the detailed waste management arrangements for these units would be secured via planning condition.

#### **Storage of Waste**

- 6.3.5 As mentioned above the designated non-residential storage areas in Development Area 1 will be contained within each unit.
- 6.3.6 All material will be stored within dedicated containers to avoid amenity issues associated with litter and vermin.

#### **Servicing**

- 6.3.7 Businesses have a duty of care of ensuring 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.
- 6.3.8 Refuse and recycling 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.
- 6.3.9 The collection days/ times can be specified with the contractor to ensure they do not conflict with the household waste collection.

## 6.4 Application A – Development Area 2 (Residential Use)

### Waste Container Requirements

- 6.4.1 The indicative number of bins that would be required for the storage of household waste of the residential units within Development Area 2 is shown in Table 6-2. These estimations are based on the assumption of one waste collection per week, as discussed and agreed with LBRuT's Waste Team (Appendix A).

Table 6-2: Estimated Container Requirements - Household Waste - Development Area 2

Building Number	Indicative Number of 1,100 litre bins for Refuse	Indicative Number 1,100 bins for Recycling	Indicative number of 240 litre for Food Waste
13	6	6	4
14	5	4	4
15	13	12	11
16	9	8	7
17	9	8	7
18	24	14	12
19	9	4	4

- 6.4.2 In accordance with LBRuT's collection practices, the storage requirements for the townhouses (blocks 20 and 21) consisting of 1 x 2-bed, 12 x 3-bed and 10 x 4-bed units are as follows:
- Storage capacity of 90 litre bins to accommodate at least 30 litres per household plus 70 per bedroom
  - Black Box: for plastic bottles, pots, tubs, trays, tins, unbroken glass and aerosols (55 litres)
  - Blue Box: for papers and cardboard (55 litres)
  - Food Waste Container (23 litres)
- 6.4.3 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 LBRuT.
- 6.4.4 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.

### Storage of Waste

- 6.4.5 The proposed residential units in Development Area 2 will be developed to meet LBRuT's storage requirements and collection arrangement discussed and agreed with LBRuT. All residential refuse stores within Development Area 2 will be located on the Ground Floor.
- 6.4.6 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
  - The provision of space for storing refuse and recycling, including food waste, when designing kitchens and utility rooms
  - 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
- 6.4.7 The following bin storage parameters have been considered for the communal waste stores and will continued to be discussed at detailed design:

- Refuse and recycling bins will be sited together so that residents can easily access all waste streams.
- 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 refuse 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 refuse should be deposited
- The waste stores will includes a water supply and a trapper gully to allow for regular cleaning, natural ventilation, minimum headroom of 2.2 metres and be level with the adjacent path or highway
- Sufficient clearance to allow full opening of bin lids
- 2 metres width of access threshold to allow for removal and return of containers whilst servicing
- 900mm clearance space in front of each waste storage container to allow access to use each

#### Servicing

- 6.4.8 Household waste arising from Development Area 2 will be collected weekly by LBRuT, which was discussed and agreed with LBRuT's Waste Team (Appendix A).
- 6.4.9 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.
- 6.4.10 Since this part of the planning application is outline the servicing WMP will be developed at detailed design via Reserved Matters submissions.

### 6.5 Application B – School

- 6.5.1 The 15,240 litres per week represents approximately 214 tonnes per annum of waste from the primary school using a conversion rate<sup>5</sup> of 0.27 tonnes per 1,000 litres.

#### Waste Container Requirements

- 6.5.2 The indicative number of bins required for the storage and collection of school waste from the proposed development is presented in Table 6-3.
- 6.5.3 The estimated waste container requirements for the school are 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 1,100 litre bins for refuse based on weekly collection	Indicative Number of 1,100 litre bins for recycling based on weekly collection
School	15,240	8	8

#### Storage of Waste

- 6.5.4 The storage areas for the school will be locked and only accessible to the school and the Facilities Management Team. Additionally, space will also be provided for food waste.

<sup>5</sup> [Conversion factors for calculation of weight to volume for use when completing Template 3 | Sustainability Exchange](#)

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

6.5.6 The location of the school waste collection and swept path analysis is included in Appendix C.

**Servicing**

6.5.7 Refuse and recycling 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 later following discussions with the appointed waste collection contractors.

6.5.8 It is proposed that refuse collection 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.

6.5.9 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.

## 7 Additional measures, monitoring and reporting

*It should be noted that the following additional measures, monitoring and reporting has not changed from the WMP (March 2023) which supported the Committee Scheme (July 2023).*

### 7.1 Reduction, Reuse & Recycling Initiatives

- 7.1.1 The way users engage with and use the defined waste system is a key consideration in the design of an effective waste management service and will have a significant impact on recycling performance.

### 7.2 New Resident Engagement

- 7.2.1 Residents should be supported when they first move into the development so they understand how to use the waste system. As a minimum the following shall be provided:
- Clear user instruction provided with a resident welcome pack. The welcome pack should include the following:
    - The location of bin storage areas
    - Materials that are accepted and not accepted in each container
    - Any keys or codes needed to access these,
    - Arrangements in place for depositing of any bulky waste.
  - Clear user instructions on the property website (if applicable)
  - Communications and signage for residential use should be able to be easily understood by different nationalities with varying proficiency in the English language
  - Engagement from site management / facilities management staff, and
  - Information regarding local, Richmond upon Thames specific, waste reduction initiatives, including:
    - Richmond Furniture Scheme ([www.rfsonline.co.uk](http://www.rfsonline.co.uk)); and
    - Freegle (<https://www.ilovefreegle.org/explore/RichmondFreegle>)

### 7.3 Signage

- 7.3.1 Clear posters and signage within hallways, communal areas, and lifts should be provided. Consultation will needed with LBRuT environmental officers to ensure that any signage complies with borough or area-based campaigns. Waste storage bins throughout the development should also follow the same colour coding.
- 7.3.2 Signage in and around container storage areas and within residential buildings should comply with the London Recycles (<https://londonrecycles.co.uk/>) campaign, supported by the GLA. This tried and tested campaign underpins nearly all household communications across London, with its style and iconography being widely recognised.

### 7.4 Enforcement

- 7.4.1 There will inevitably be issues with usage of the waste system by residents (both accidental and deliberate). This may result in the contamination of recycling and/or loss of recyclable materials within the refuse stream.
- 7.4.2 The facilities management team will have a clear waste management role, to report on and enforce adherence to the principles of the Waste Hierarchy. This will include engaging with residents to encourage good recycling behaviours and use of systems.

7.4.3 Developers/site management shall also:

- Regularly check the bin store areas.
- Ensure waste facilities are kept clean. Positive visual amenity i.e. tidy and clean waste management areas, absence of spillages or uncontained waste around and within bin store areas etc will encourage proper usage.
- Engage with the LBRuT environmental officers to ensure that the right processes are in place to support the effective enforcement of the service. This may include investigation of flytipping etc. or segregation of waste for inspection by a trained officer.
- Ensure compliance with the waste management system provided. Correct segregation of refuse and recycling materials should be included as a specific condition of any lease, sub-lease or tenancy agreement. It should be made clear that failure to comply will represent a breach of the lease of the property. It may also be possible to add charges incurred for contamination to the management fee as an option for enforcement.

## 7.5 Smart Technology

7.5.1 Innovation including smart controls to the bins, good clear signage, compaction, in-vessel composting etc. can help improve recycling rates, support better use of waste facilities, reduce space take and optimise collection.

7.5.2 Smart bin technology such as access fobs and electronic data recording systems are increasingly considered in high density developments to support waste management. Smart bin technology may be considered and installed during detailed design.



## 8 Summary

### 8.1 Overview

- 8.1.1 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.
- 8.1.2 Both adopted and emerging local guidance documents have been taken into consideration throughout the development of this WMP. 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
  - To increase the recycling, composting and reuse of C&I waste by 75% by 2030.

### 8.2 Application A - Development Area 1

#### Residential Use

- 8.2.1 It is estimated that the occupation of the residential use of Development Area 1 would generate approximately of 174,018 litres of waste per week (Table 4-2), which has been based upon the guidance outlined in LBRuT's *Refuse and Recycling Storage Requirement (SPD)* for refuse and recycling capacity for residential waste.
- 8.2.2 The designated areas for household waste have been designed to store the number of separate bins outlined in Table 6-1 and are large enough to accommodate all containers for easy access by 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.
- 8.2.3 Residents occupying units in Development Area 1 are required to take their refuse and recycling to either the Ground Floor or Basement Level of their building within the development, where the designated 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.
- 8.2.4 Household waste from the Development Area 1 will be collected twice a week by LBRuT. This approach was agreed by LBRuT's Waste Team, on 29<sup>th</sup> November 2017. The Site Facilities Management and LBRuT Waste Teams will liaise to coordinate the refuse and 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 refuse and recycling stores at Basement Level to the holding stores on the Ground Floor from which they will be collected and returned by the waste contractor.

#### Non-Residential Use

- 8.2.5 The estimated waste arising for the non-residential units summarised in this WMP are indicative only. The actual provision for non-residential waste will be dictated by the incoming tenants/ occupiers and their waste contractors.
- 8.2.6 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 refuse and recycling collected. The waste storage space for this will be developed following confirmation of the commercial tenants.
- 8.2.7 Furthermore, the frequency of collection will be determined at a later date following discussions with the appointed waste collection contractors.

### 8.3 Application A – Development Area 2

#### Residential Use

It is estimated that the occupation of the residential use of Development Area 2 would generate approximately 152,827 litres of waste per week (

8.3.1 ), which has been based upon the guidance outlined in LBRuT's *Refuse and Recycling Storage Requirement* (SPD) for refuse 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.

8.3.2 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.

8.3.3 The proposed residential units in Development Area 2 will continue to be developed to meet LBRuT's storage and collection arrangement. Household waste arising will be collected weekly by the LBRuT waste contractor, which was discussed and agreed with LBRuT's Waste Team (Appendix A).

### 8.4 Application B – School

8.4.1 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.

8.4.2 Refuse and recycling 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.

8.4.3 For input into the Circular Economy Statement the estimated operational municipal waste arisings through the detailed application is 1,421 tonnes and for the outline part of the application 655 tonnes.

## Appendix A Correspondence with LBRuT Waste Team

### Contents

- Meeting Notes with LBRuT (29.11.17)

## NOTES

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

**Date:** 29<sup>th</sup> November

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

---

### 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 Servicing Routes & Waste Storage Locations

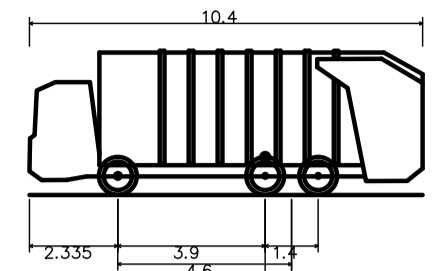
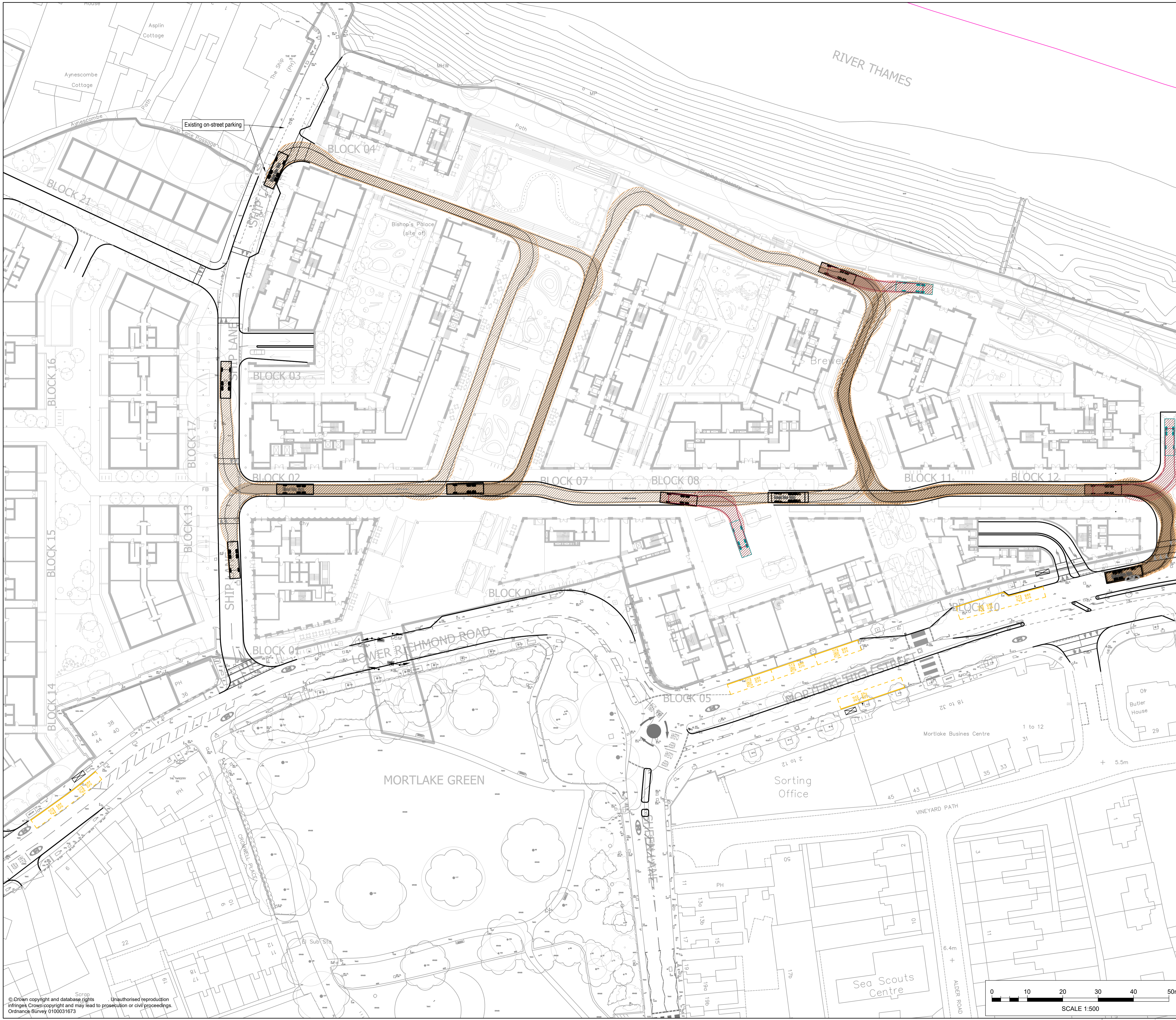
### Contents

#### *Stantec Drawings – Refuse vehicle routes*

- Drawing Number: 38262/5520/07C
- Drawing Number: 38262/5520/20E
- Drawing Number: 38262/5520/21C

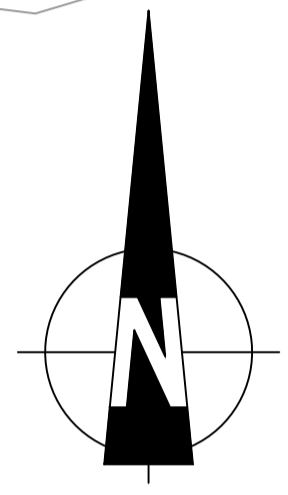
#### *Squires & Partners Drawings – Ground Floor level and basement level refuse and recycling store plans*

- 18125-C645\_Z1\_P\_B1\_002 – BASEMENT
- 18125\_C645\_B01\_P\_00\_002 – BUILDING 01
- 18125\_C645\_B03\_P\_00\_004\_F – BUILDING 03
- 18125\_C645\_B04\_P\_00\_002\_F - BUILDING 04
- 18125\_C645\_B06\_P\_00\_002\_E – BUILDING 06
- 18125\_C645\_B08\_P\_00\_005\_E - BUILDING 08
- 18125\_C645\_B09\_P\_00\_002\_E - BUILDING 09
- 18125\_C645\_B10\_P\_00\_003\_E - BUILDING 10
- 18125\_C645\_B12\_P\_00\_004\_E - BUILDING 12



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

NOTE:  
 VEHICLE HEIGHT = 3.814m  
 BALCONY HEIGHT = 3.850m  
 BALCONY CLEARANCE = 36mm



C	Masterplan and highway layout updated	28.09.23	REM	GD	GD
B	Masterplan updated	19.07.22	REM	PW	PW
A	Masterplan updated	04.03.22	REM	PW	PW
Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.  
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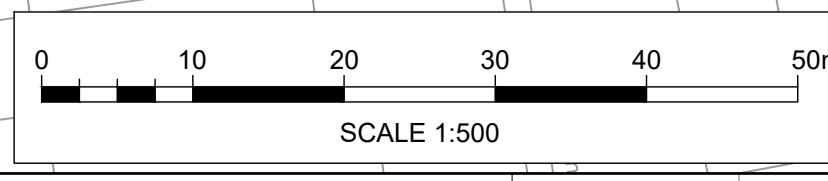
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**FOR INFORMATION**

**STAG BREWERY, MORTLAKE  
 DELIVERY & SERVICING STRATEGY - PHASE 1  
 VEHICLE SWEEP PATH ANALYSIS FOR A  
 LBRuT REFUSE TRUCK**

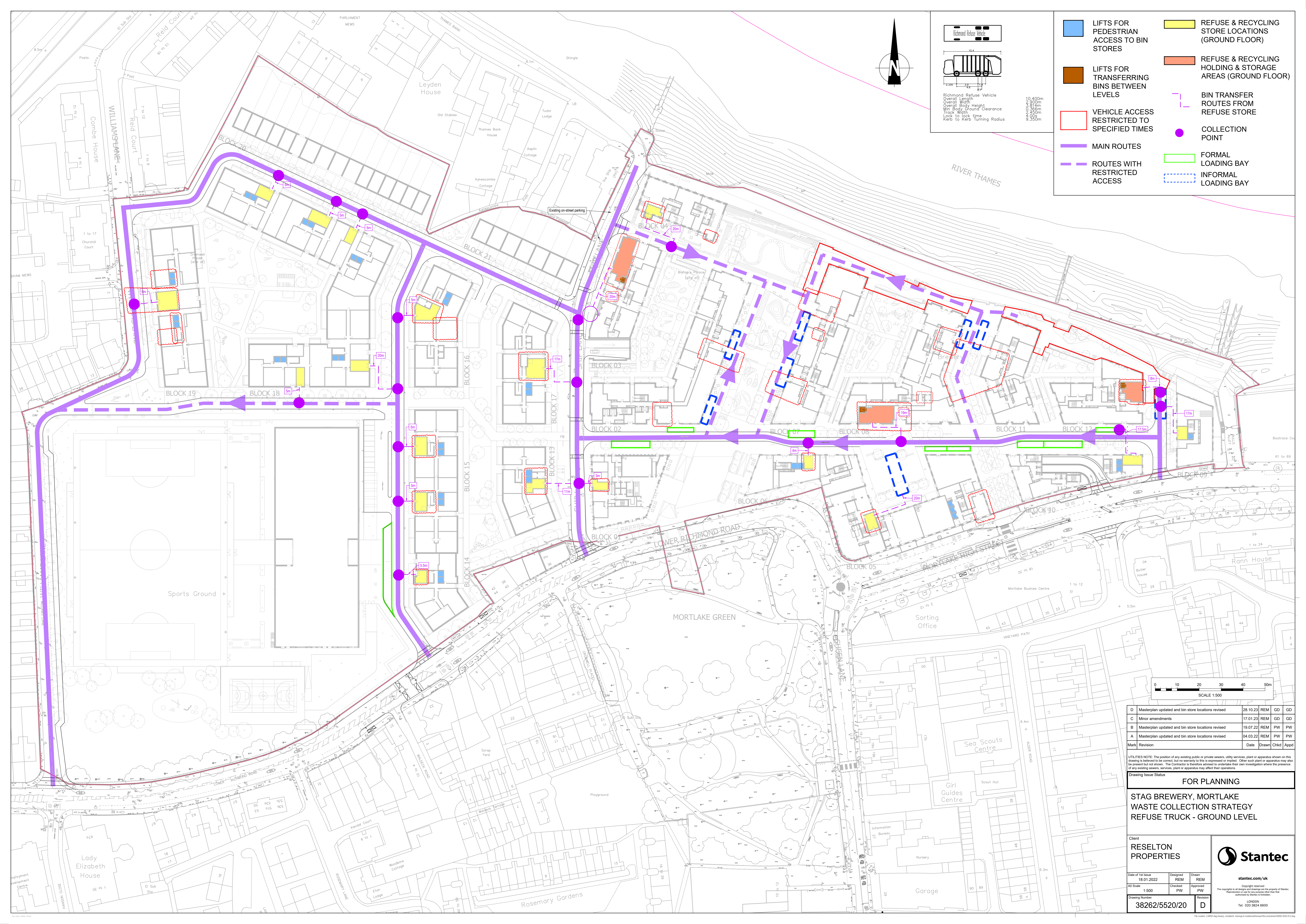
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 PROPERTIES**



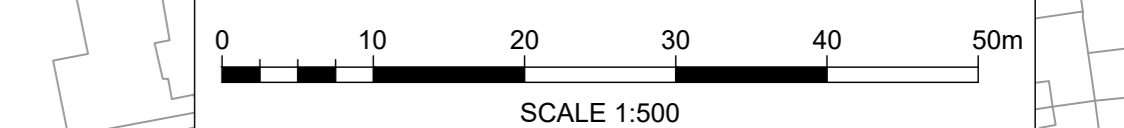
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18.01.2022	REM	REM
A1 Scale	Checked	Approved
1:500	PW	PW
Drawing Number	Revision	
38262/5520/07	C	



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- LIFTS FOR PEDESTRIAN ACCESS TO BIN STORES
- LIFTS FOR TRANSFERRING BINS BETWEEN LEVELS
- VEHICLE ACCESS RESTRICTED TO SPECIFIED TIMES
- MAIN ROUTES
- ROUTES WITH RESTRICTED ACCESS
- REFUSE & RECYCLING STORE LOCATIONS (GROUND FLOOR)
- REFUSE & RECYCLING HOLDING & STORAGE AREAS (GROUND FLOOR)
- BIN TRANSFER ROUTES FROM REFUSE STORE
- COLLECTION POINT
- FORMAL LOADING BAY
- INFORMAL LOADING BAY



D	Masterplan updated and bin store locations revised	28.10.23	REM	GD	GD
C	Minor amendments	17.01.23	REM	GD	GD
B	Masterplan updated and bin store locations revised	19.07.22	REM	PW	PW
A	Masterplan updated and bin store locations revised	04.03.22	REM	PW	PW
Mark	Revision	Date	Drawn	Chkd	Appd

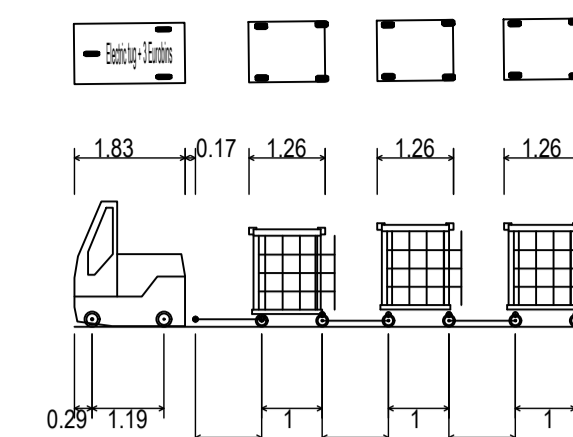
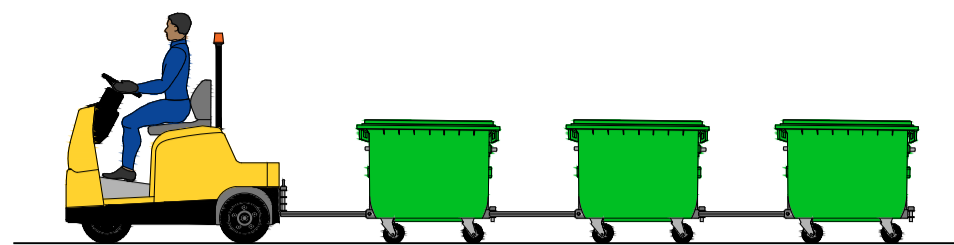
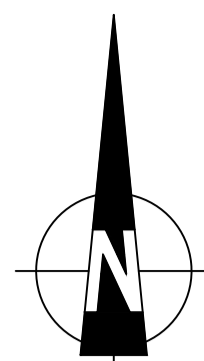
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Drawing Issue Status: **FOR PLANNING**

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

Client <b>RESELTON PROPERTIES</b>		
Date of 1st Issue 18.01.2022	Designed REM	
AD Scale 1:500	Checked PW	Drawn PW
Drawing Number <b>38262/5520/20</b>	Approved PW	Revision <b>D</b>
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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** (indicated by purple dashed lines)

**LIFTS FOR TRANSFERRING BINS BETWEEN LEVELS** (indicated by brown rectangles)

**LIFTS FOR PEDESTRIAN ACCESS TO BIN STORES** (indicated by blue rectangles)

**REFUSE & RECYCLING STORE LOCATIONS (BASEMENT)** (indicated by pink shaded areas)

**REFUSE & RECYCLING HOLDING AREAS (BASEMENT)** (indicated by orange shaded areas)

**BIN TRANSFER ROUTES TO TUG HOOK UP POINTS** (indicated by green dashed lines)



**NOTE**  
 Amendments to basement layout to incorporate changes to waste strategy, fire strategy, and electric vehicle charging.

C	Masterplan updated incorporating parking bay fire walls	03.11.23	REM	GD	GD
B	Masterplan updated and tracking revised	28.10.23	REM	GD	GD
A	Masterplan updated	04.03.22	REM	PW	PW
Mark	Revision	Date	Drawn	Chkd	Appd

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Drawing Issue Status  
**FOR PLANNING**

**STAG BREWERY, MORTLAKE  
 WASTE COLLECTION STRATEGY  
 BIN TUG - BASEMENT**

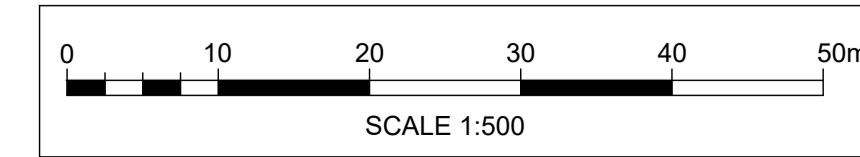
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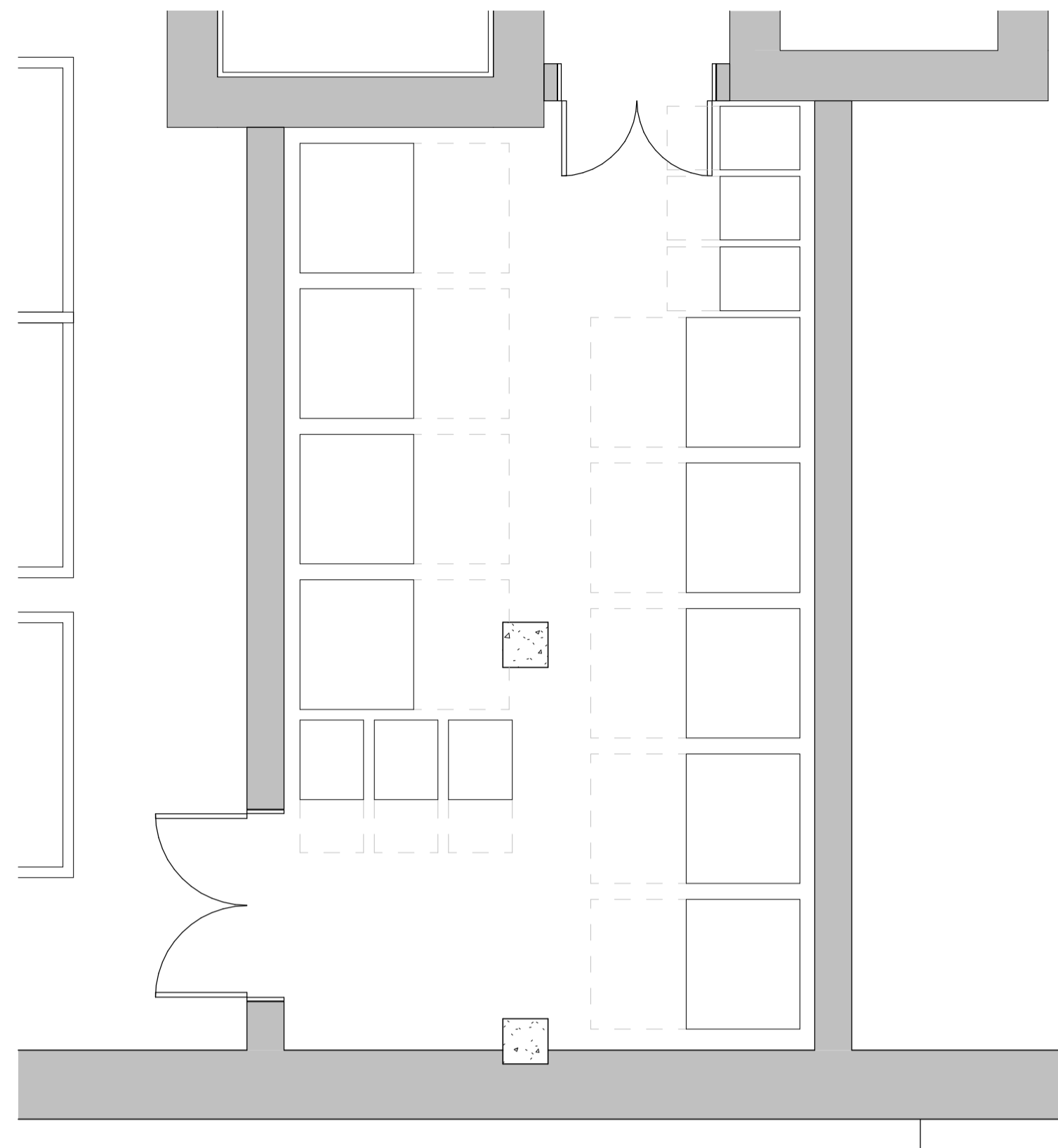
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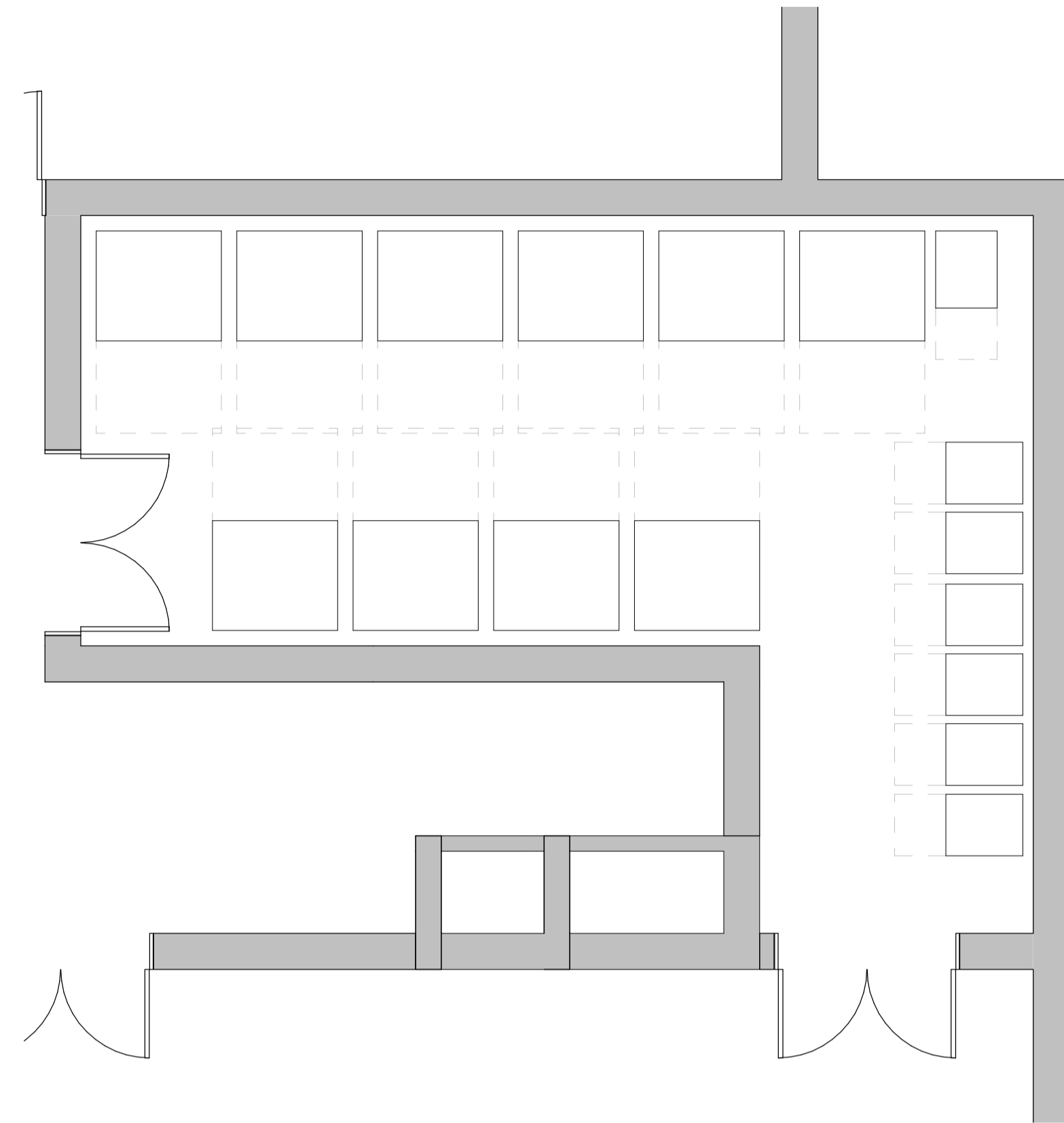
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 Revision C

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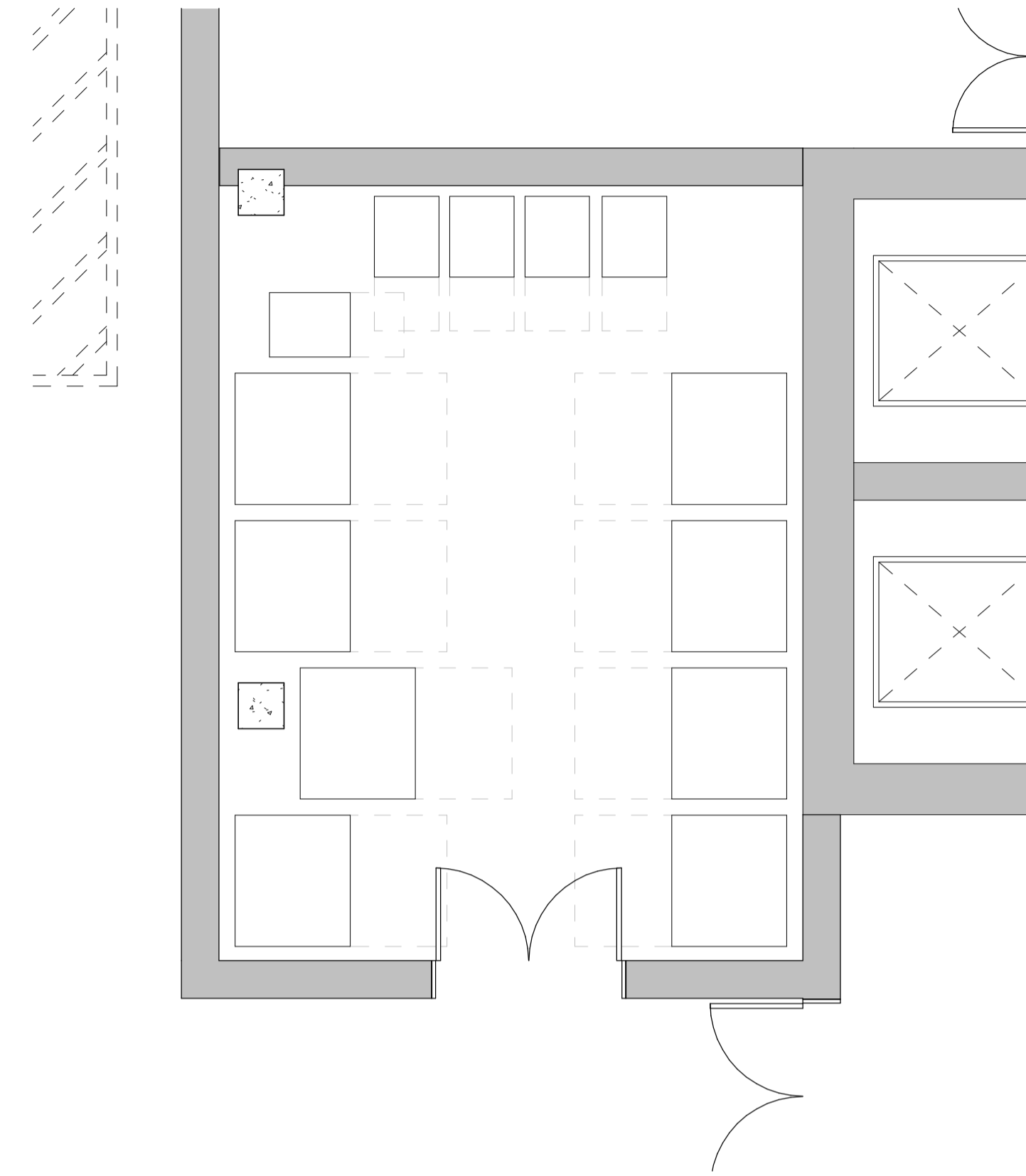




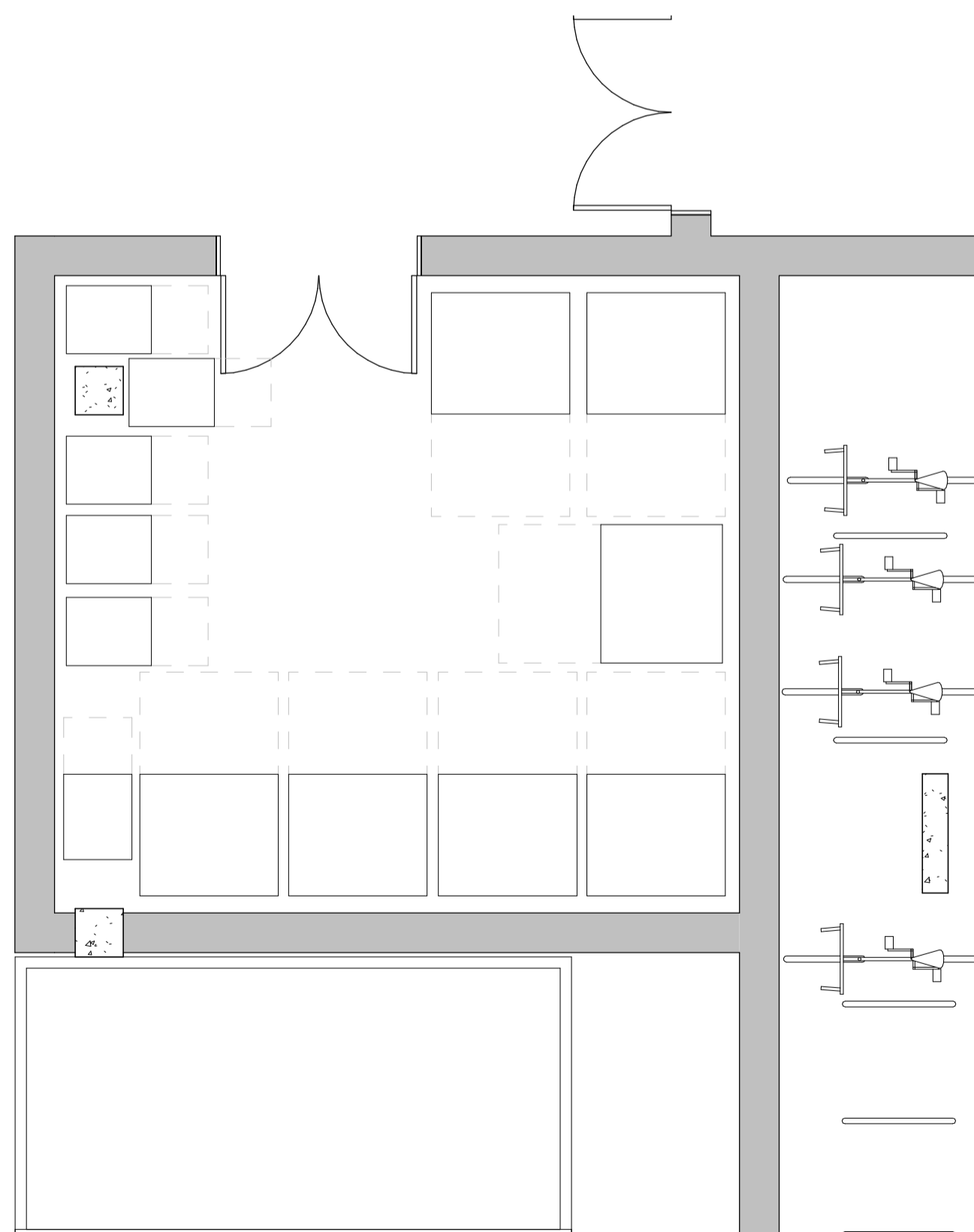
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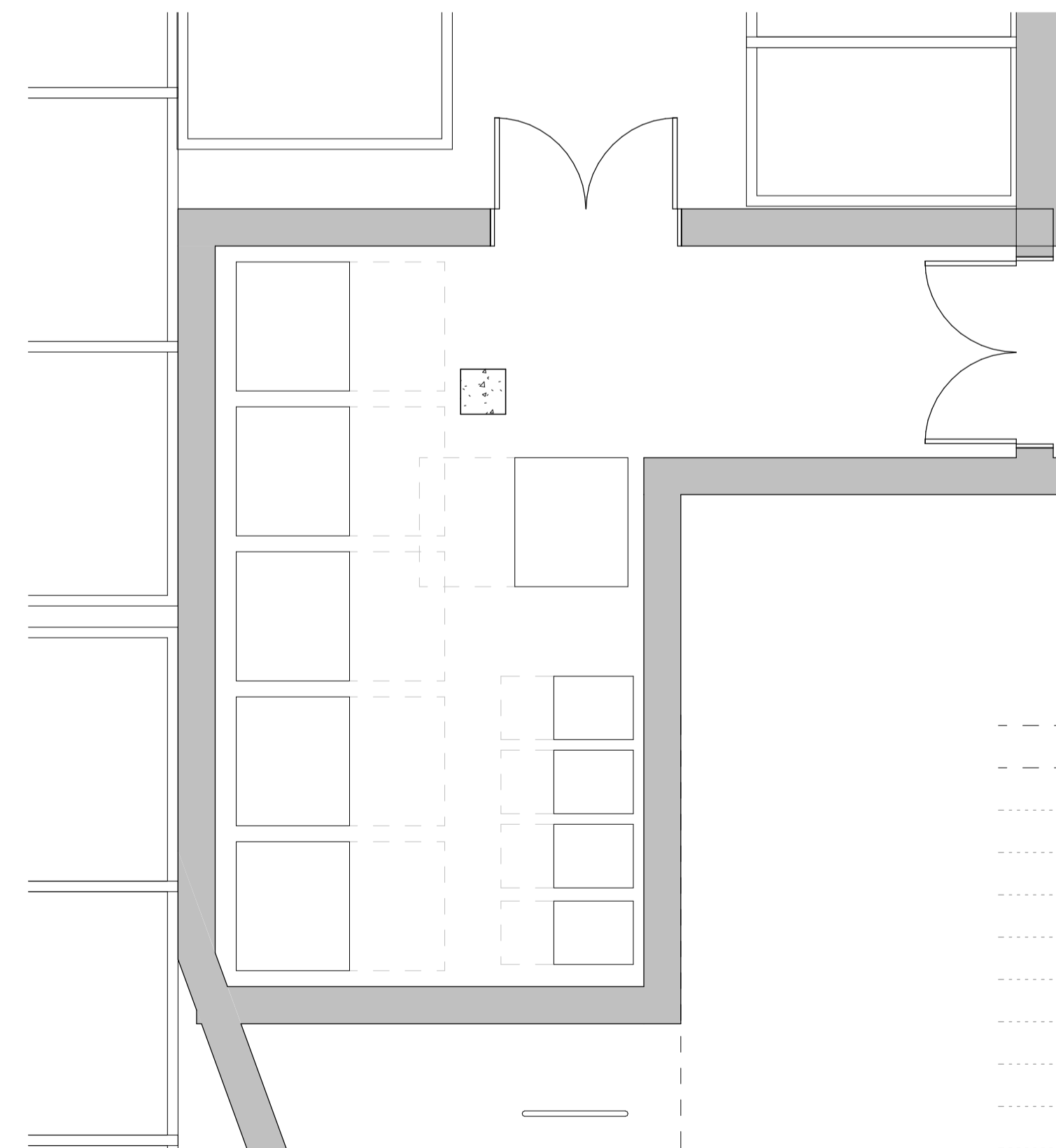
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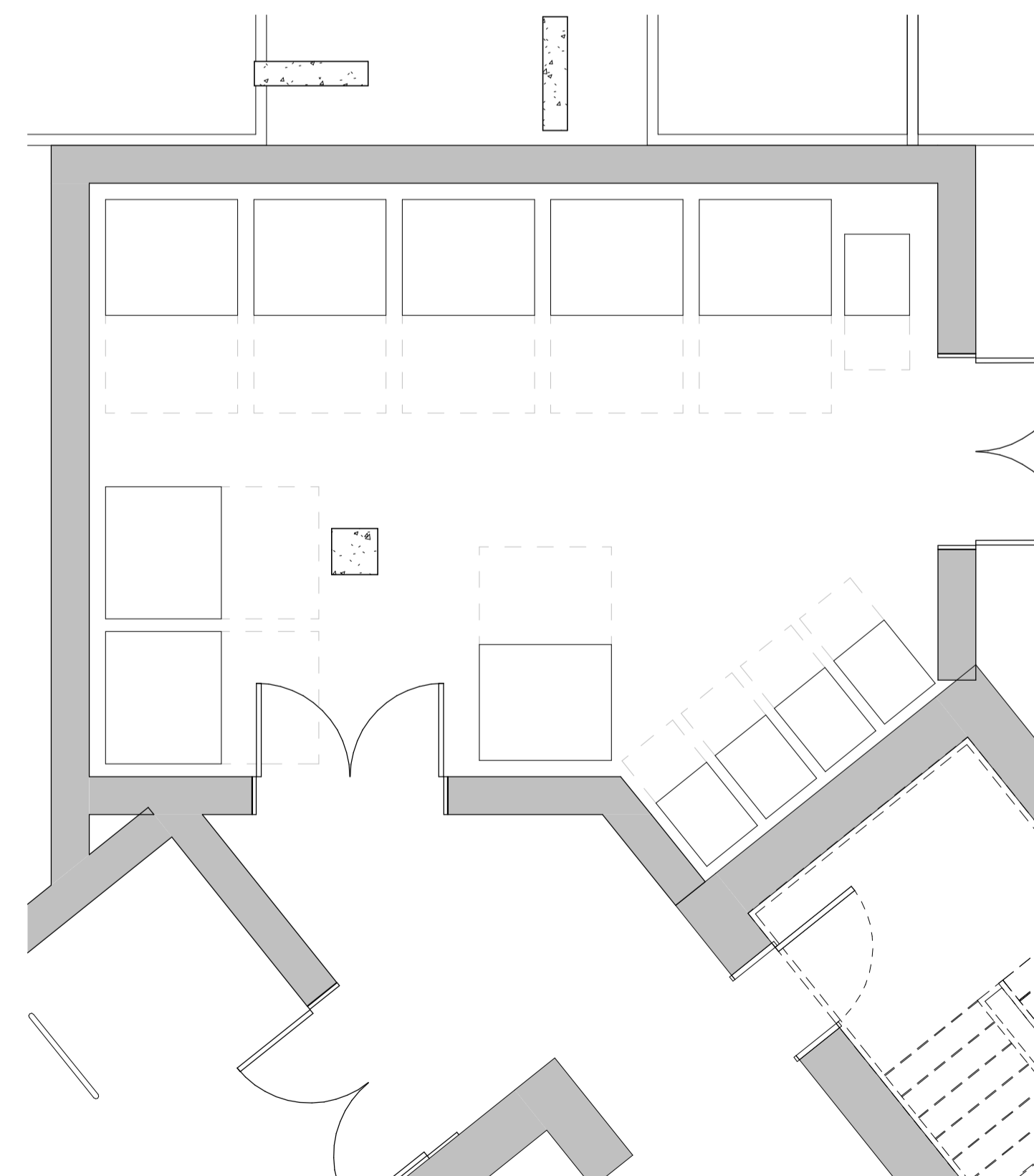
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**4** BUILDING 07 - REFUSE STORE PLAN 02  
1 : 50

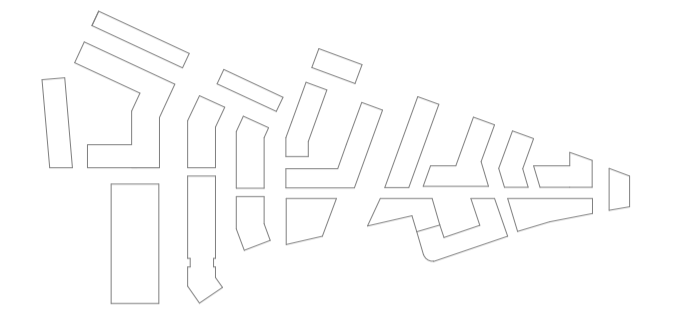


**5** BUILDING 08 - REFUSE STORE PLAN 01  
1 : 50



**6** BUILDING 11 - REFUSE STORE PLAN  
1 : 50

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**DRAFT**  
**04/10/23**

Revision description	Date	Check	Rev

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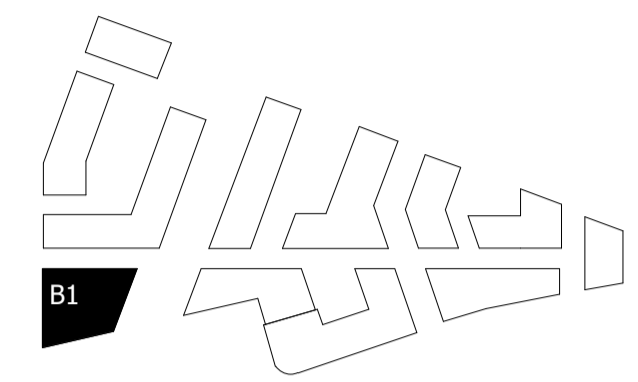
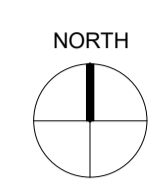
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**BASEMENT REFUSE STORE PLANS**

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Job Number	Drawing number	Revision
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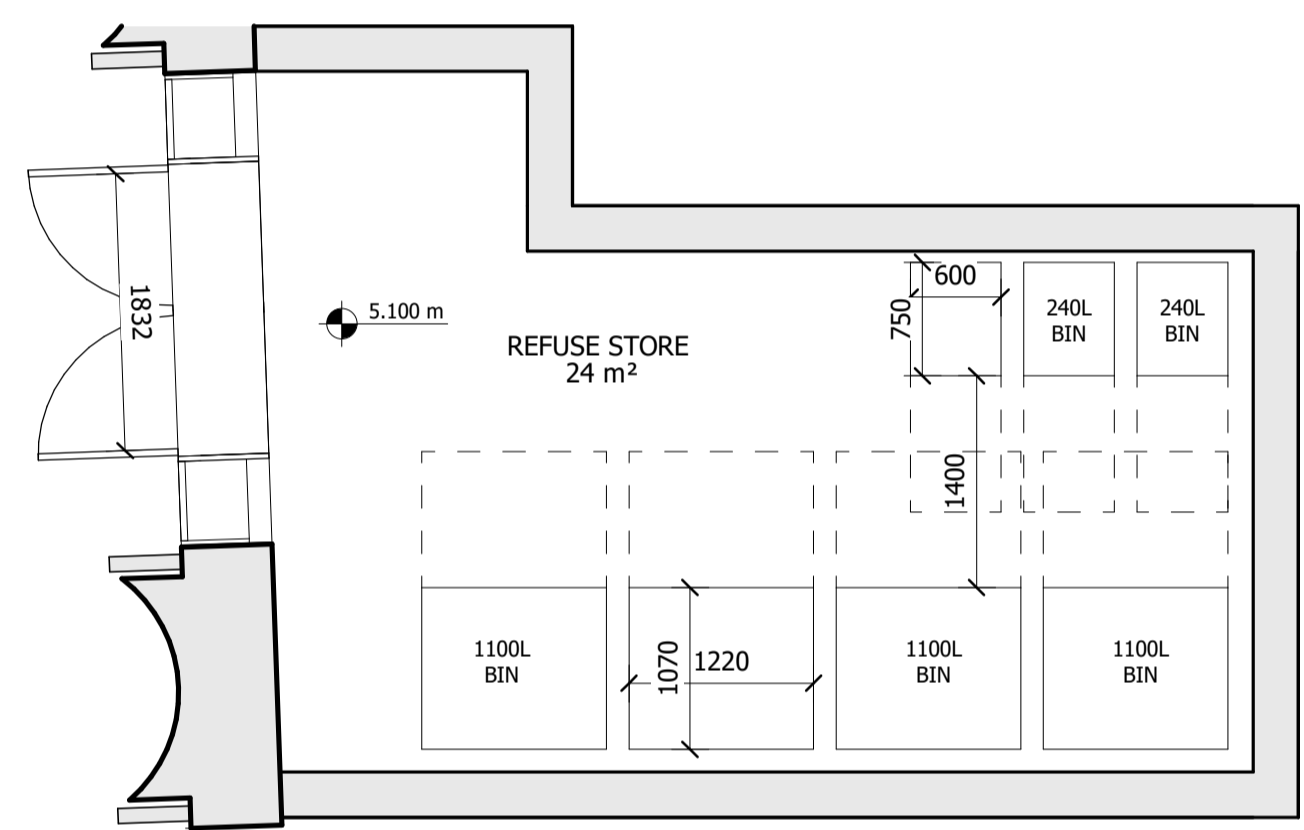
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NOTE:

Building 01 refuse store contains 4 1100L Eurobins and 3 240L food waste bins



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Revision description	Date	Check	Rev
LBRUT 2 FIRE-LED DESIGN AMENDMENTS	03/11/23	RKB	-

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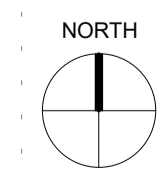
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Drawing  
**BUILDING 01 - GROUND FLOOR**  
**LEVEL REFUSE STORE PLAN**

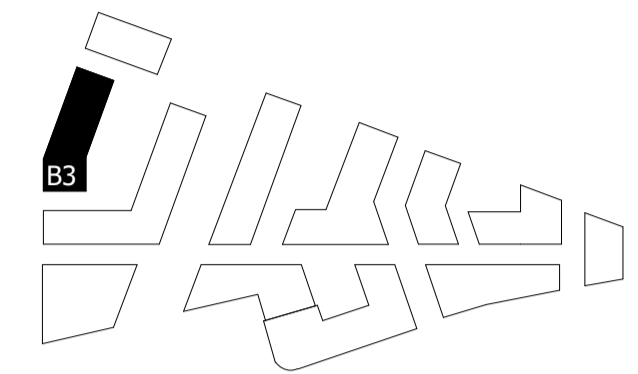
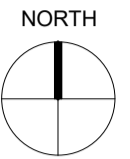
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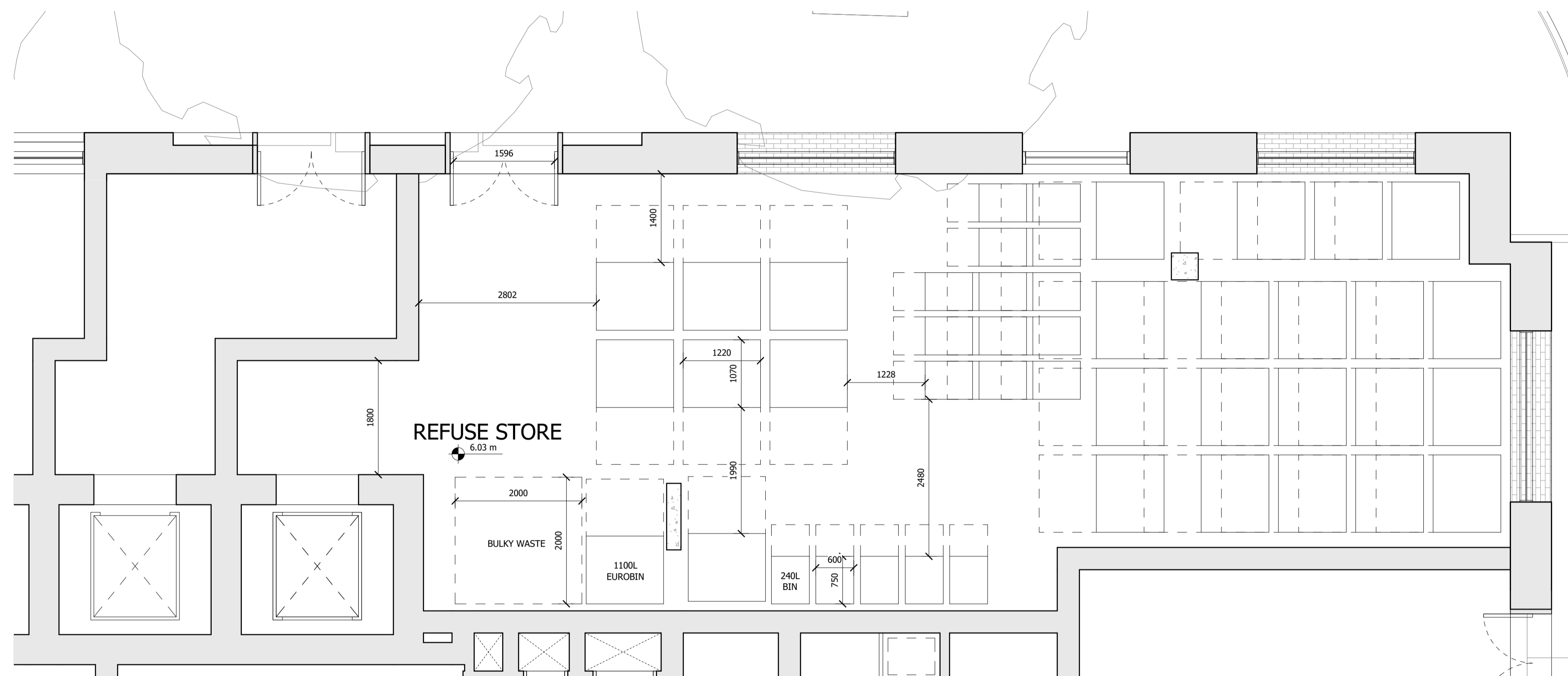
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NOTE:

Building 3 refuse store contains 8 1100 Eurobins, 5 240L food waste bins and a bulky waste store to serve Building 3. It also acts as a temporary refuse store for collection incorporating an additional 19 Eurobins and 13 food waste bins for Building 2 which will be brought up from the basement by management on the appropriate days.



Refuse store layout amended to suit updated refuse strategy.

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LBRUT 2 FIRE-LED DESIGN AMENDMENTS	03/11/23	RKB	F
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	04/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev
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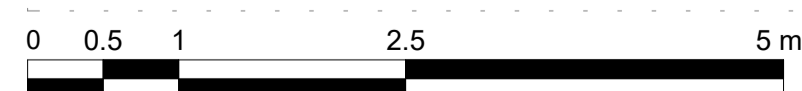
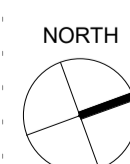
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Richmond

Drawing  
**BUILDING 03 - GROUND FLOOR**  
**LEVEL REFUSE STORE PLAN**

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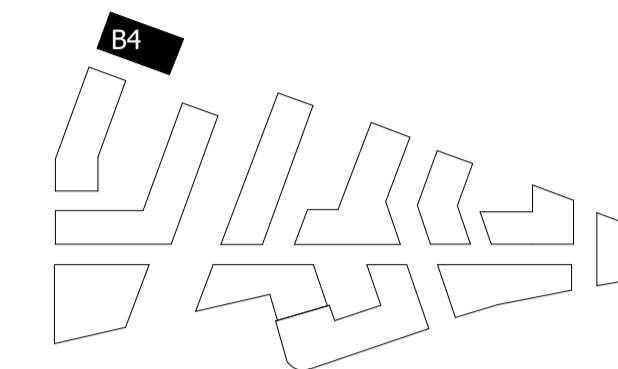
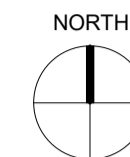
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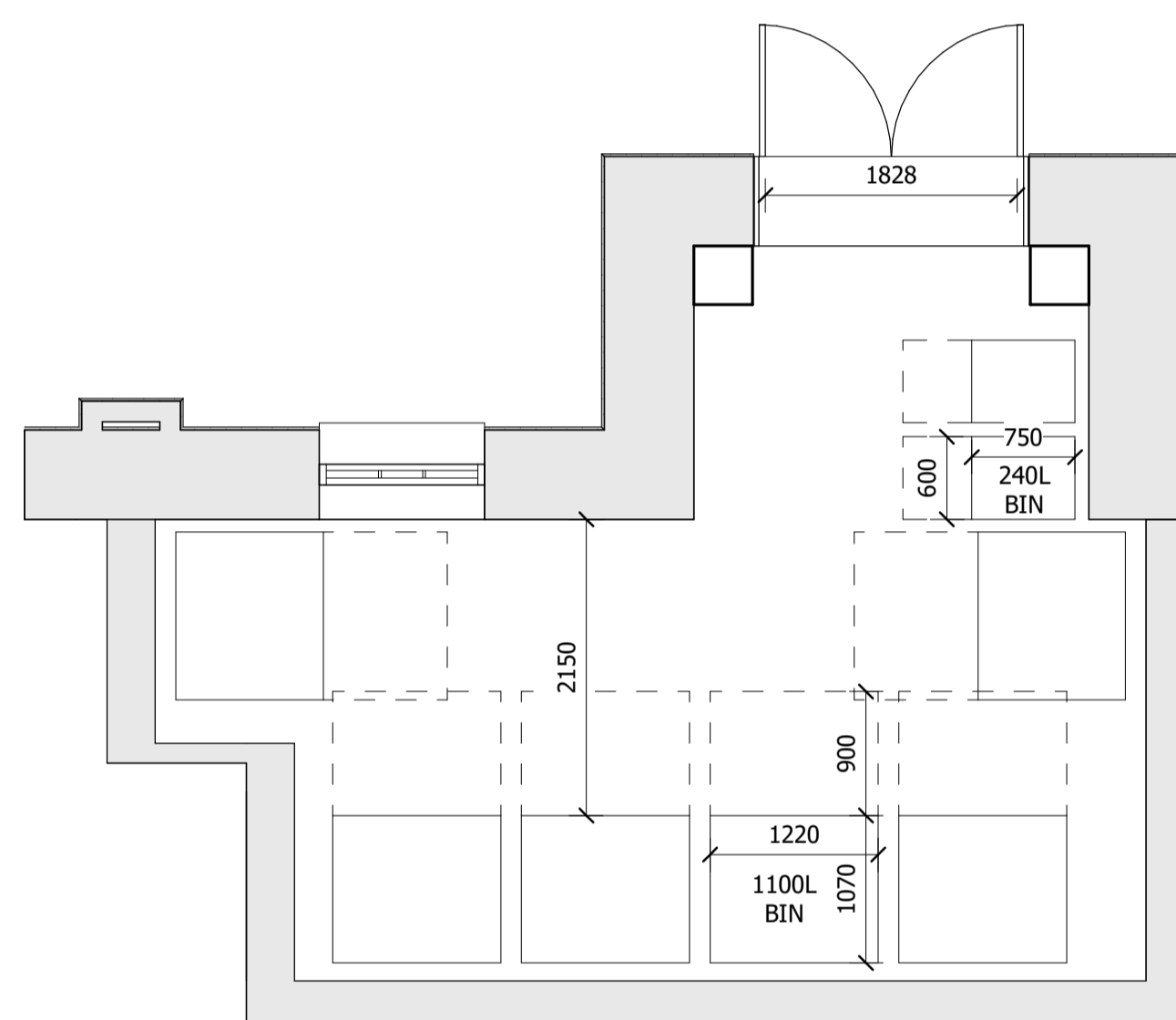
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NOTES:-

Building 04 refuse stores contain 6 1100L Eurobins and 2 240L food waste bins



REFUSE STORE LAYOUT AMENDED TO SUIT UPDATED REFUSE STRATEGY

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LBRUT 2 FIRE-LED DESIGN AMENDMENTS	03/11/23	RKB	F
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	04/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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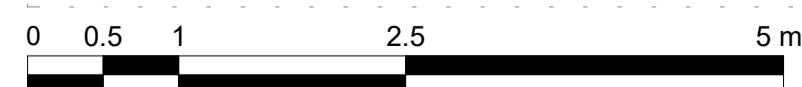
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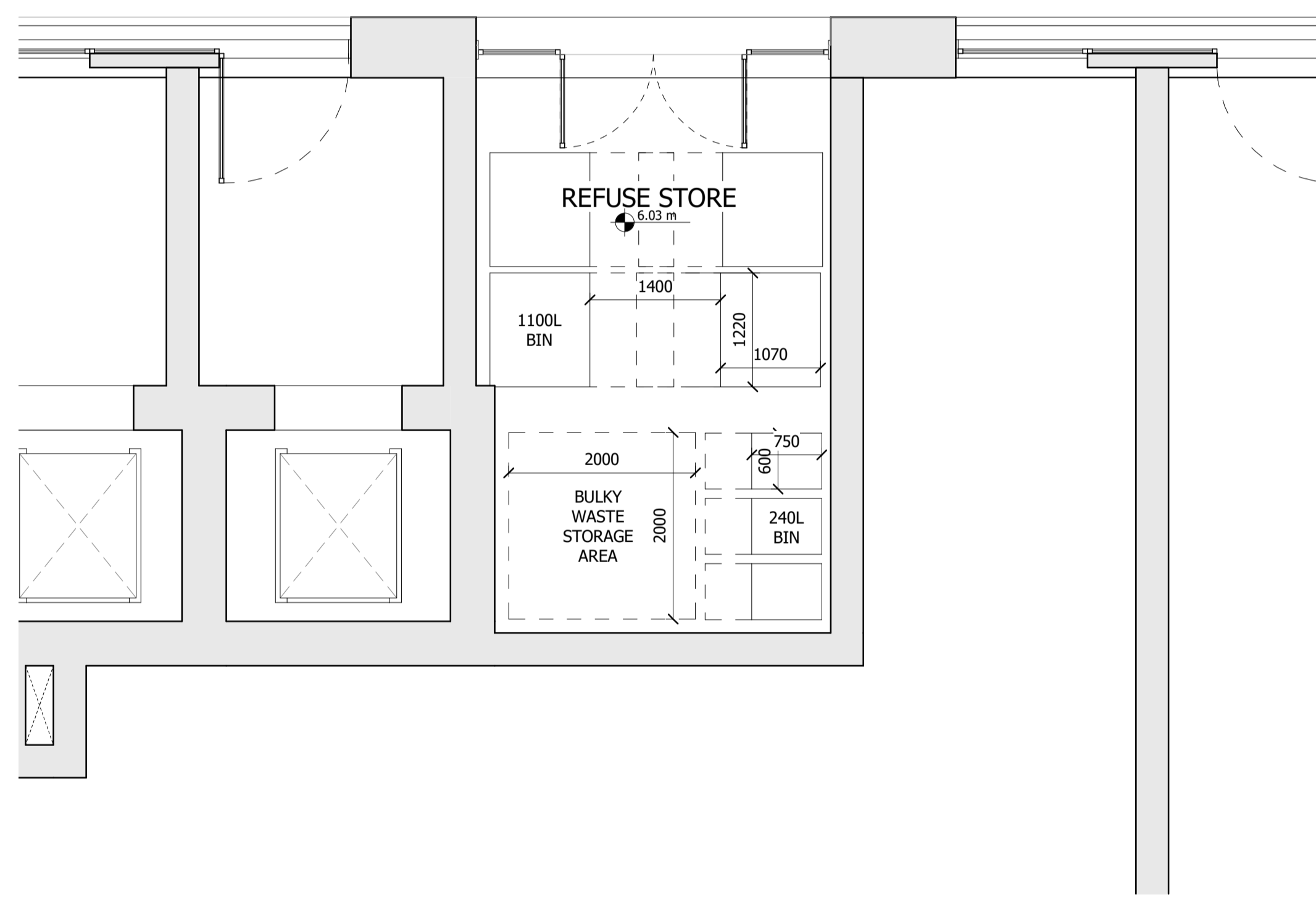
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BUILDING 04 - GROUND FLOOR  
LEVEL REFUSE STORE PLAN

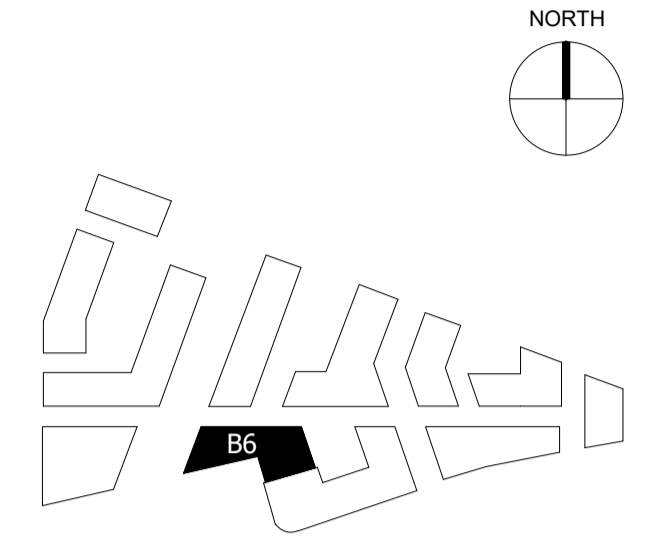
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NOTES:-  
Building 06 refuse store contains 4 1100L Eurobins, 3 240L food waste bins and a bulky waste storage area

INTERNAL LAYOUTS SHOWN ILLUSTRATIVELY ONLY

LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	04/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
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Revision description	Date	Check	Rev
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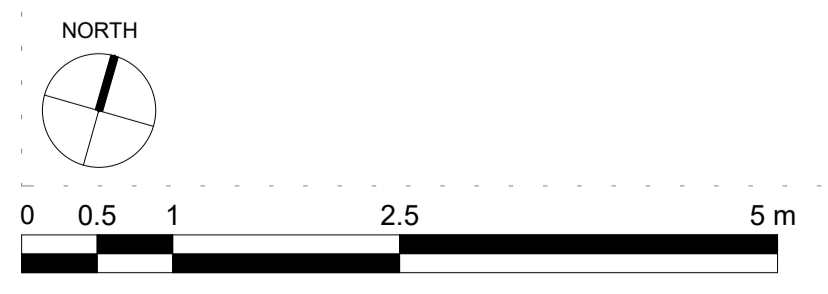
The Department Store  
248 Ferndale Road London SW9 8FR  
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www.squireandpartners.com

Project  
**Stag Brewery**  
Richmond

Drawing  
**BUILDING 06 - GROUND FLOOR**  
**LEVEL REFUSE STORE PLAN**

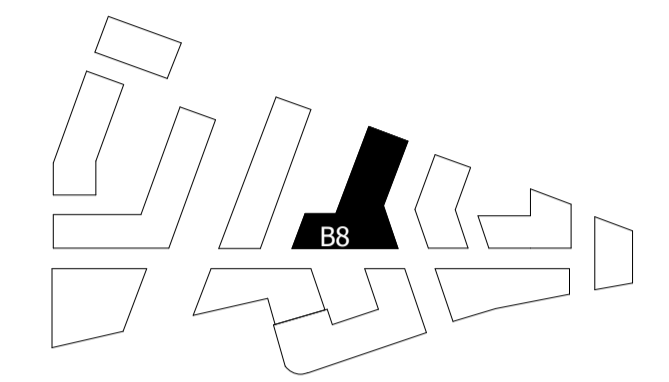
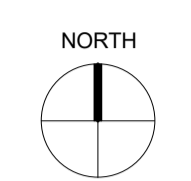
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KHO	13/09/09	1:50 @ A1 1:100 @ A3
Job Number	Drawing number	Revision
18125	C645_B06_P_00_002	E



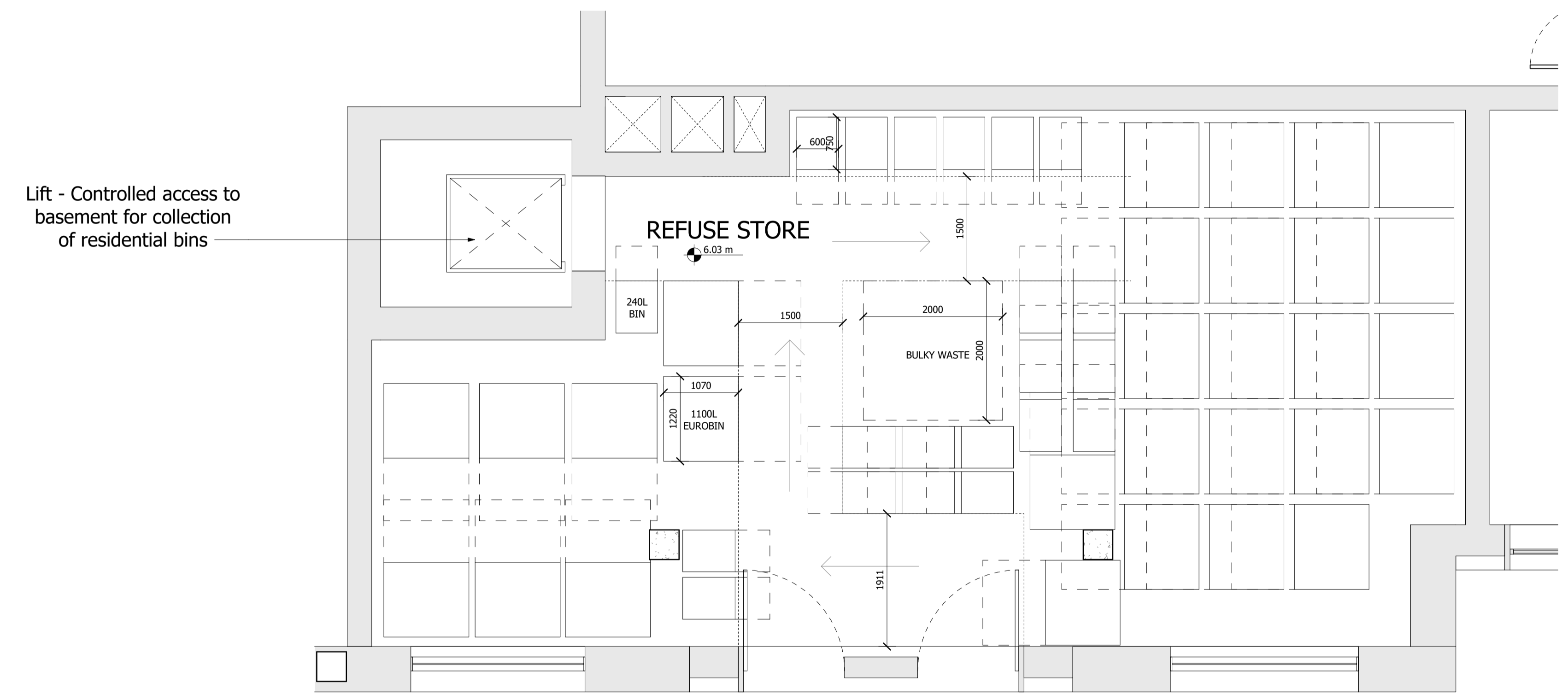
NOTES:

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NOTE:- Building 8 refuse store contains 8 1100 Eurobins, 6 240L food waste bins and a bulky waste store to serve the southern core of Building 8. It also acts as a temporary refuse store for collection incorporating an additional 21 Eurobins and 15 food waste bins for Building 7 and then northern core of Building 8 which will be brought up from the basement by management on the appropriate days.



Refuse store layout amended to suit updated refuse strategy.

INTERNAL LAYOUTS SHOWN ILLUSTRATIVELY ONLY

LBRUT 2 FIRE-LED DESIGN AMENDMENTS	03/11/23	RKB	F
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	04/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

## SQUIRE & PARTNERS

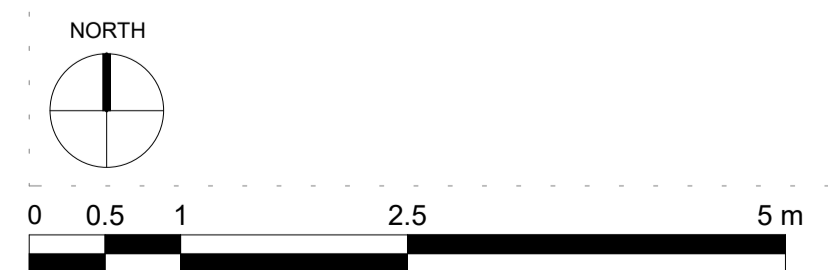
The Department Store  
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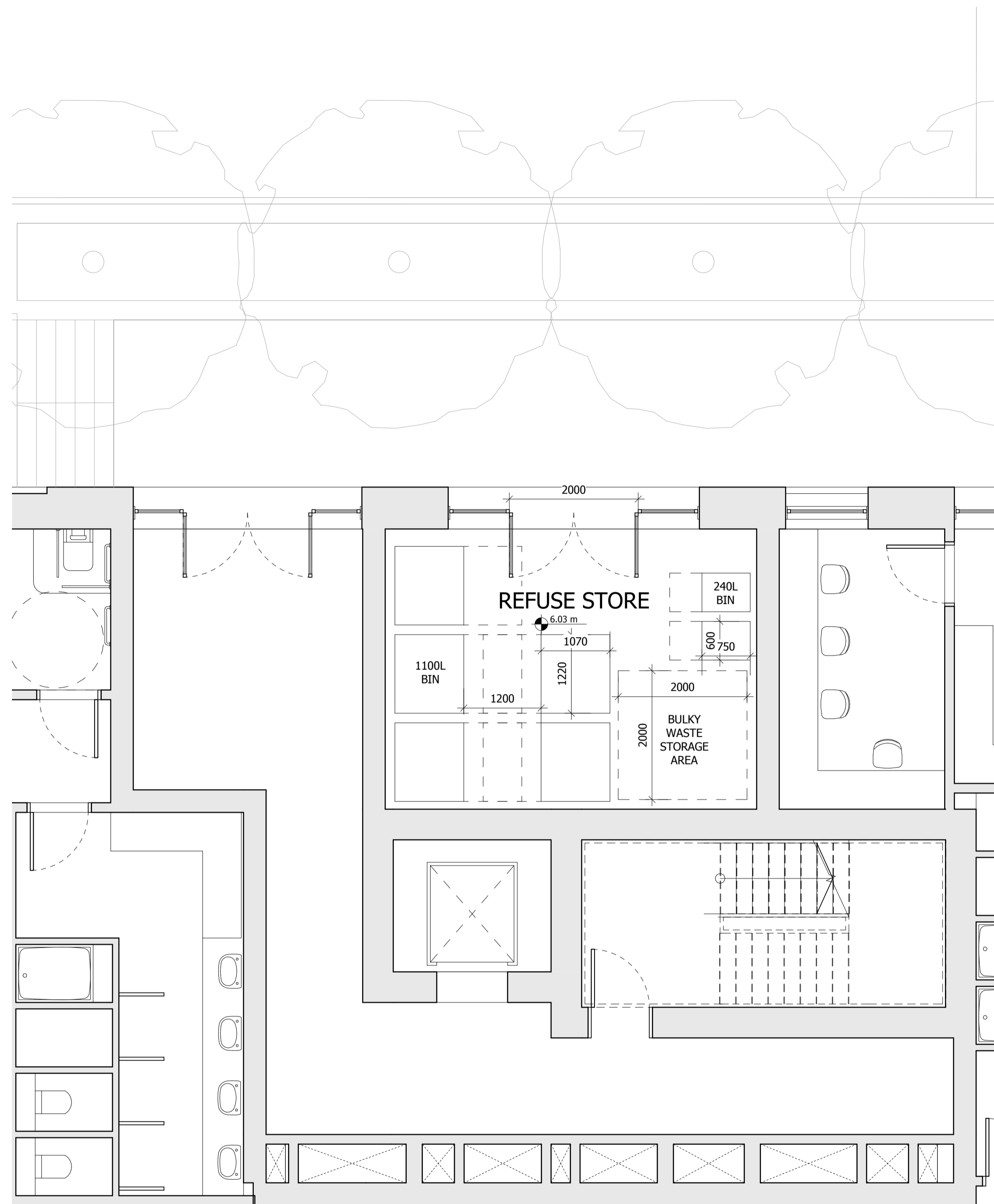
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Project  
**Stag Brewery**  
Richmond

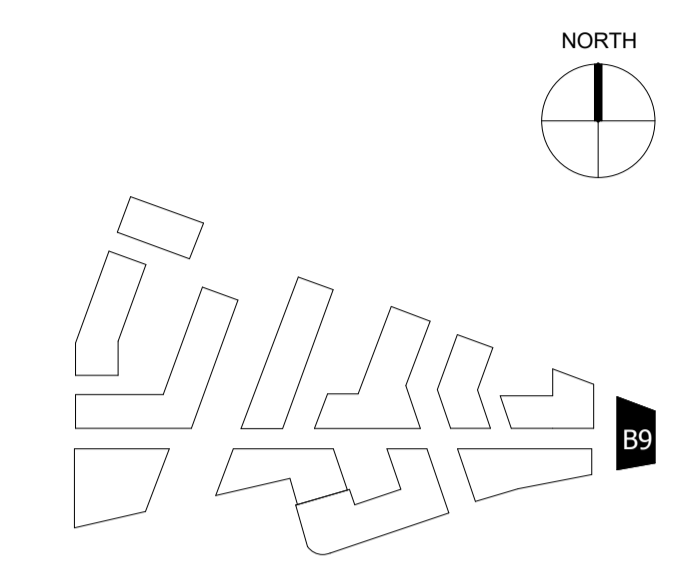
Drawing  
**BUILDING 08 - GROUND FLOOR**  
**LEVEL REFUSE STORE PLAN**

Drawn	Date	Scale
KHO	13/09/19	1 : 50 @ A1 1 : 100 @ A3
Job Number	Drawing number	Revision
18125	C645_B08_P_00_005	F





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NOTE:-  
Building 09 refuse store contains 5 1100L Eurobins, 2 240L food waste bins and a bulky waste storage area

INTERNAL LAYOUTS SHOWN ILLUSTRATIVELY ONLY

LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	04/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

## SQUIRE & PARTNERS

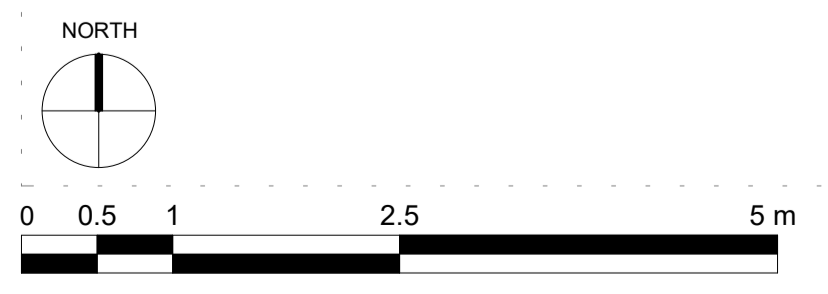
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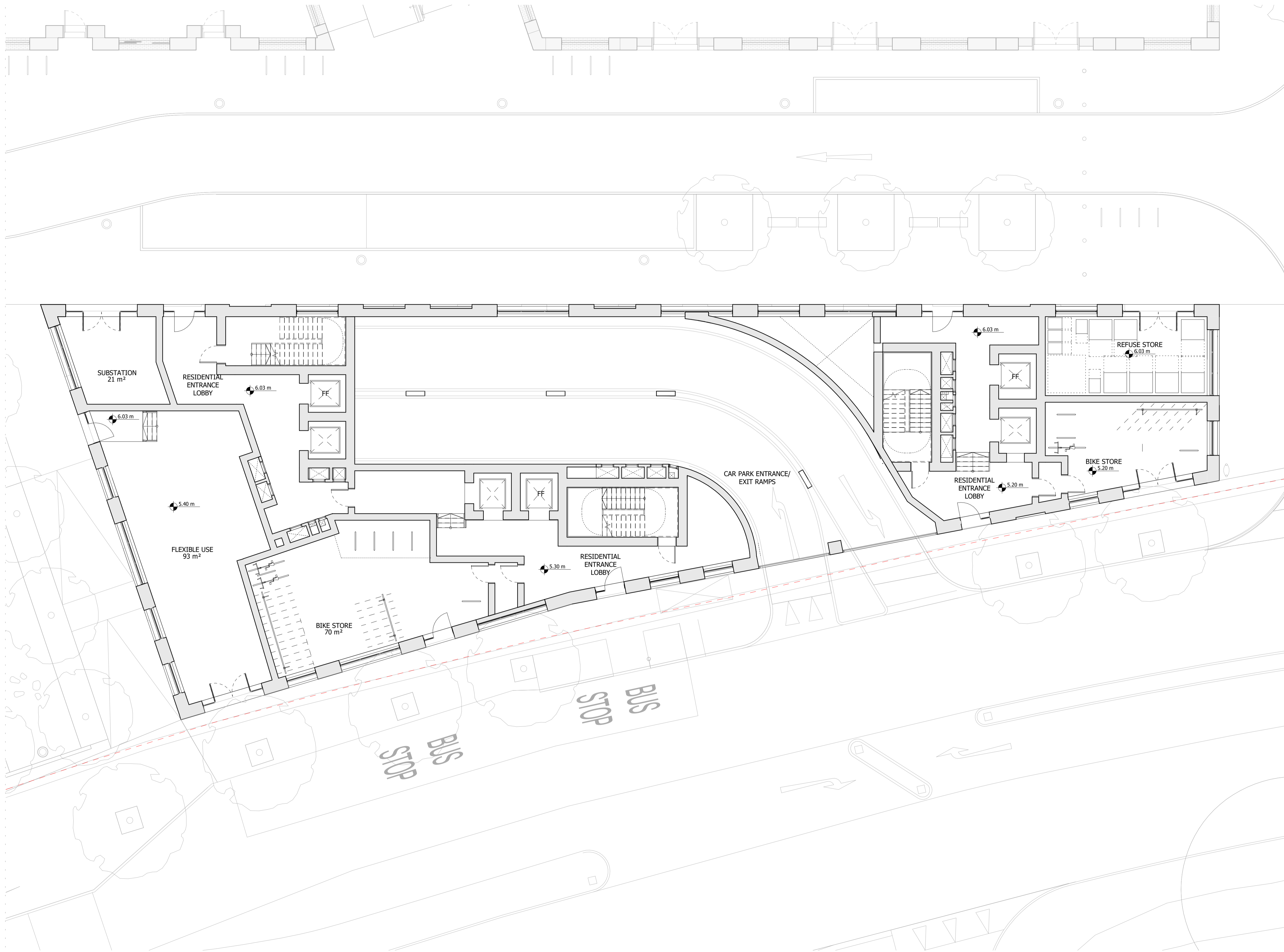
Project  
**Stag Brewery**  
Richmond

Drawing  
**BUILDING 09 - GROUND FLOOR**  
**LEVEL REFUSE STORE PLAN**

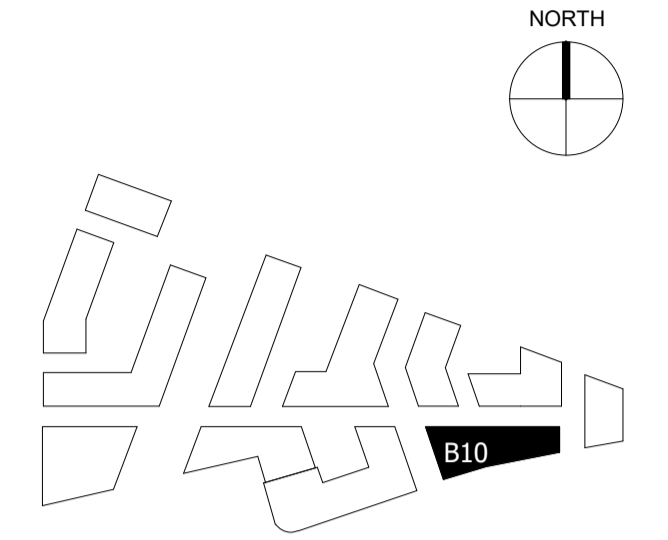
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KHO	13/09/19	1:50 @ A1 1:100 @ A3
Job Number	Drawing number	Revision
18125	C645_B09_P_00_002	E







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**DESIGN  
 FREEZE  
 27/09/23**

INTERNAL LAYOUTS SHOWN ILLUSTRATIVELY ONLY

LBURT 2 FIRE-LED DESIGN AMENDMENTS	13/10/23	RKB	G
LBURT 2 APPLICATION AMENDMENTS	21/07/22	BJ	F
LBURT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	07/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

**SQUIRE & PARTNERS**

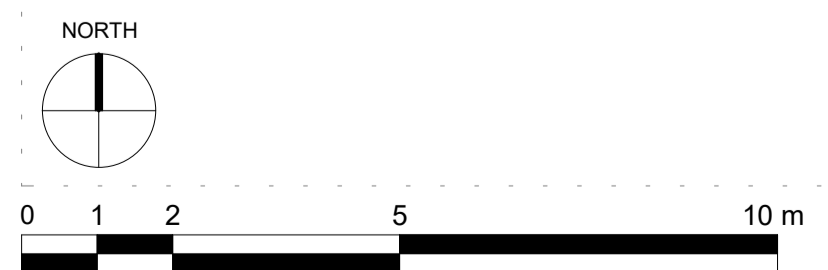
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Project  
**Stag Brewery**  
 Richmond

Drawing  
**BUILDING 10 - PROPOSED  
 GROUND FLOOR PLAN**

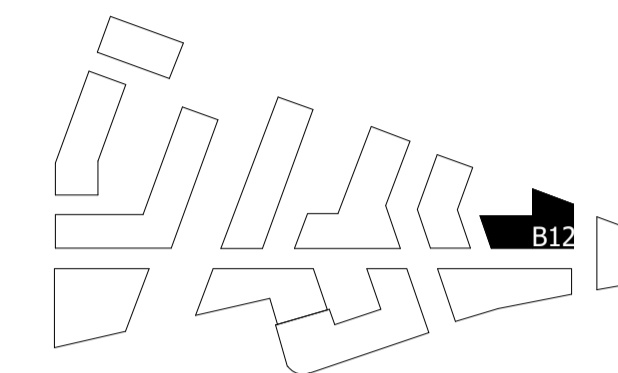
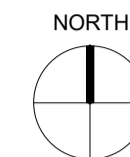
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AJ	26/07/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B10_P_00_001	G



NOTES:

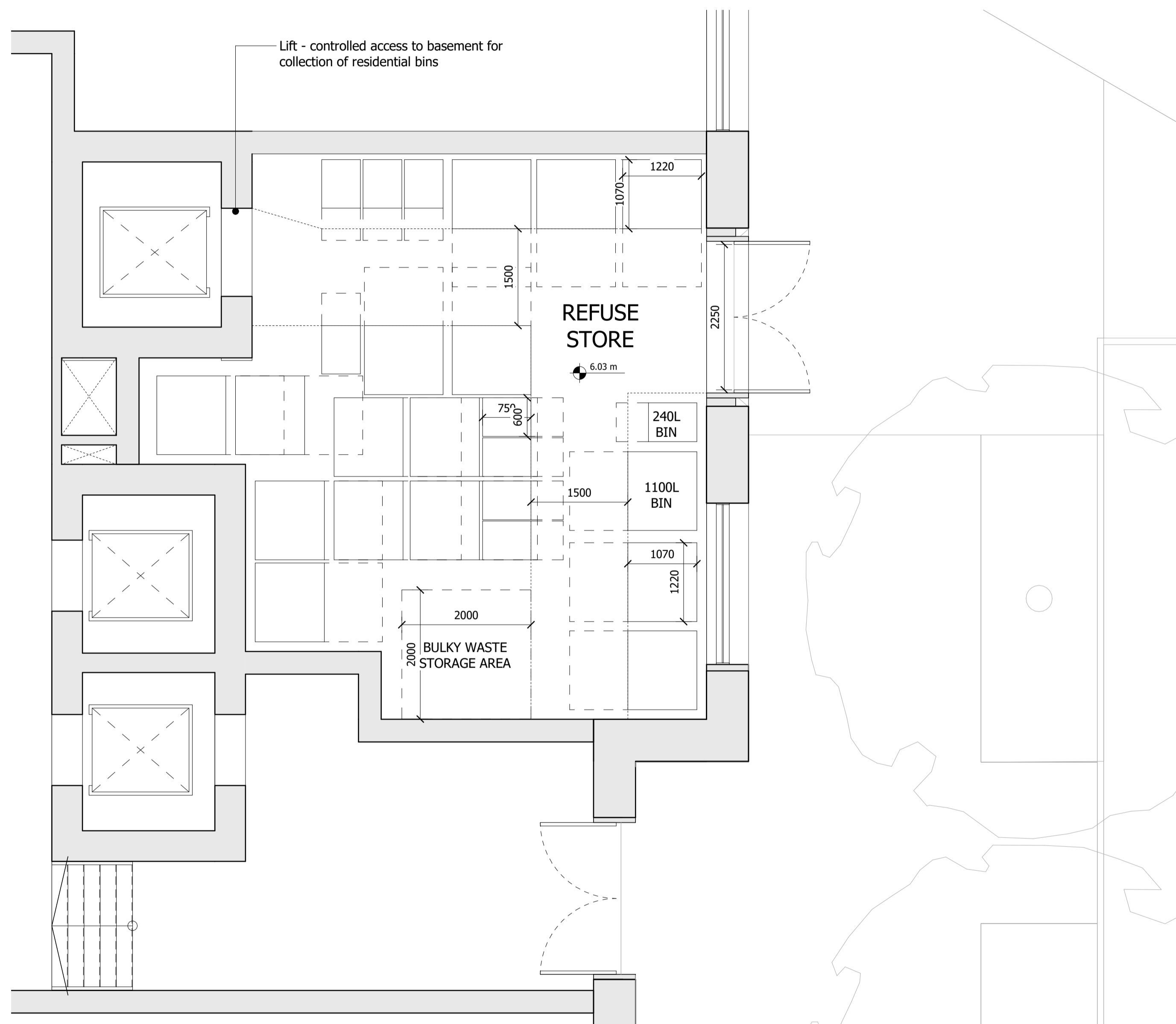
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NOTES:

Building 12 refuse store contains 8 1100L Eurobins, 4 240L food waste bins and a bulky waste store to serve Building 12. It also acts as a temporary refuse store for collection incorporating an additional 8 Eurobins and 5 food waste bins for Building 11 which will be brought up from the basement by management on the appropriate days.



Refuse store layout amended to suit updated refuse strategy

INTERNAL LAYOUTS SHOWN ILLUSTRATIVELY ONLY

LBRUT 2 FIRE-LED DESIGN AMENDMENTS	03/11/23	RKB	F
LBRUT 2 APPLICATION AMENDMENTS	21/07/22	BJ	E
LBRUT 2 APPLICATION	04/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	03/09/19	KH	-

Revision description	Date	Check	Rev

### SQUIRE & PARTNERS

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Project

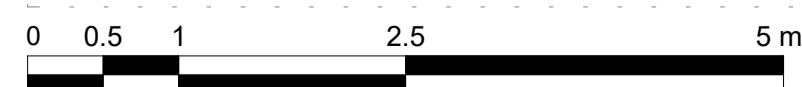
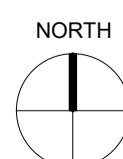
Stag Brewery  
Richmond

Drawing

BUILDING 12 - GROUND FLOOR  
LEVEL REFUSE STORE PLAN

Drawn	Date	Scale
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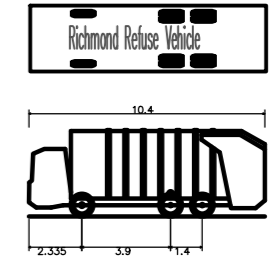
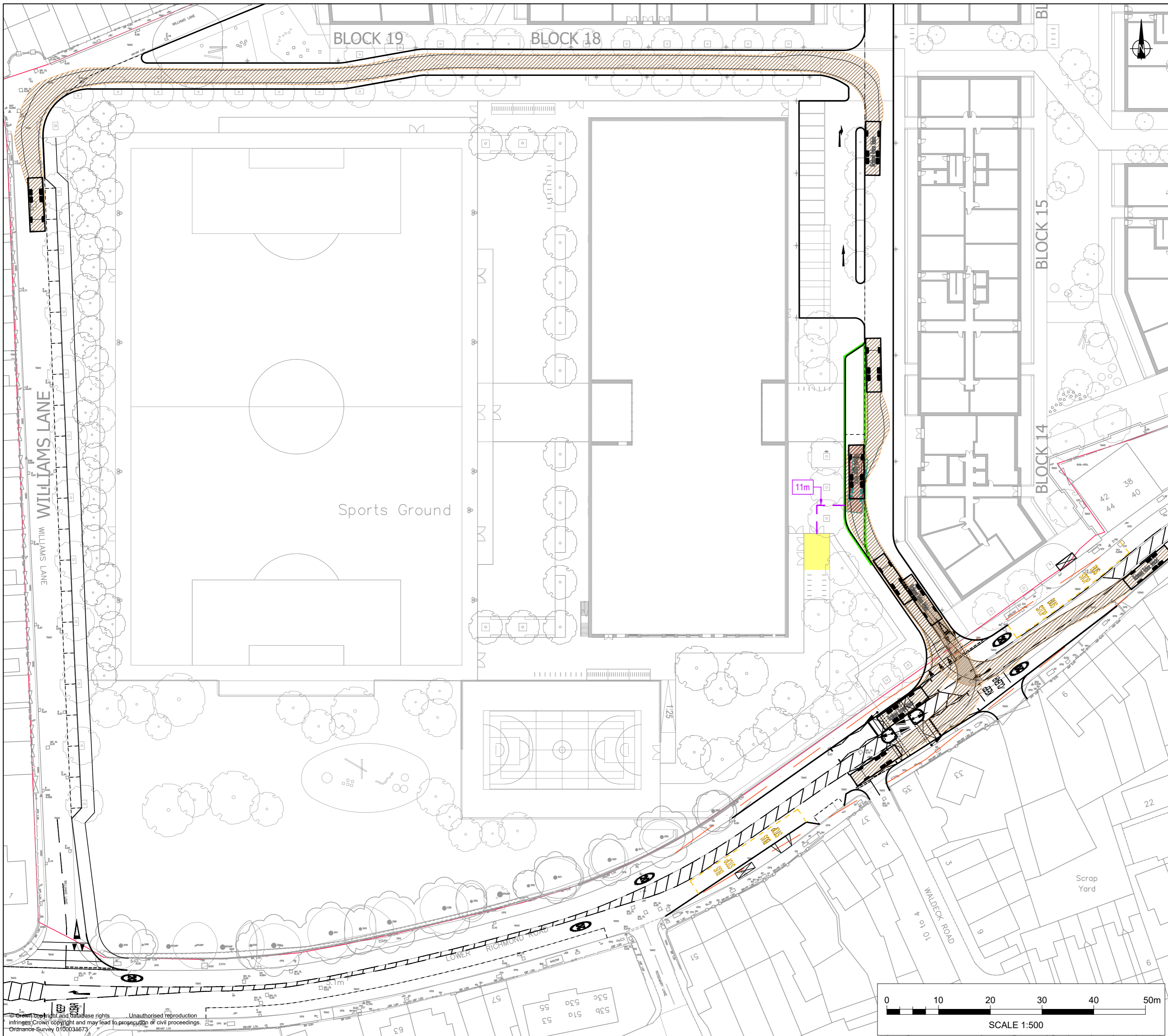
Job Number	Drawing number	Revision
18125	C645_B12_P_00_004	F



## Appendix C School Waste Collection

### Contents

- Drawing Number: 38262/5520/27A



Richmond Refuse Vehicle  
 Overall Length 10.400m  
 Overall Width 2.350m  
 Overall Body Height 3.000m  
 Min Body Ground Clearance 0.366m  
 Track Width 2.450m  
 Lock to lock time 4.00s  
 Kerb to Kerb Turning Radius 9.350m

- REFUSE STORE LOCATIONS (GROUND LEVEL)
- BIN TRANSFER ROUTES FROM REFUSE STORE
- LOADING BAY

Mark	Revision	Date	Drawn	Chkd	Appd
A	Masterplan updated	20.07.22	REM	PW	PW

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.  
 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 INFORMATION**

**STAG BREWERY, MORTLAKE  
 DELIVERY & SERVICING STRATEGY - PHASE 2  
 VEHICLE SWEEP PATH ANALYSIS FOR A  
 REFUSE TRUCK**

Client  
**RESELTON  
 PROPERTIES**

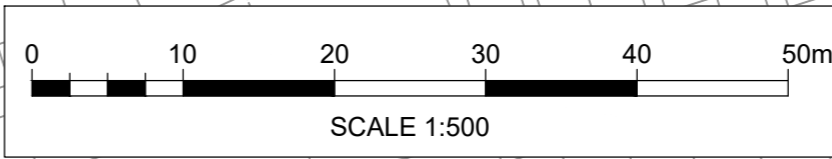


Date of 1st Issue	Designed	Drawn
22.03.2022	REM	REM
A2 Scale	Checked	Approved
1:500	PW	PW

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 LONDON  
 Tel: 020 3824 6600

Drawing Number  
**38262/5520/27**

Revision  
**A**



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 Ordnance Survey 0100034673  
 user name: mortlak, richard