Former Holloway Prison

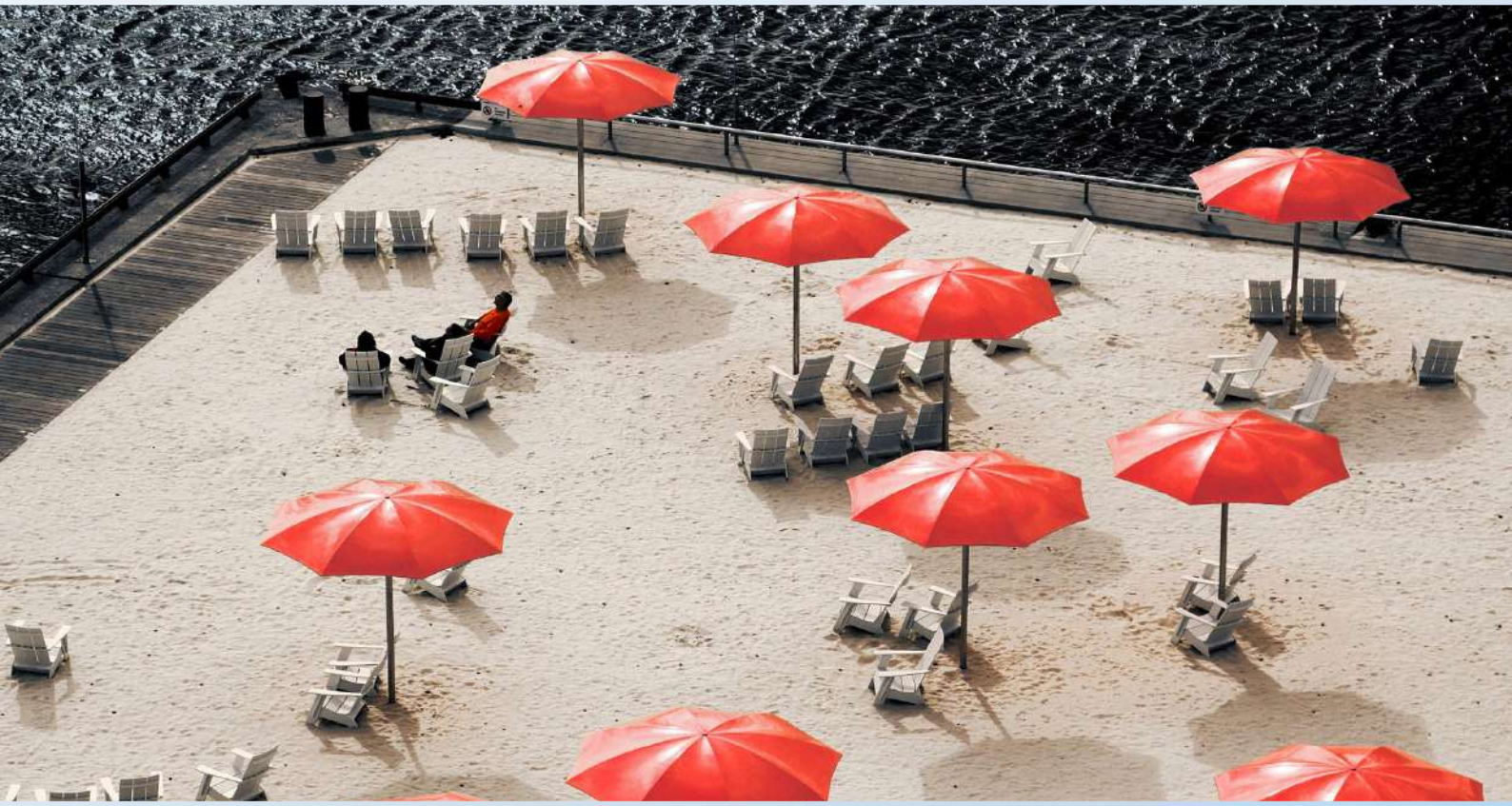
Waste Management Plan

Peabody

Peabody Construction Limited

FORMER HOLLOWAY PRISON

Waste Management Strategy



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CONTENTS

APPENDICES

1 INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1. This Waste Management Strategy has been prepared by WSP in support of a planning application submitted to the London Borough of Islington (LBI) by Peabody Construction Limited (hereafter referred to as 'the Applicant') for the redevelopment of the Former Holloway Prison (hereafter referred to as 'the Proposed Development').

1.1.2. This Waste Management Strategy considers the potential impacts that may arise from waste generated during the operational phase, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage and collection of waste.

1.2 PROPOSED DEVELOPMENT

1.2.1. The description of the Proposed Development is as follows:

'*Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections, publicly accessible park; car (blue badge) and cycle parking; and other associated works.*'

1.3 REPORT STRUCTURE

1.3.1. This report is set out in the following format:

- **Section 1: Introduction**
- **Section 2: Waste Legislation, Policy & Guidance** – details of the national legislation and local waste policies that have relevance to the Proposed Development.
- **Section 3: Management of Residential Waste** – provides an estimate of residential waste arising and details the strategy that will be adopted to manage the residential waste arising from the Proposed Development once operational.
- **Section 4: Management of Commercial, Women's Building and Residents' Facilities Waste** – provides an estimate of commercial waste arising and details the proposed strategy that will be used to manage waste arising from the commercial units, the Women's Building and the residents' facilities including concierge within the Proposed Development once operational.
- **Section 5: Summary & Conclusion**
- **Appendix A: National, London and Local Waste Policy & Guidance**

2 WASTE LEGISLATION, POLICY AND GUIDANCE

2.1 INTRODUCTION

2.1.1. The development and implementation of the European Union (EU) waste policy and legislation is delivered by EU Directives such as the Landfill Directive, Waste Electrical and Electronic Equipment Directive etc. Member states must implement the policy drivers and requirements of these Directives through national legislation.

2.1.2. The revised Waste Framework Directive (rWFD) is a unique EU Directive because it clarifies the definition of 'waste' and of other concepts such as 'recycling' and 'recovery'. It implements a revised Waste Hierarchy, expands the 'polluter pays' principle by emphasising producer responsibility and applies more stringent waste reduction and management targets for Member States. It also requires Member States to take measures to promote high quality recycling and to set up separate collections of paper, plastic, metal, and glass.

2.1.3. The UK formally left the EU on 31 January 2020 and the subsequent transition period ended on 31 December 2020. During that time, the UK was treated for most purposes as if it was still an EU Member State, and most EU law (including as amended or supplemented) continued to apply to the UK. As of 1 January 2021, legislation will remain in force as part of UK law and be repealed or amended at the will of Parliament or the devolved parliaments / assembly.

2.1.4. This chapter summarises the national legislation that is relevant to the Proposed Development, much of which is influenced by the rWFD. National, London and local waste policy and guidance reviewed during the development of this Waste Management Strategy is listed below.

2.2 NATIONAL LEGISLATION

2.2.1. A list of relevant items of national waste legislation is outlined below in reverse chronological order:

- **Waste Management, The Duty of Care Code of Practice (2018 update) –** This code of practices replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet duty of care requirements and its rules will be taken into account where relevant in any case based on breach of duty of care.
- **The Waste (England and Wales) Regulations 2011 (as amended)** – As of 1 January 2015, waste collection authorities must collect wastepaper, metal, plastic, and glass separately. It also imposes a duty on waste collection authorities, from the date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection.
- **Environmental Protection Act 1990** – Part II of the act was originally implemented by the Duty of Care Regulations 1991. The Duty of Care is a legal requirement for those dealing with certain kinds of waste to take all reasonable steps to keep it safe and is set out in Section 34 of the Act. The Waste (England and Wales) Regulations 2011 repealed the Environmental Protection (Duty of Care) Regulations 1991 and apply the Duty of Care requirements by the Environmental Protection Act 1990.

2.3 NATIONAL, LONDON & LOCAL WASTE POLICY

2.3.1. The relevant national, London and local waste policies that were reviewed during the preparation of this Waste Management Strategy are outlined below and further detail provided in **Appendix A**:

- Ministry of Housing, Communities and Local Government (MHCLG), now the Department for Levelling Up, Housing and Communities, *National Planning Policy Framework* (updated July 2021);
- MHCLG, *National Planning Policy for Waste* (2014);
- Department for Environment, Food and Rural Affairs (Defra), *Our Waste, Our Resources: A Strategy for England* (2018);
- Greater London Authority (GLA), *The London Plan 2021* (March 2021);
- GLA, *London Environment Strategy* (2018);
- North London Boroughs, *North London Waste Plan (Proposed Submission Plan): Regulation 19* (2019);
- LBI, *Core Strategy* (2011);
- LBI, *Environmental Design Planning Guidance* (2012);
- LBI, *Local Plan: Development Management Policies* (2013);
- LBI, *Urban Design Guide: Supplementary Planning Document* (2017);
- LBI, *Recycling and Refuse Storage Requirements* (2013); and
- LBI, *Islington Local Plan: Strategic and Development Management Policies – Regulation 19 draft (September 2019) with Modification for Consultation (March 2021)*.

3 MANAGEMENT OF RESIDENTIAL WASTE

3.1 INTRODUCTION

3.1.1. This chapter details the strategy that will be adopted to manage the residential waste arising from the Proposed Development once operational.

3.2 WASTE GENERATION MODELLING

3.2.1. Estimated waste generation levels have been quantified based on metrics for weekly waste arising from LBI's *Recycling and Refuse Storage Requirements* guidance document (hereafter referred to as 'the Guidance').

3.2.2. **Table 3-1** summarises the residential waste metrics.

Table 3-1: LBI Waste Generation Metrics

Size of Unit	Total storage capacity required for refuse and recycling
One bedroom	200 litres
Two bedrooms or more	A further 140 litres for each additional bedroom.
Recycling – At least 50% of total storage capacity (calculated using the above metrics) must be allocated for recycling.	

3.2.3. For future food waste storage, a formula of **12 litres per unit per week** has been applied. This figure has been recommended by WSP and accepted on other development projects in London where the local authority has not provided a storage capacity requirement.

3.2.4. **Table 3-2** below provides a summary of the Proposed Development's accommodation schedule.

Table 3-2: Summary of Accommodation Schedule

Plot	Unit Size	Number of Units
A	1 bed	50
	2 bed	150
	3 bed	26
	4 bed	9
	Subtotal	***235***
B	1 bed	123
	2 bed	177
	3 bed	18
	4 bed	3
	Subtotal	***321***
C	1 bed	33
	2 bed	75
	3 bed	46
	4 bed	1
	Subtotal	***155***
D	1 bed	17
	2 bed	142
	3 bed	24
	4 bed	-
	Subtotal	***183***
E	1 bed	66
	2 bed	25
	3 bed	-
	4 bed	-
	Subtotal	***91***
Total		**985**

3.2.5. **Table 3-3** below outlines the total residential waste storage requirements for the Proposed Development, based on the metrics in **Table 3-1** above and accommodation schedule in **Table 3-2**.

Table 3-3: Weekly Residential Waste Storage Requirements

Plot	Number of Units	Refuse (litres)	Recycling (litres)	Food Waste (litres)
A	235	39,530	39,530	2,820
B	321	47,640	47,640	3,852
C	155	27,400	27,400	1,860
D	183	31,600	31,600	2,196
E	91	10,850	10,850	1,092
Total	**985**	**157,020**	**157,020**	**11,820**

3.3 PROPOSED WASTE MANAGEMENT STRATEGY

3.3.1. The proposed residential waste management strategy has been prepared to provide a high quality service to residents, whilst also complying with the Guidance.

3.3.2. The strategy has been split into the following sections:

- Individual Residential Units (**Section 3.4**); and
- Individual Plots (**Section 3.5**).

3.4 INDIVIDUAL RESIDENTIAL UNITS

3.4.1. Each residential unit will be provided with a segregated waste bin, to enable the separation of recycling and food waste from refuse.

3.4.2. An example of the type of unit that will be considered is shown in **Figure 3-1**.

Figure 3-1: Example Kitchen Unit Bin[1]

[1] Source: https://binopolis.com/vauth-sagel-espro-3-compartment-46l-recycler-silver-grey-500mm-door.html?gclid=EAIaIQobChMIj87y9eqC8gIViKztCh22ngbxEAQYAyABEgKe3fD_BwE

3.5 INDIVIDUAL PLOTS

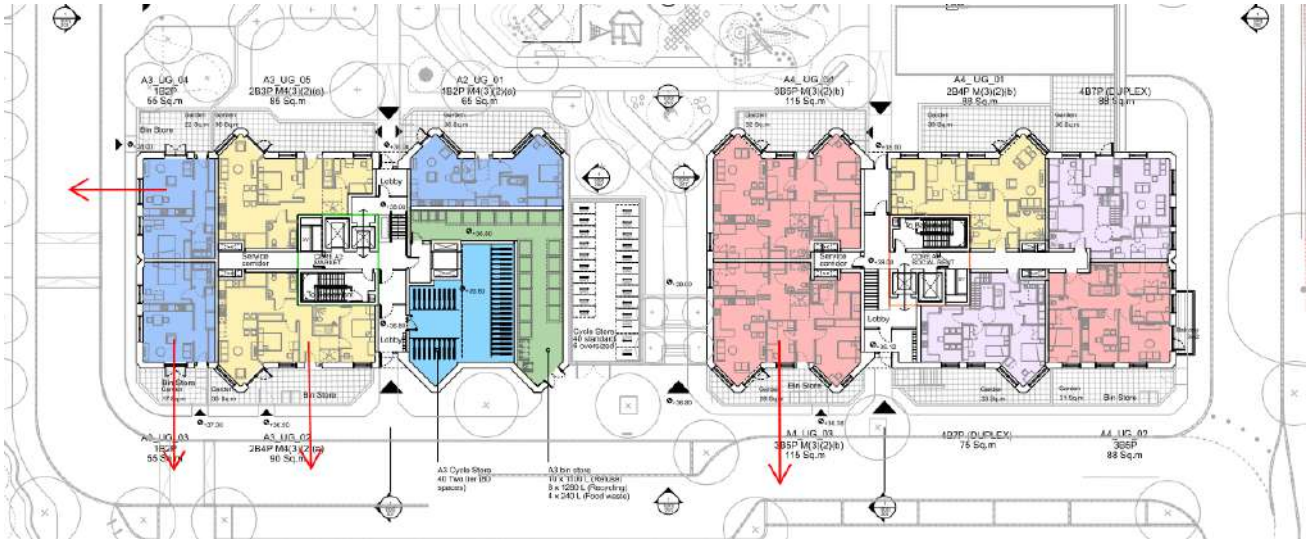
PLOT A

3.5.1. This section details the proposed strategy for the management of residential waste arising from Plot A.

Collection from Individual Units

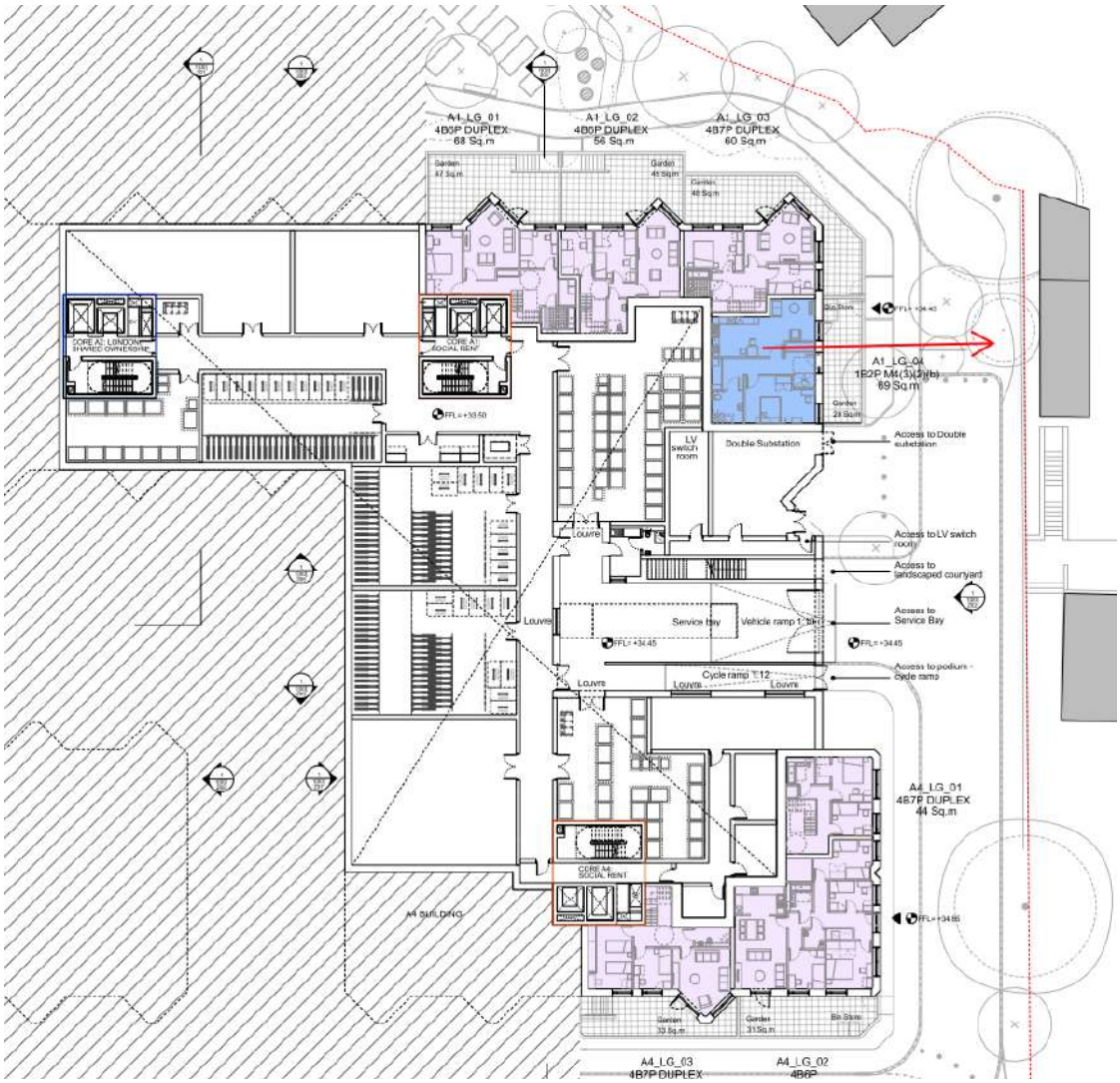
3.5.2. It is proposed that for the units shown in **Figures 3-2** and **3-3** below, refuse, recycling and food waste bins will be stored in the front gardens and collected directly from street on waste collection days.

Figure 3-2: Locations of Individual Units Collected from Street (red arrows)



Source: Allford Hall Monaghan Morris (AHMM), Proposed Upper Ground Floor, Drawing No.: 17105_1_(00)_P100, Rev P01

Figure 3-3: Location of Individual Unit Collected from Street (red arrow)



Source: AHMM, Proposed Lower Ground Floor 02, Drawing No.: 17105_1_(00)_P099, Rev P01

3.5.3. It is proposed that each unit will be provided with the following bins:

- 1 x 240 litre bin for refuse;
- 1 x 240 litre bin for recycling; and
- 1 x 23 litre caddy for food waste.

3.5.4. On nominated collection days, LBI's Refuse Collection Vehicle (RCV) will collect the bins directly from the individual units.

Collection from Upper Ground Floor Level

3.5.5. It is proposed that the Building A3 waste store (shown in **Figure 3-4** below) will not feed into the communal waste stores at lower ground level. Residents will be required to transfer their refuse, recycling and food waste from their individual units directly to the waste store at upper ground floor level, where they will segregate their waste.

3.5.6. **Table 3-4** below provides a summary of the accommodation schedule for Building A3.

Table 3-4: Summary of Building A3 Accommodation Schedule

Building	Unit Size	Number of Units
A3	1 Bed	17
	2 Bed	50
	3 Bed	-
	4 Bed	-
Total		**67**

3.5.7. **Table 3-5** outlines the total estimated residential waste arising from Building A3, based on the metrics detailed in **Table 3-1** above and the accommodation schedule in **Table 3-4**.

Table 3-5: Estimated Waste Generation for Building A3

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
A3	10,200	10,200	804

3.5.8. Based on the estimated levels of waste arising in Building A3 outlined in **Table 3-5**, **Table 3-6** summarises the number and types of bins that will be required in the waste store.

Table 3-6: Building A3 Bin Number Requirements

Building	No. of Refuse Bin (1,100 litre Eurobins)	No. of Recycling Bins (1,280 litre Eurobins)	No of Food Waste Bins (240 litre Bins)
A3	10	8	4

3.5.9. The dimensions of the bins are provided in **Table 3-7**.

Table 3-7: Bin Dimensions

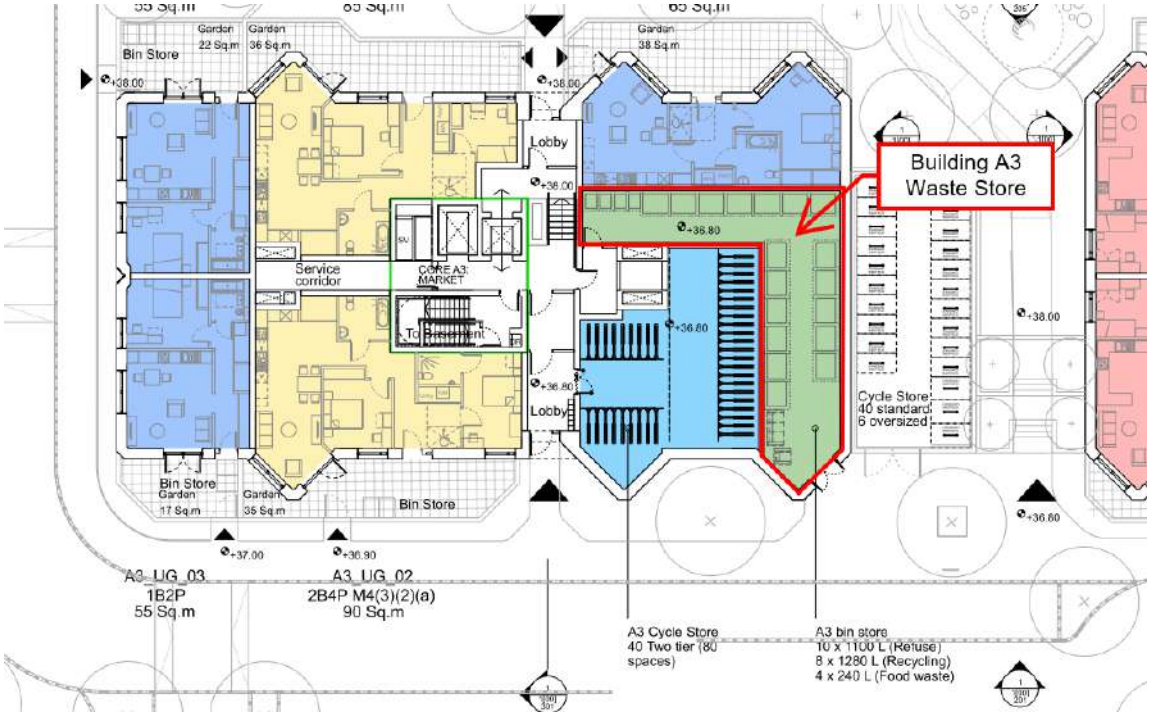
Bin Type	Height (mm)	Width (mm)	Depth (mm)
1,100 litre Eurobin	1,380	1,270	1,000
1,280 litre Eurobin	1,445	1,280	1,000
240 litre bin	1,100	585	740

3.5.10. The waste store will have sufficient space to accommodate the number of bins shown in **Table 3-6**.

3.5.11. Residents will be required to transfer their waste from their own units directly to the waste store, where they will segregate their waste in the appropriately labelled bins.

3.5.12. The location of the proposed Building A3 waste store at upper ground floor level is shown in **Figure 3-4** below.

Figure 3-4: Location of Building A3 Waste Store



Source: AHMM, Proposed Upper Ground Floor, Drawing No.: 17105_1_(00)_P100, Rev P01

3.5.13. The waste store will be designed to the standards within BS5906:2005 *Waste management in buildings – Code of practice* (hereafter referred to as 'BS5906:2005'). In summary, the facility will include the following:

- A suitable water point in close proximity to allow washing down;
- All surfaces sealed with a suitable wash proof finish (vinyl, tiles, etc);
- All surfaces easy to clean;
- Suitable floor drain; and
- Suitable lighting and ventilation.

3.5.14. The Guidance requires that the maximum walking distance from each residential unit to the waste store should be less than 30m (excluding vertical distances). All residential units within Plot A are within 30m of the appropriate waste store.

3.5.15. On nominated collection days, the RCV will park in the loading bay adjacent to the waste store and LBI's waste collection operatives will collect bins directly from the waste store at ground floor level to be emptied, before returning them promptly to the residential waste store.

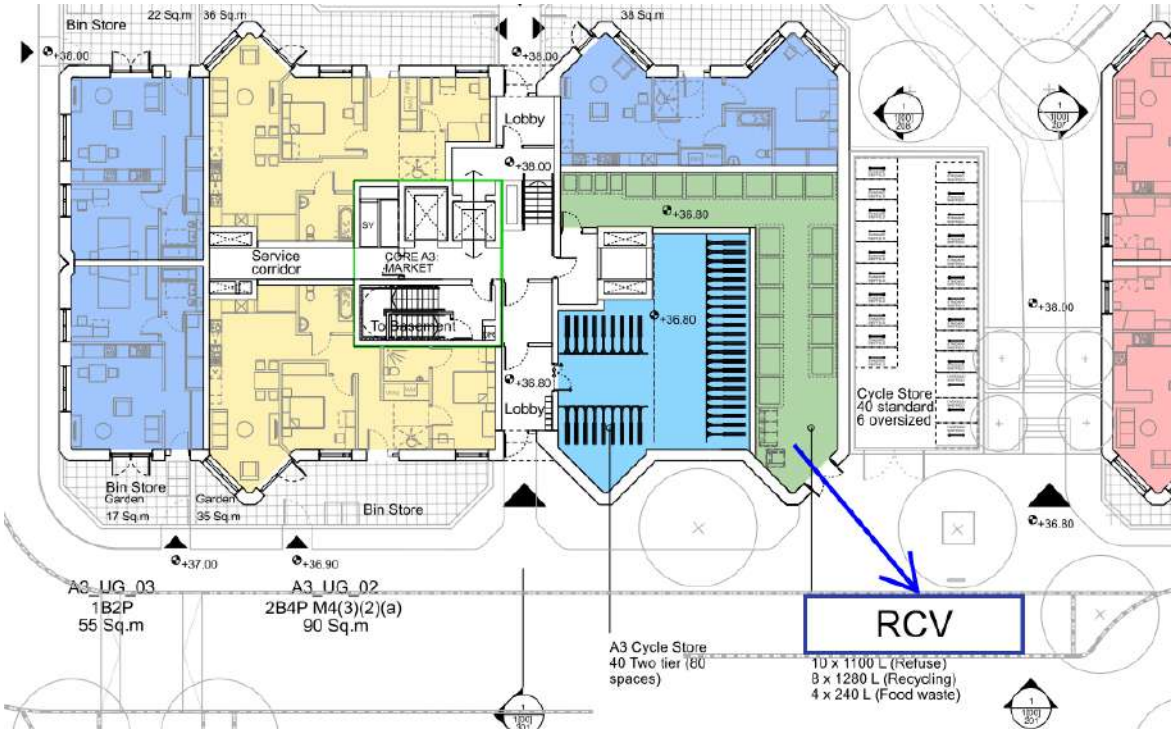
3.5.16. In accordance with the Guidance, the path between the residential waste store and the RCV will:

- Be free of kerbs or steps (a dropped kerb may be required);
- Have a solid foundation;

- Be rendered with a smooth, continuous finish (a cobble surface is unsuitable for any type of wheeled container);
- Be level, unless the gradient falls away from the housing or chamber, in which case it should not exceed 1:14; and
- Have a minimum width of 2m.

3.5.17. **Figure 3-5** shows the location of the RCV in relation to the Building A3 waste store.

Figure 3-5: Location of RCV (Building A3)



Source: AHMM, Proposed Upper Ground Floor, Drawing No.: 17105_1_(00)_P100, Rev P01

Communal Waste Store

3.5.18. All other buildings in Plot A will be served by waste stores at lower ground floor level. Each building will be provided with its own waste store at lower ground floor level, which will be large enough to accommodate all residential refuse, recycling and food waste generated from the building.

3.5.19. **Table 3-8** below provides a summary of the accommodation schedule for all other buildings in Plot A.

Table 3-8: Summary of Plot A Accommodation Schedule (excluding Building A3)

Building	Unit Type	Number of Units
A1	1 bed	13
	2 bed	25
	3 bed	11
	4 bed	6
	Subtotal	***55***
A2	1 bed	20
	2 bed	32
	3 bed	-
	4 bed	-
	Subtotal	***52***
A4	1 bed	-
	2 bed	43
	3 bed	15
	4 bed	3
	Subtotal	***61***
Total		**168**

3.5.20. **Table 3-9** outlines the total estimated residential waste arising from Plot A (excluding Building A3), based on the metrics and the accommodation schedule detailed above.

Table 3-9: Estimated Waste Arising (Plot A, excluding Building A3)

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
A1	10,050	10,050	660
A2	7,440	7,440	624
A4	11,840	11,840	732
Total	**29,330**	**29,330**	**2,016**

3.5.21. Based on the estimated levels of waste arising in Plot A outlined in **Table 3-9**, **Table 3-10** below outlines the number and types of bins that will be required in the waste stores.

Table 3-10: Plot A Bin Number Requirements

Building	No. of Refuse Bin (1,100 litre Eurobins)	No. of Recycling Bins (1,280 litre Eurobins)	No of Food Waste Bins (240 litre Bins)
A1	10	8	3
A2	7	6	3
A4	11	10	4
Total	**28**	**24**	**10**

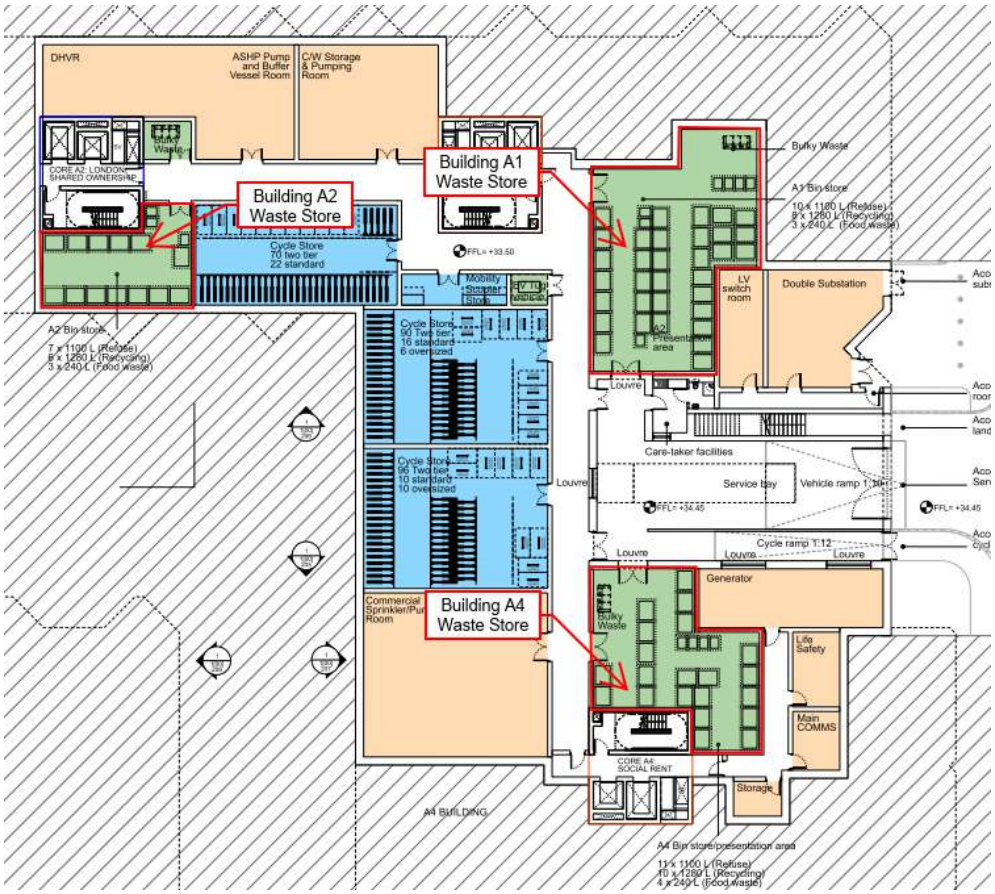
3.5.22. The dimensions of the bins are provided in **Table 3-7** above.

3.5.23. It is proposed that the waste stores will have sufficient space to accommodate the numbers of bins shown in **Table 3-10**.

3.5.24. Residents will be required to transfer their waste from their own individual apartments directly to the appropriate building waste store where they will segregate their waste in the appropriately labelled bins.

3.5.25. The locations of the Building A1, A2 and A4 waste stores at lower ground floor level are shown in **Figure 3-6**.

Figure 3-6: Locations of Building A1, A2 and A4 Waste Stores at Lower Ground Floor Level



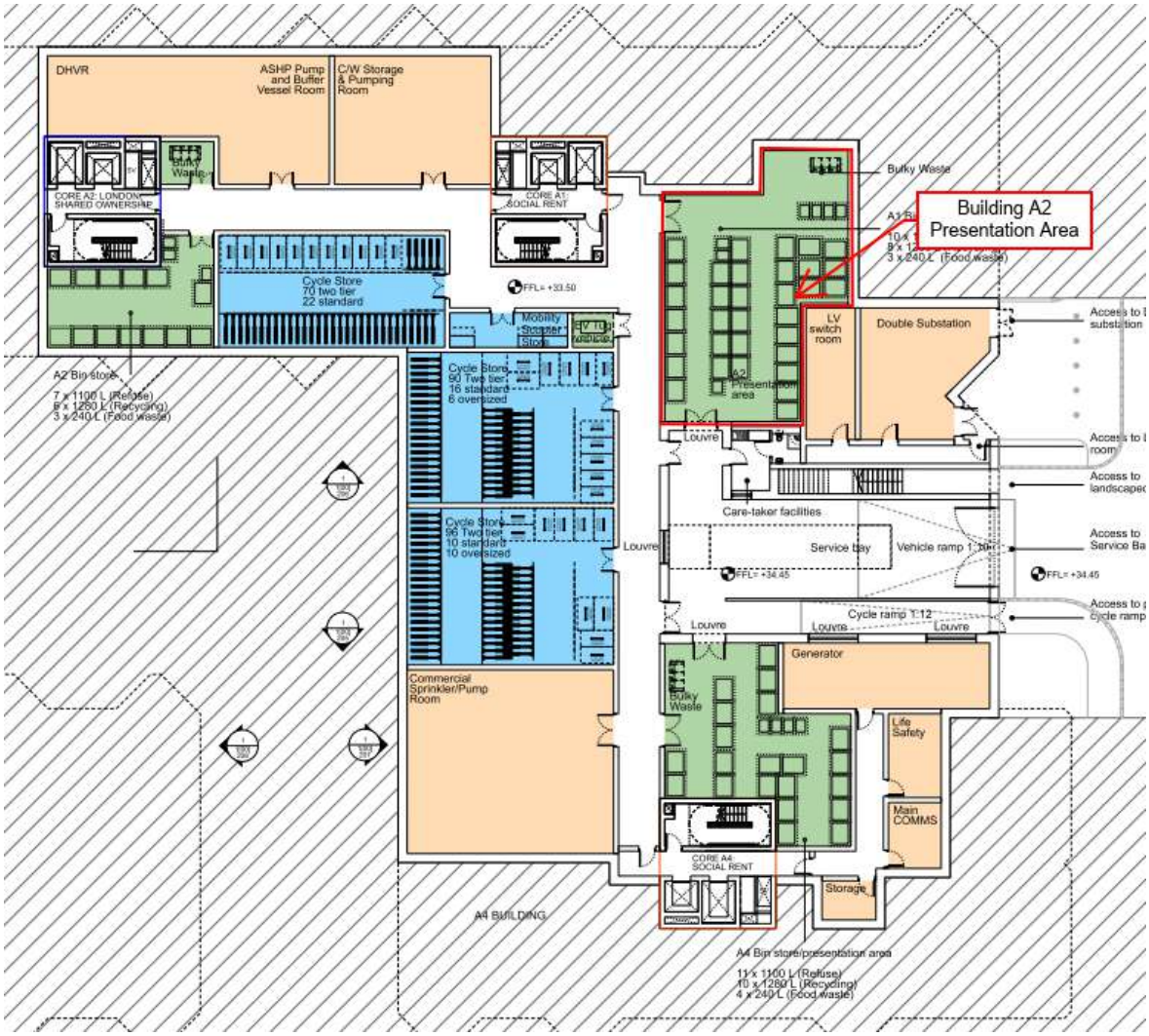
Source: AHMM, Plot A Proposed Lower Ground Floor 01, Drawing No.: 17105_1_(00)_P098, Rev P01

3.5.26. The waste store will be designed to BS5906:2005 standards, as per **paragraph 3.5.13** above.

3.5.27. The Guidance requires that the maximum walking distance from each residential unit to the waste store should be less than 30m (excluding vertical distances). All residential units within Plot A are within 30m of the appropriate waste store.

3.5.28. On collection days, the on-site Facilities Management (FM) team will be responsible for transferring the full bins from Building A2 to the waste presentation area (shown in **Figure 3-7**), which will be accessible by LBI's RCV.

Figure 3-7: Location of Building A2 Waste Presentation Area



Source: AHMM, Plot A Proposed Lower Ground Floor 01, Drawing No.: 17105_1_(00)_P098, Rev P01

3.5.29. It should be noted that additional bins for each waste type (1 x 1,100 litre refuse bin, 1 x 1,280 litre recycling bin and 1 x 240 litre food waste bin) have been provided in the waste presentation area which will be placed in Building A2 during collection times to allow residents to dispose of their waste during this time.

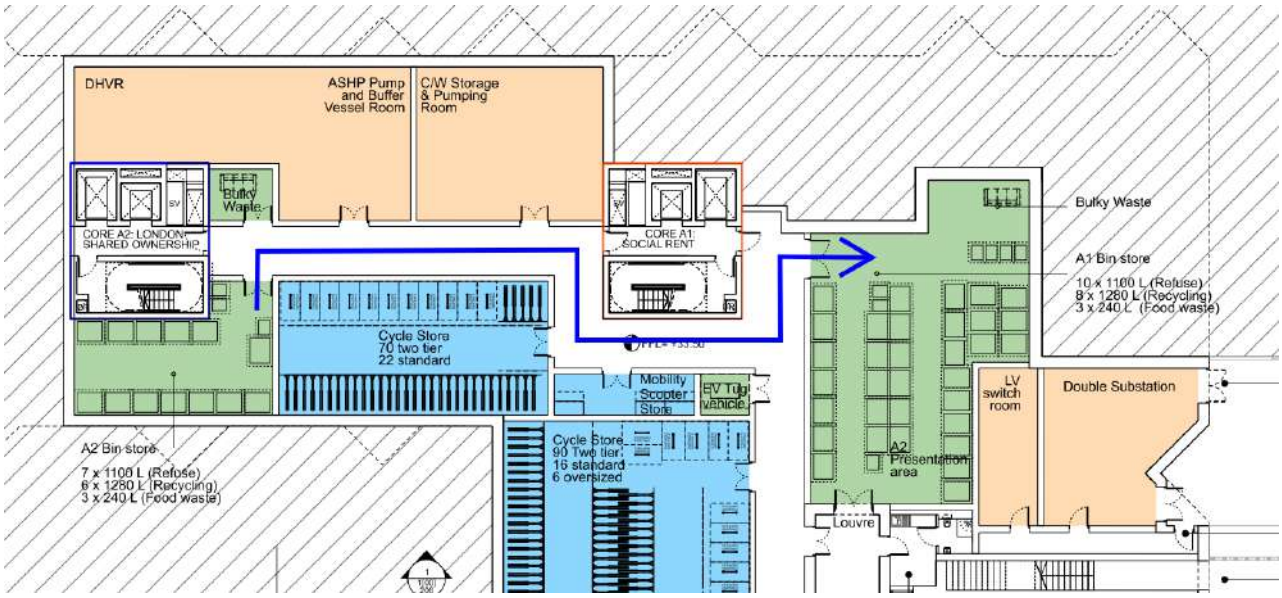
3.5.30. The on-site FM team will be responsible for managing the waste stores in Plot A. This will include:

- Ensuring that the waste stores are maintained in a clean and tidy condition;

- Cleaning the waste stores as required;
- Transferring bins and bulky waste to a dedicated waste presentation point a lower ground floor level for collection on nominated collection days; and
- When required, returning their respective waste stores once emptied.

3.5.31. The transfer route used by the on-site FM team when moving bins and bulky waste from Building A2 to the waste presentation area is illustrated in **Figure 3-8**.

Figure 3-8: Route from Building A2 Waste Store to Building A2 Waste Presentation Area



Source: AHMM, Plot A Proposed Lower Ground Floor 01, Drawing No.: 17105_1_(00)_P098, Rev P01

3.5.32. It is proposed that the on-site FM team will move the bins to and from the waste presentation area with the assistance of a powered pedestrian tow-tug. An example tow-tug is shown in **Figure 3-9**.

Figure 3-9: Example Pedestrian Tow-Tug

3.5.33. All other buildings will be serviced directly from the building waste store, as they are within 10m of the RCV.

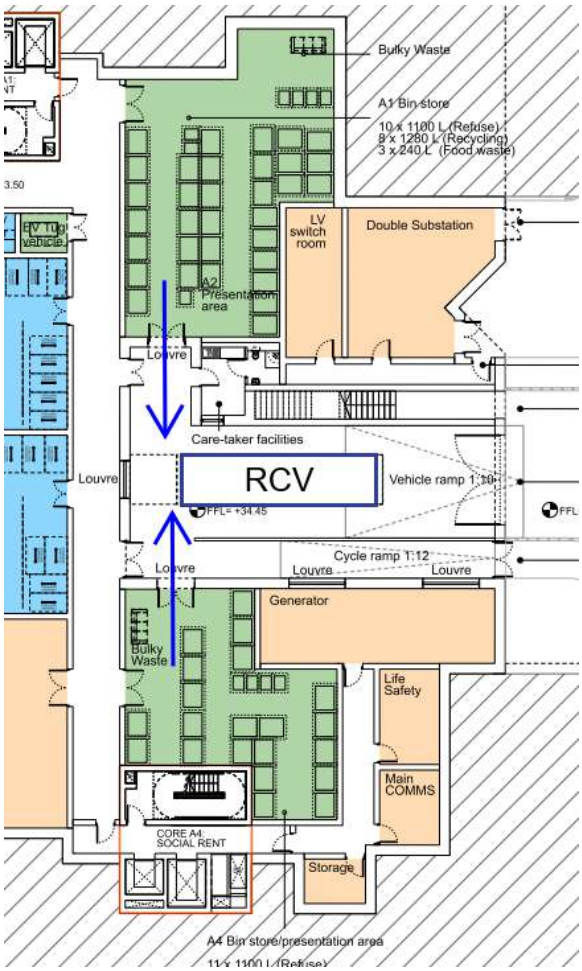
3.5.34. On nominated collection days, LBI's waste collection operatives will collect bins directly from the waste store and waste presentation area at ground floor level to be emptied before returning them promptly to the residential waste store.

3.5.35. In accordance with the Guidance, the path between the residential waste store and the RCV will:

- Be free of kerbs or steps (a dropped kerb may be required);
- Have a solid foundation;
- Be rendered with a smooth, continuous finish (a cobble surface is unsuitable for any type of wheeled container);
- Be level, unless the gradient falls away from the housing or chamber, in which case it should not exceed 1:14; and
- Have a minimum width of 2m.

3.5.36. **Figure 3-10** shows the location of the RCV in relation to the waste stores and waste presentation areas at lower ground floor level.

Figure 3-10: Location of RCV (Plot A)



Source: AHMM, Plot A Proposed Lower Ground Floor 01, Drawing No.: 17105_1_(00)_P098, Rev P01

Bulky Waste

3.5.37. As required by the Guidance, space for the storage of bulky waste will need to be provided on-site.

3.5.38. Residents will contact the on-site FM team when they have bulky waste to dispose of. The on-site FM team will assist the residents to move their bulky waste from their units to the bulky waste stores (located within the building waste stores). Residents will have to provide evidence to the on-site FM team that they have paid for the bulky waste collection service. When sufficient bulky waste has accumulated, the on-site FM team will arrange collection through LBI.

3.5.39. On the agreed collection day, the on-site FM team will transfer bulky waste items to the bulky waste area in the Plot A waste presentation area from Building A2. All other buildings will be serviced directly as they will be within 10m of the collection vehicle.

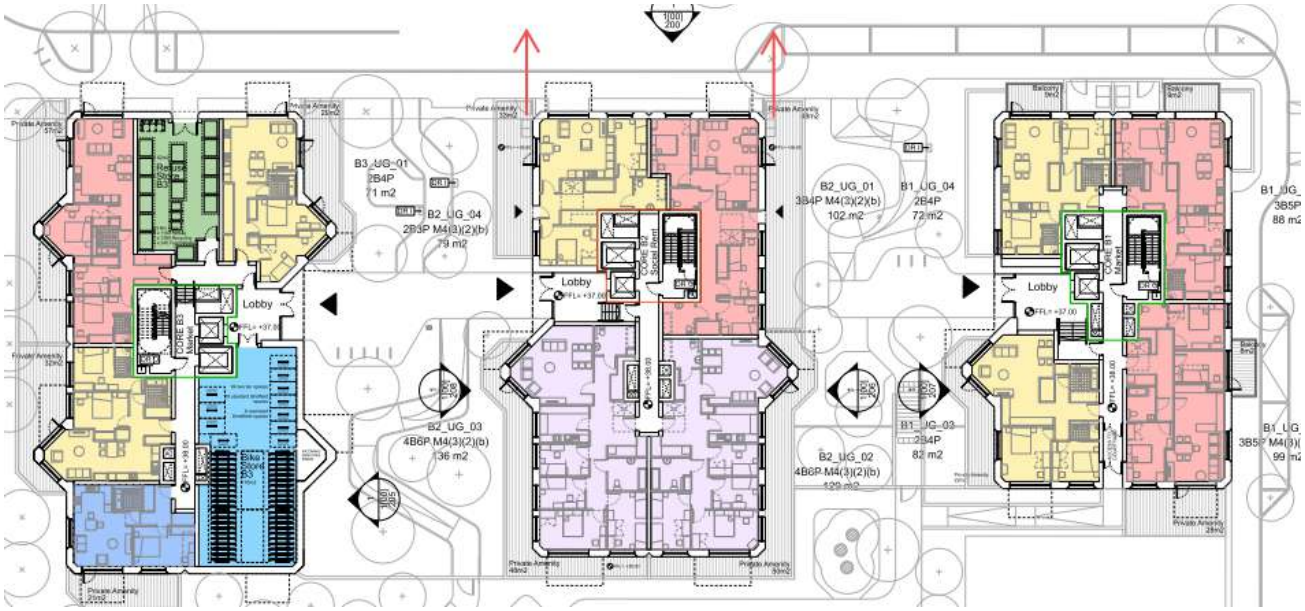
PLOT B

3.5.40. This section details the proposed strategy for the management of residential waste arising from Plot B.

Collection from Individual Units

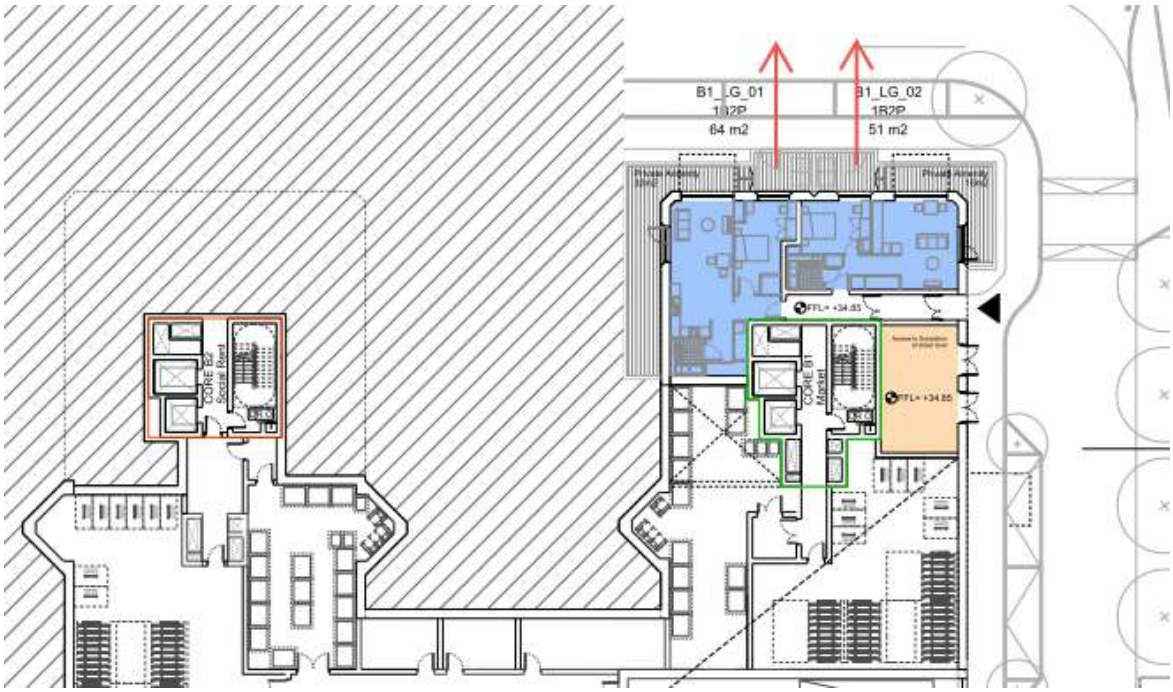
3.5.41. It is proposed that for the units shown in **Figures 3-11** and **3-12** below, refuse, recycling and food waste bins will be stored in the front gardens and collected directly from street on waste collection days.

Figure 3-11: Locations of Individual Units Collected from Street Level (red arrows)



Source: AHMM, Plot B - Proposed Upper Ground Floor, Drawing No.: 17105_2_(00)_P100, Rev P01

Figure 3-12: Locations of Individual Units Collected from Street (red arrows)



Source: AHMM, Plot B - Proposed Lower Ground Floor 02, Drawing No.: 17105_2_(00)_P099, Rev P01

3.5.42. It is proposed that each unit will be provided with the following bins:

- 1 x 240 litre bin for refuse;
- 1 x 240 litre bin for recycling; and
- 1 x 23 litre caddy for food waste.

3.5.43. On nominated collection days, LBI's RCV will collect the bins directly from the individual units.

Collection from Upper Ground Floor Level

3.5.44. It is proposed that the Building B3 waste store (shown in **Figure 3-13** below) will not feed into the communal waste stores at lower ground level. Residents will be required to transfer their refuse, recycling and food waste from their individual units directly to the waste store at upper ground floor level, where they will segregate their waste.

3.5.45. **Table 3-11** provides a summary of the accommodation schedule for Building B3.

Table 3-11: Summary of Building B3 Accommodation Schedule

Building	Unit Size	Number of Units
B3	1 Bed	29
	2 Bed	30
	3 Bed	1
	4 Bed	-

Total	**60**

3.5.46. **Table 3-12** below outlines the total estimated residential waste arising from Building B3, based on the metrics detailed in **Table 3-1** above and the accommodation schedule in **Table 3-11**.

Table 3-12: Estimated Waste Generation for Building B3

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
B3	8,240	8,240	720

3.5.47. Based on the estimated levels of waste arising in Building B3 outlined in **Table 3-12**, **Table 3-13** outlines the number and types of bins that will be required in the waste store.

Table 3-13: Building B3 Bin Number Requirements

Building	No. of Refuse Bin (1,100 litre Eurobins)	No. of Recycling Bins (1,280 litre Eurobins)	No of Food Waste Bins (240 litre Bins)
B3	8	7	3

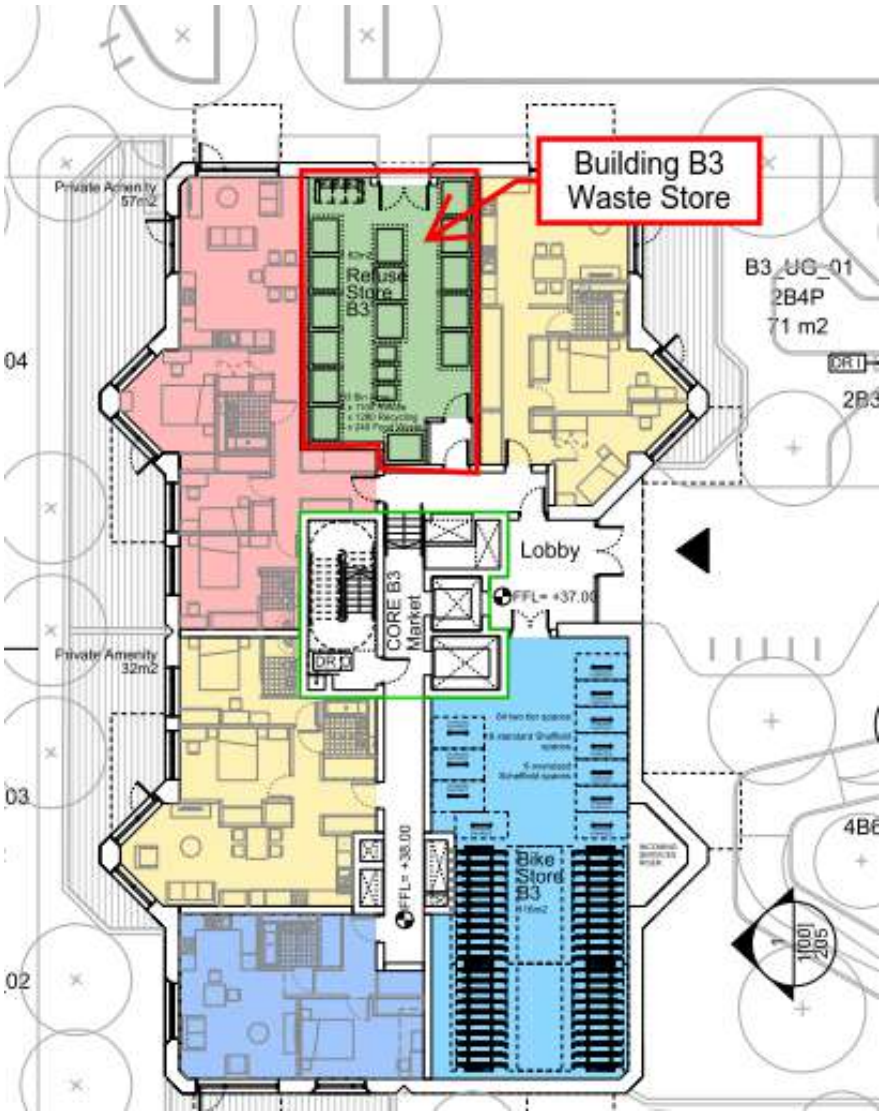
3.5.48. The dimensions of the bins are provided in **Table 3-7** above.

3.5.49. The waste store will have sufficient space to accommodate the number of bins shown in **Table 3-13**.

3.5.50. Residents will be required to transfer their waste from their own individual units directly to the waste store, where they will segregate their waste in the appropriately labelled bins.

3.5.51. The location of the proposed Building B3 waste store at upper ground floor level is shown in **Figure 3-13**.

Figure 3-13: Location of Building B3 Waste Store



Source: AHMM, Plot B - Proposed Upper Ground Floor, Drawing No.: 17105_2_(00)_P100, Rev P01

3.5.52. The waste store will be designed to BS5906:2005 standards, as per **paragraph 3.5.13** above.

The Guidance requires that the maximum walking distance from each residential unit to the waste store should be less than 30m (excluding vertical distances). All residential units within Plot B are within 30m of the appropriate waste store.

3.5.53. On nominated collection days, the RCV will park in the loading bay adjacent to the waste store and LBI's waste collection operatives will collect bins directly from the waste store at upper ground floor level to be emptied, before returning them promptly to the residential waste store.

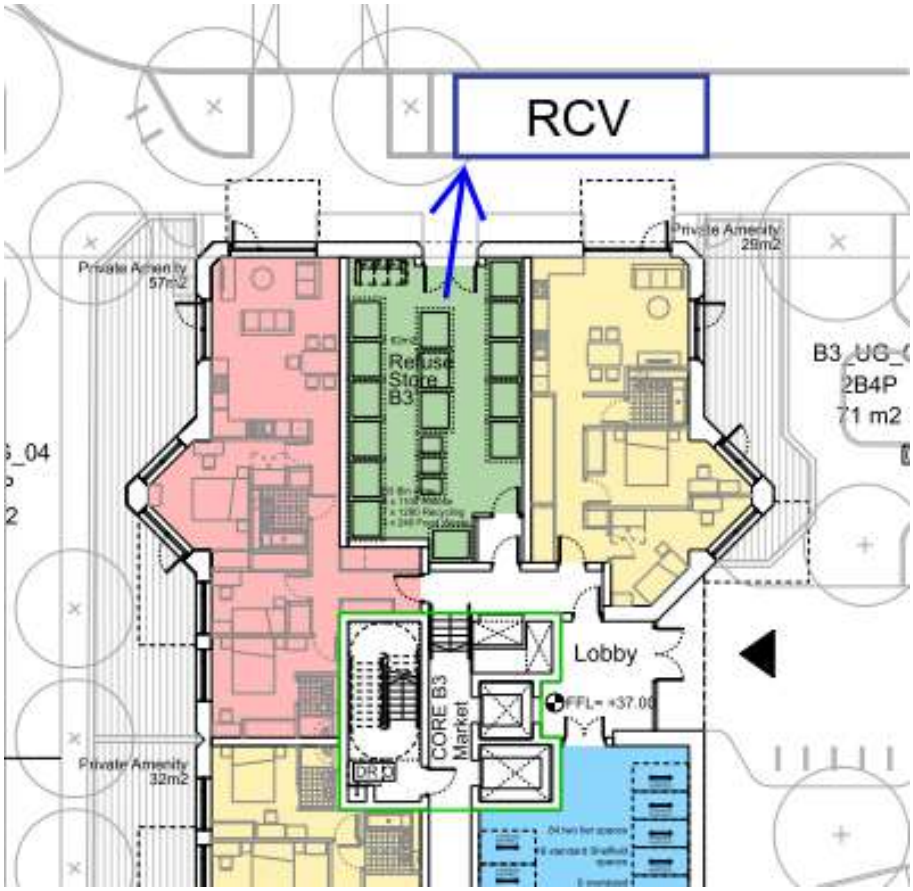
3.5.54. In accordance with the Guidance, the path between the residential waste store and the RCV will:

- Be free of kerbs or steps (a dropped kerb may be required);
- Have a solid foundation;

- Be rendered with a smooth, continuous finish (a cobble surface is unsuitable for any type of wheeled container);
- Be level, unless the gradient falls away from the housing or chamber, in which case it should not exceed 1:14; and
- Have a minimum width of 2m.

3.5.55. **Figure 3-14** shows the location of the RCV in relation to the Building B3 waste store.

Figure 3-14: Location of RCV (Building B3)



Source: AHMM, Plot B - Proposed Upper Ground Floor, Drawing No.: 17105_2_(00)_P100, Rev P01

Communal Waste Store

3.5.56. All other buildings in Plot B will be served by waste stores at lower ground floor level. Each building will be provided with its own waste store at lower ground floor level, which will be large enough to accommodate all residential refuse, recycling and food waste generated from the building.

3.5.57. **Table 3-14** provides a summary of the accommodation schedule for all other buildings in Plot B.

Table 3-14: Summary of Plot B Accommodation Schedule (excluding B3)

Building	Unit Type	Number of Units
B1	1 bed	15
	2 bed	28
	3 bed	2
	4 bed	-
	Subtotal	***45***
B2	1 bed	-
	2 bed	29
	3 bed	15
	4 bed	2
	Subtotal	***46***
B4	1 bed	17
	2 bed	32
	3 bed	-
	4 bed	-
	Subtotal	***49***
B5	1 bed	62
	2 bed	21
	3 bed	-
	4 bed	-
	Subtotal	***83***
B6	1 bed	-
	2 bed	37
	3 bed	-
	4 bed	1
	Subtotal	***38***
Total		**321**

3.5.58. **Table 3-15** outlines the total estimated residential waste arising from Plot B (excluding B3) based on the metrics and the accommodation schedule detailed above.

Table 3-15: Estimated Waste Arising (Plot B)

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
B1	6,740	6,740	540
B2	9,150	9,150	552
B4	7,140	7,140	588
B5	9,770	9,770	996
B6	6,600	6,600	456
Total	**39,400**	**39,400**	**3,132**

3.5.59. Based on the estimated levels of waste arising in Plot B outlined in **Table 3-15**, **Table 3-16** summarises the number and types of bins that will be required in the waste stores.

Table 3-16: Plot B Bin Number Requirements

Building	No. of Refuse Bin (1,100 litre Eurobins)	No. of Recycling Bins (1,280 litre Eurobins)	No of Food Waste Bins (240 litre Bins)
B1	7	6	3
B2	9	8	3
B4	7	6	3
B5	9	8	5
B6	6	6	2
Total	**38**	**34**	**16**

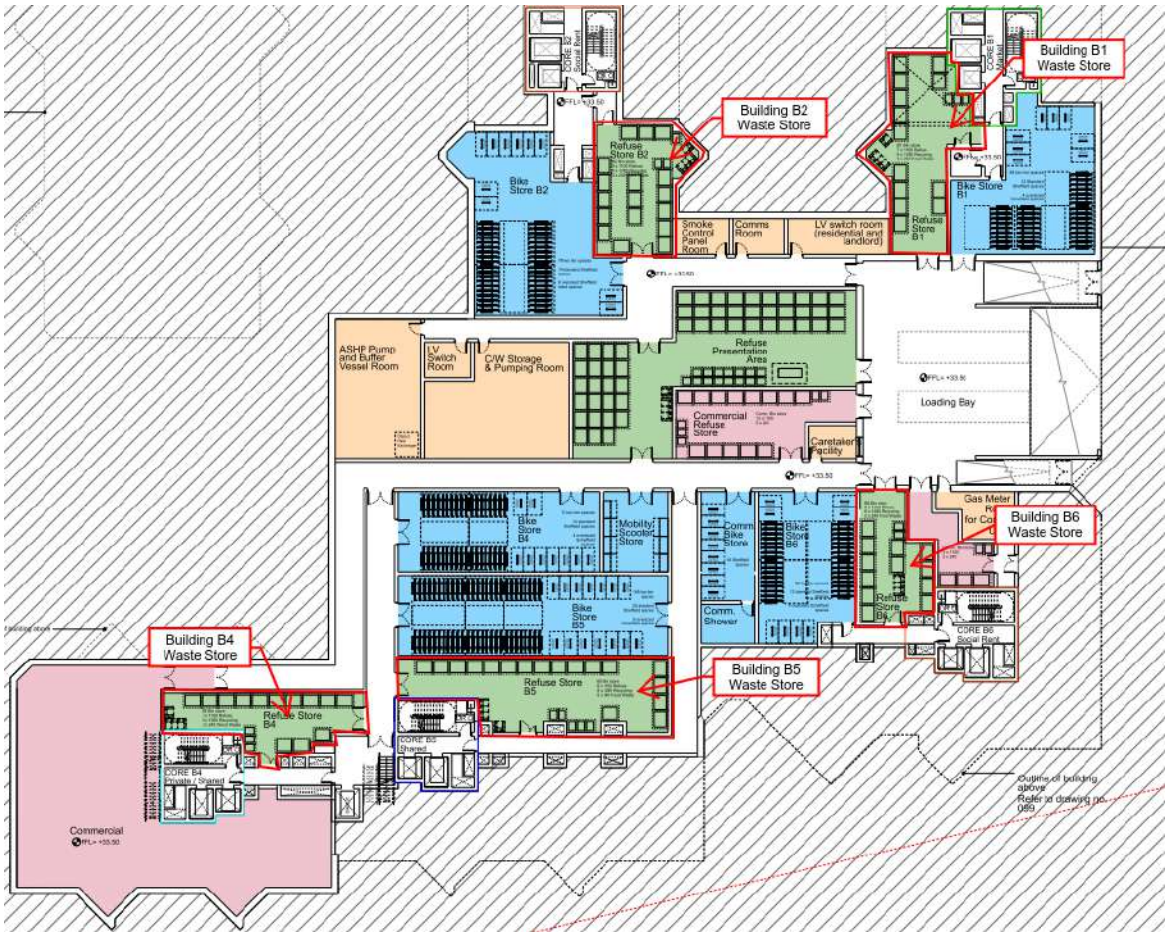
3.5.60. The dimensions of the bins are provided in **Table 3-7** above.

3.5.61. The waste stores will have sufficient space to accommodate the number of bins shown in **Table 3-16**.

3.5.62. Residents will be required to transfer their waste from their own individual units directly to the appropriate building waste store where they will segregate their waste in the appropriately labelled bins.

3.5.63. The locations of the proposed Plot B building waste stores at lower ground floor level are shown in **Figure 3-15** below.

Figure 3-15: Locations of Plot B Building Waste Stores



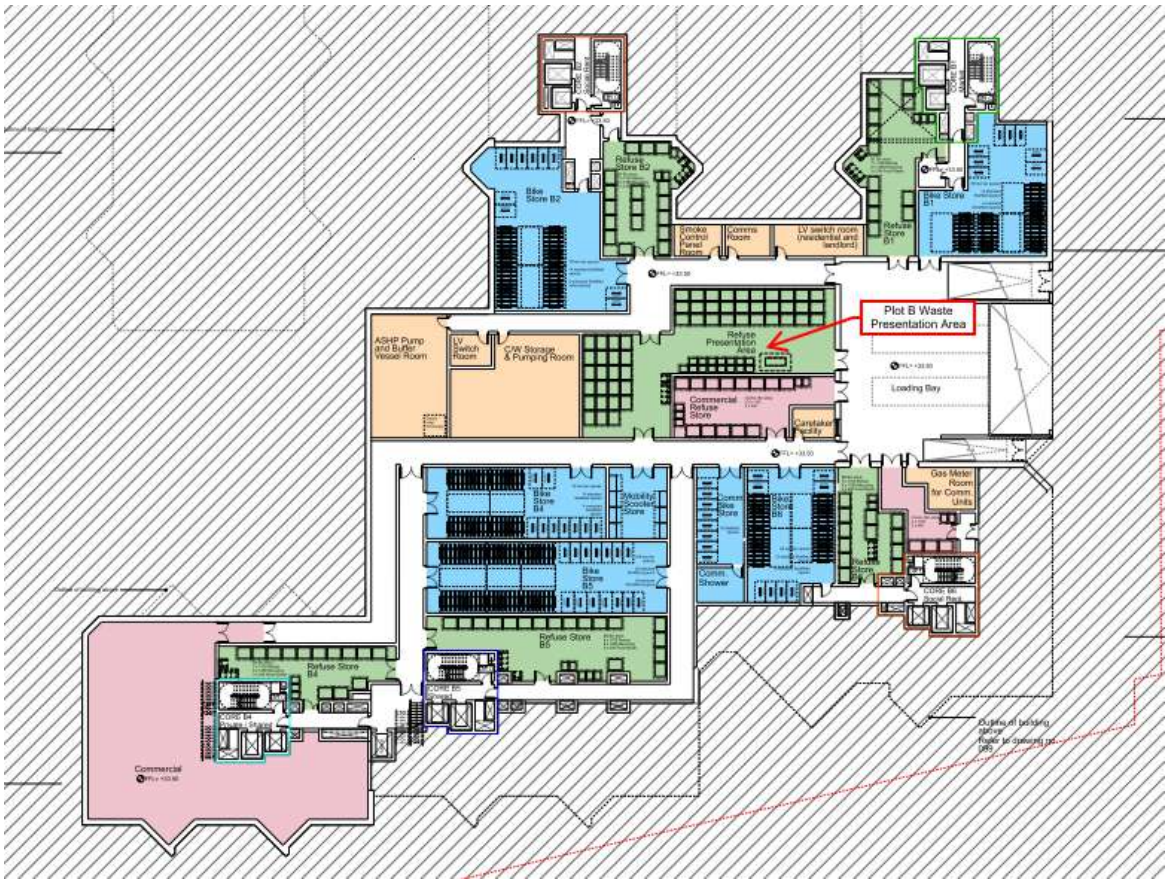
Source: AHMM, Plot B - Proposed Lower Ground Floor 01, Drawing No.: 17105_2_(00)_P098, Rev P01

3.5.64. The waste stores will be designed to BS5906:2005 standards, as per **paragraph 3.5.13** above.

3.5.65. The Guidance requires that the maximum walking distance from each residential unit to the waste store should be less than 30m (excluding vertical distances). All residential units within Plot B are within 30m of the appropriate waste store.

3.5.66. On collection days, the on-site FM team will be responsible for transferring the full bins from Buildings B2, B4 and B5 to the waste presentation area (shown in **Figure 3-16** below), which will be accessible by LBI's RCV.

Figure 3-16: Location of Plot B Waste Presentation Area



Source: AHMM, Plot B - Proposed Lower Ground Floor 01, Drawing No.: 17105_2_(00)_P098, Rev P01

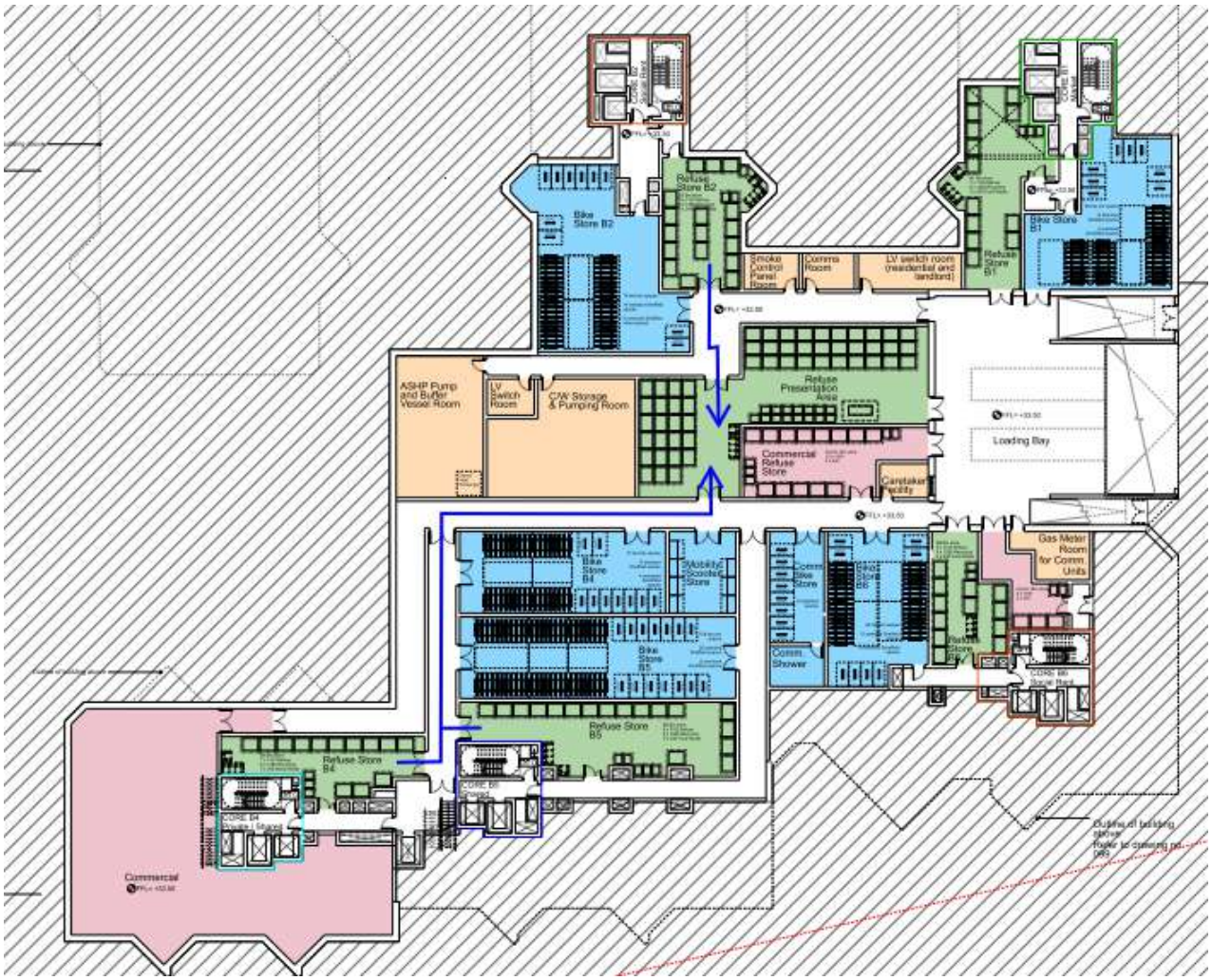
3.5.67. It should be noted that three additional bins for each waste type (3 x 1,100 litre refuse bins, 3 x 1,280 litre recycling bins and 3 x 240 litre food waste bins) have been provided in the waste presentation area which will be placed in Buildings B2, B4 and B5 during collection days to allow residents to dispose of their waste during this time.

3.5.68. The on-site FM team will be responsible for managing the waste stores in Plot B. This will include:

- Ensuring that the waste stores are maintained in a clean and tidy condition;
- Cleaning the waste stores as required;
- Transferring bins and bulky waste to a dedicated waste presentation point a lower ground floor level for collection on nominated collection days; and
- When required, returning their respective waste stores once emptied.

3.5.69. The transfer routes used by the on-site FM team when moving bins and bulky waste from Buildings B2, B4 and B5 to the waste presentation area are illustrated in **Figure 3-17** below.

Figure 3-17: Routes from Building Waste Stores to Plot B Waste Presentation Area



Source: AHMM, Plot B - Proposed Lower Ground Floor 01, Drawing No.: 17105_2_(00)_P098, Rev P01

3.5.70. It is proposed that the on-site FM team will move the bins to and from the waste presentation area with the assistance of a powered pedestrian tow-tug. An example tow-tug is shown in **Figure 3-5** above.

3.5.71. All other buildings will be serviced directly from the building waste store, as they are within 10m of the RCV.

3.5.72. On nominated collection days, LBI's waste collection operatives will collect bins directly from the waste stores and waste presentation area at ground floor level to be emptied before returning them promptly to the residential waste stores.

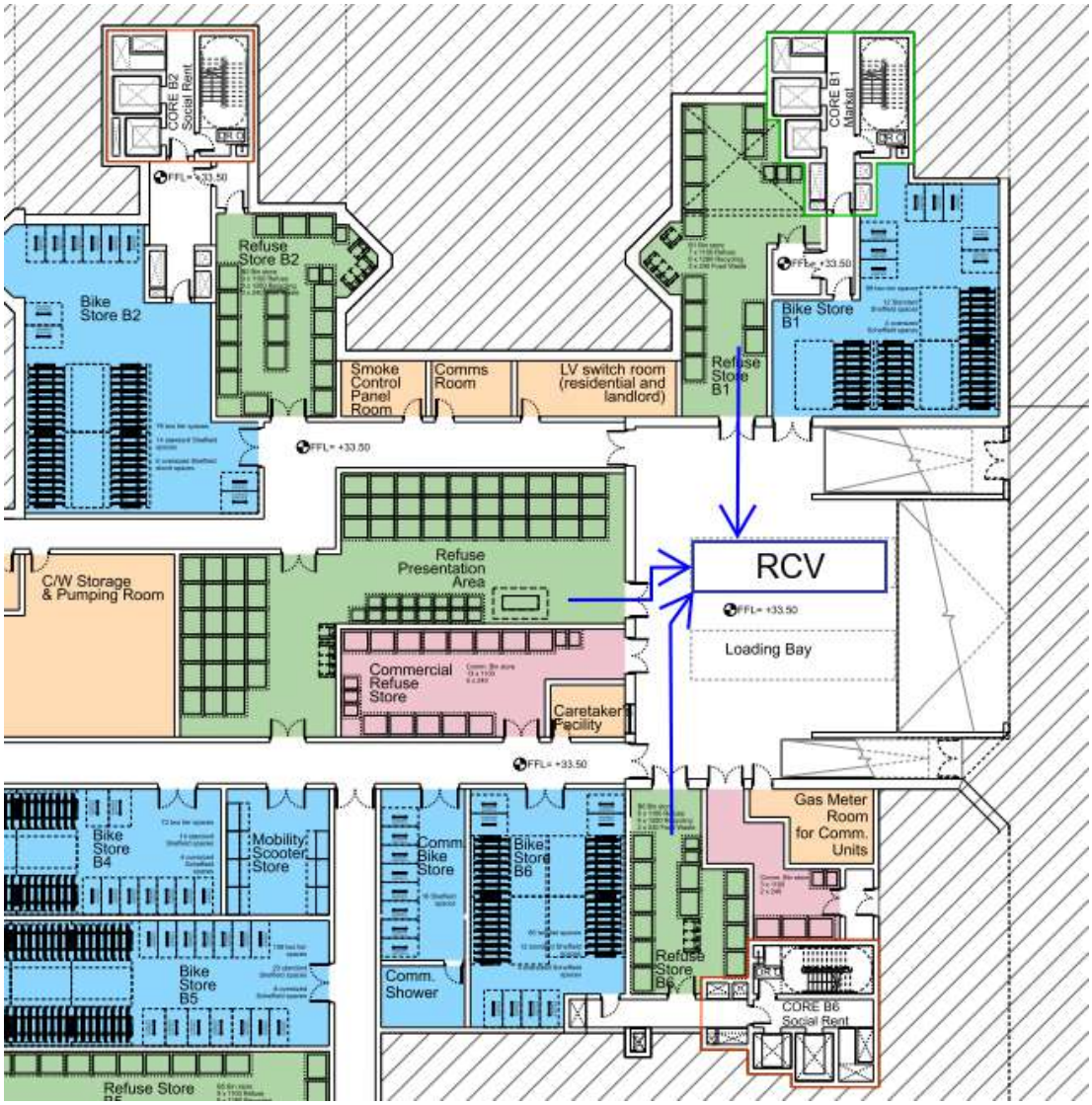
3.5.73. In accordance with the Guidance, the path between the residential waste store and the RCV will:

- Be free of kerbs or steps (a dropped kerb may be required);
- Have a solid foundation;
- Be rendered with a smooth, continuous finish (a cobble surface is unsuitable for any type of wheeled container);

- Be level, unless the gradient falls away from the housing or chamber, in which case it should not exceed 1:14; and
- Have a minimum width of 2m.

3.5.74. **Figure 3-18** shows the location of the RCV in relation to the waste stores and waste presentation area at lower ground floor level.

Figure 3-18: Location of RCV (Plot B)



Source: AHMM, Plot B - Proposed Lower Ground Floor 01, Drawing No.: 17105_2_(00)_P098, Rev P01

Bulky Waste

3.5.75. As required by the Guidance, space for the storage of bulky waste will need to be provided on-site.

3.5.76. Residents will contact the on-site FM team when they have bulky waste to dispose of. The on-site FM team will assist the residents to move their bulky waste from their units to the bulky waste stores (located within the building waste stores). Residents will have to provide evidence to the on-site FM

team that they have paid for the bulky waste collection service. When sufficient bulky waste has accumulated, the on-site FM team will arrange collection through LBI.

3.5.77. On the agreed collection day, the on-site FM team will transfer bulky waste items to the bulky waste area in the Plot B waste presentation area from Buildings B2, B4 and B5. All other buildings will be serviced directly as they will be within 10m of the collection vehicle.

3.5.78. It should be noted that space for bulky waste is limited in Building B3 due to site constraints resulting in a lack of additional space, however a large item i.e. a fridge could be accommodated. It is therefore proposed that residents in this building will contact the on-site FM team when they have bulky waste to dispose of. The on-site FM team will assist the residents to move their bulky waste from their units to the bulky waste store in the waste presentation area at lower ground floor level if there is no space in the B3 waste store. Residents will have to provide evidence to the on-site FM team that they have paid for the bulky waste collection service. When sufficient bulky waste has accumulated, the on-site FM team will arrange collection through LBI.

PLOT C

3.5.79. This section details the proposed strategy for the management of residential waste arising from Plot C.

3.5.80. It is proposed that a waste store for both Buildings C1 and C2 will be provided at lower ground floor level, which will be large enough to accommodate all residential refuse, recycling and food waste generated by residents.

3.5.81. **Table 3-17** provides a summary of the accommodation schedule for Plot C.

Table 3-17: Summary of Accommodation schedule (Plot C)

Building	Unit Type	Number of Units
C1	1 bed	19
	2 bed	43
	3 bed	26
	4 bed	1
	Subtotal	***89***
C2	1 bed	14
	2 bed	32
	3 bed	20
	4 bed	-
	Subtotal	***66***
Total		**155**

3.5.82. **Table 3-18** below outlines the estimated residential waste arising from Plot C based on the metrics and accommodation schedule detailed above.

Table 3-18: Plot C Estimated Waste Arising

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
C1	15,760	15,760	1,068
C2	11,640	11,640	792
Total	**27,400**	**27,400**	**1,860**

3.5.83. Based on the estimated levels of waste arising in Plot C outlined in **Table 3-18** above, **Table 3-19** shows the number and type of bins that will be required in the waste store.

Table 3-19: Plot C Bin Number Requirements

Buildings	No. of Refuse Bin (1,100 litre Eurobins)	No. of Recycling Bins (1,280 litre Eurobins)	No of Food Waste Bins (240 litre Bins)
C1 & C2	26	23	9

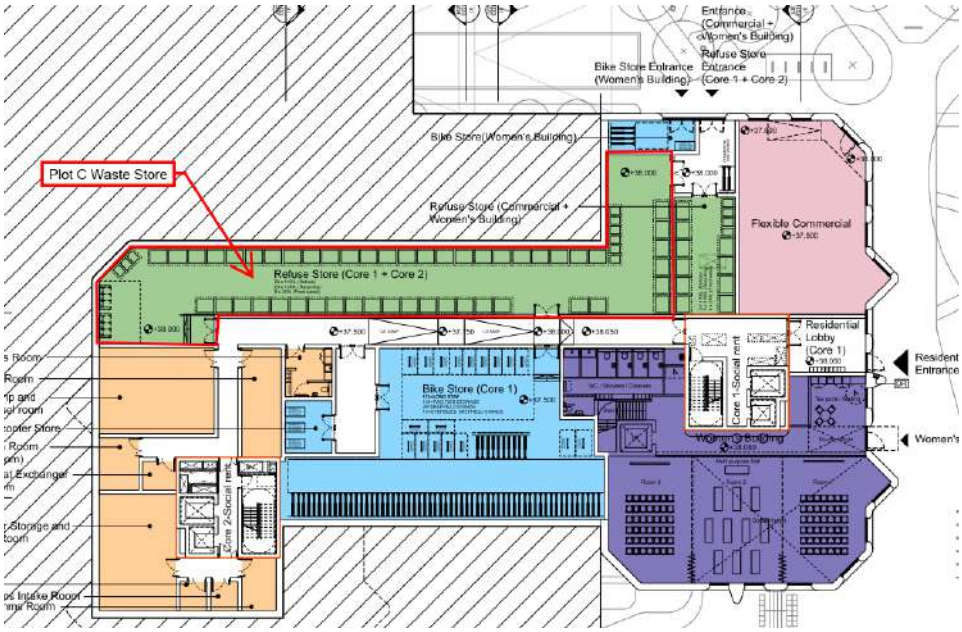
3.5.84. The dimensions of the bin types are provided in **Table 3-7** above.

3.5.85. The waste store provided within Plot C will have sufficient space to accommodate the number of bins shown in **Table 3-19**.

3.5.86. Residents will be required to transfer their waste from their individual units directly to the waste store where they will segregate their waste into the appropriately labelled bins.

3.5.87. The location of the proposed Plot C waste store at ground floor level is shown in **Figure 3-19**.

Figure 3-19: Location of Plot C Waste Store



Source: AHMM, Plot C Proposed Lower Ground, Drawing No.: 17105_3_(00)_P099, Rev P01

3.5.88. It is important to note that due to the size and length of the waste store, it will be frequently monitored and managed by the on-site FM team, who will be responsible for ensuring that it is kept in a clean and tidy condition, making sure empty bins at the end of the store are rotated with full bins near the entrance for the residents to access. This will allow residents to be able to separate their waste appropriately and reduce walking distances within the waste store.

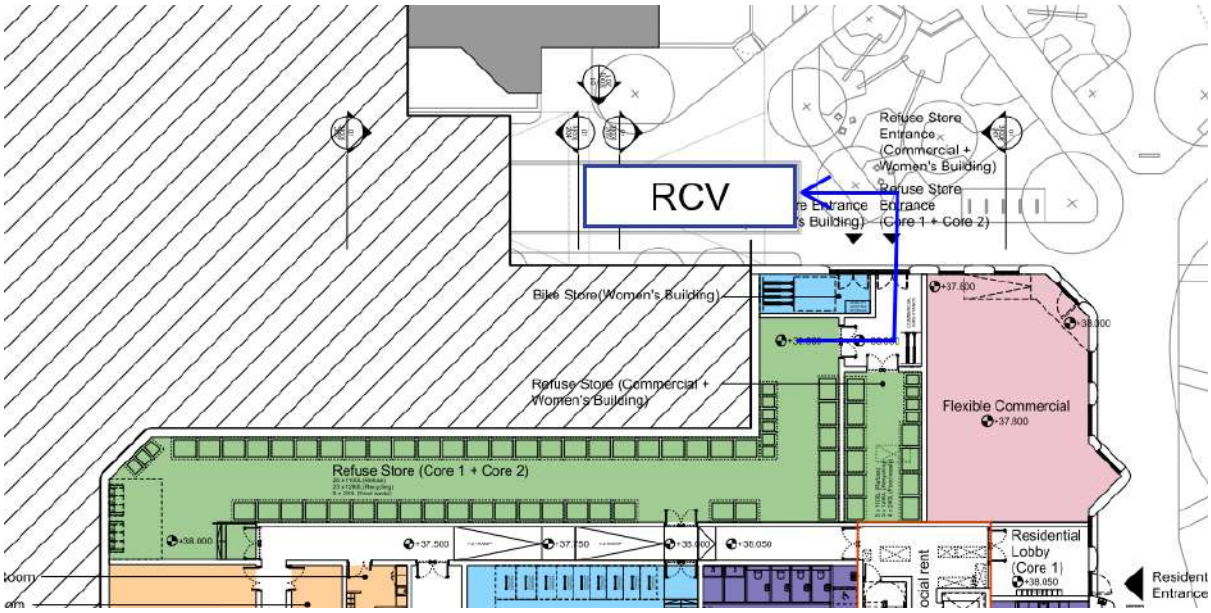
3.5.89. The waste store will be designed to BS5906:2005 standards, as per **paragraph 3.5.13** above.

3.5.90. The Guidance requires that the maximum walking distance from each residential unit to the waste store should be less than 30m (excluding vertical distances). All residential units within Plot C are within 30m of the appropriate waste store.

3.5.91. Prior to collection, the on-site FM team will move the appropriate bins closer to the door, to reduce the drag distance for collection operatives. To access the waste store, LBI's RCV will reverse 38m (as previously agreed with LBI) down the access road adjacent to Plot C. LBI's waste collection operatives will access the bins in the waste store directly and transfer them to the RCV, before promptly returning the empty bins to the waste store. The on-site FM team will then return the bins to the correct position within the waste store.

3.5.92. **Figure 3-20** shows the location of the RCV in relation to the Plot C waste store.

Figure 3-20: Location of RCV (Plot C)



Source: AHMM, Plot C Proposed Lower Ground, Drawing No.: 17105_3_(00)_P099, Rev P01

Bulky Waste

3.5.93. Residents will contact the on-site FM team when they have bulky waste to dispose of. The on-site FM team will assist the tenants to move their bulky waste from their units to the bulky waste store, located in the waste store. Residents will have to provide evidence to the on-site FM team that they have paid for the bulky waste collection service. When sufficient bulky waste has accumulated, the on-site FM team will arrange collection through LBI. On the agreed collection day, LBI waste operatives will collect the bulky waste directly from the waste store, with the on-site FM team on hand to assist.

PLOT D

3.5.94. This section details the proposed strategy for the management of residential waste arising from Plot D.

3.5.95. It is proposed that each residential building will have its own waste store, which will be large enough to accommodate all residential refuse, recycling and food waste generated in each building.

3.5.96. **Table 3-20** provides a summary of the accommodation schedule for Plot D.

Table 3-20: Summary of Plot D Accommodation Schedule

Building	Unit Type	Number of Units
D1	1 bed	9
	2 bed	49
	3 bed	12
	4 bed	-
	Subtotal	***70***
D2	1 bed	4
	2 bed	52
	3 bed	-
	4 bed	-
	Subtotal	***56***
D3	1 bed	4
	2 bed	41
	3 bed	12
	4 bed	-
	Subtotal	***57***
Total		**183**

3.5.97. Based on the waste metrics provided above and the accommodation schedule summarised in **Table 3-20** above, **Table 3-21** below outlines the total estimated residential waste arisings in Plot D.

Table 3-21: Plot D Estimated Waste Arisings

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
D1	12,110	12,110	840
D2	9,240	9,240	672
D3	10,250	10,250	684
Total	**31,600**	**31,600**	**2,196**

3.5.98. Based on the estimated waste generation detailed in **Table 3-21**, **Table 3-22** summarises the types and number of bins that will be provided in each waste store.

Table 3-22: Plot D Bin Number Requirements

Building	No. of Refuse Bins (1,100 litres)	No. of Recycling Bins (1,280 litres)	No. of Food Waste Bins (240 litres)
D1	12	10	4
D2	9	8	3
D3	10	9	3
Total	**31**	**27**	**10**

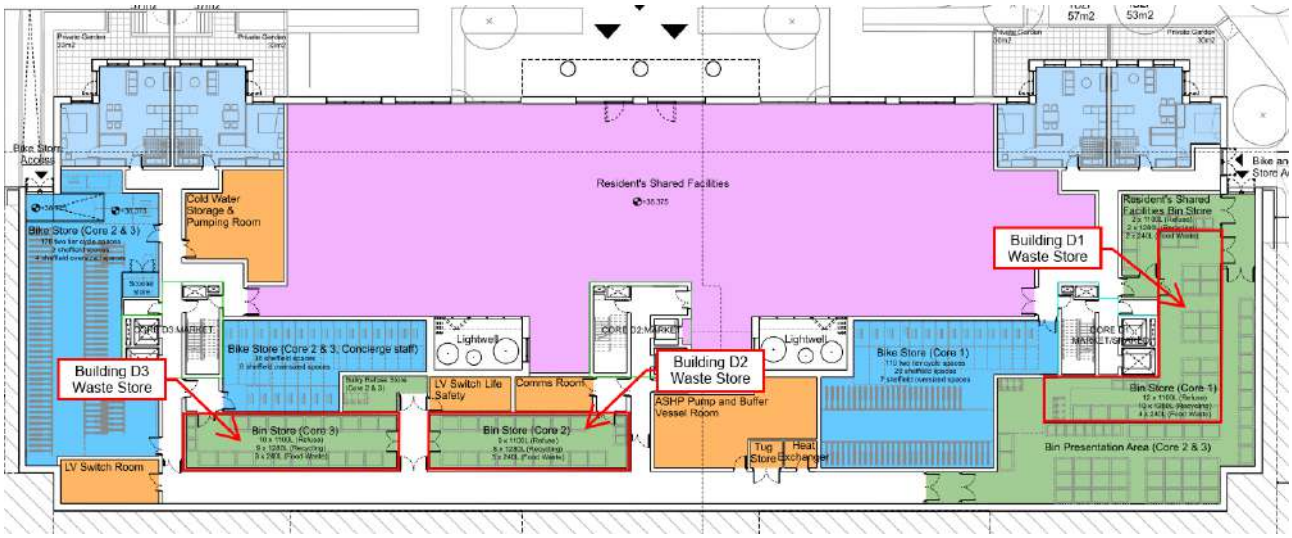
3.5.99. Dimensions of bins are provided in **Table 3-7** above.

3.5.100. Each waste store will have sufficient space to accommodate the number of bins shown in **Table 3-22**.

3.5.101. Residents will be required to transfer their waste from their own individual units directly to the appropriate waste store, where they will segregate their waste into the appropriately labelled bins.

3.5.102. **Figure 3-21** below shows the location of each building waste store.

Figure 3-21: Locations of Plot D Building Waste Stores



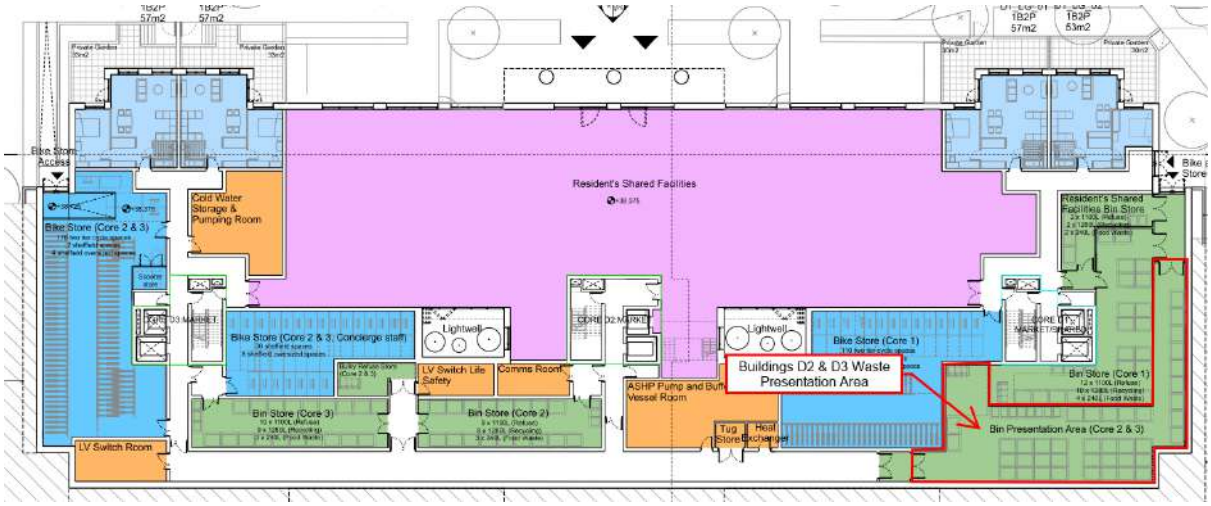
Source: AHMM, Plot D Proposed Lower Ground Floor, Drawing No.: 17105_4_(00)_P099, Rev P01

3.5.103. The waste stores will be designed to BS5906:2005 standards, as per **paragraph 3.5.13** above.

The Guidance requires that the maximum walking distance from each residential unit to the waste stores is less than 30m (excluding vertical distances). All residential units within Plot D are within 30m of the appropriate waste store.

3.5.104. It is proposed that Buildings D2 and D3 will feed into waste presentation area prior to collection which is within 10m of the RCV. Prior to collection, the on-site FM team will transfer the full bins from Building D2 and D3 to the waste presentation area, shown in **Figure 3-22**.

Figure 3-22: Location of Buildings D2 & D3 Waste Presentation Area



Source: AHMM, Plot D Proposed Lower Ground Floor, Drawing No.: 17105_4_(00)_P099, Rev P01

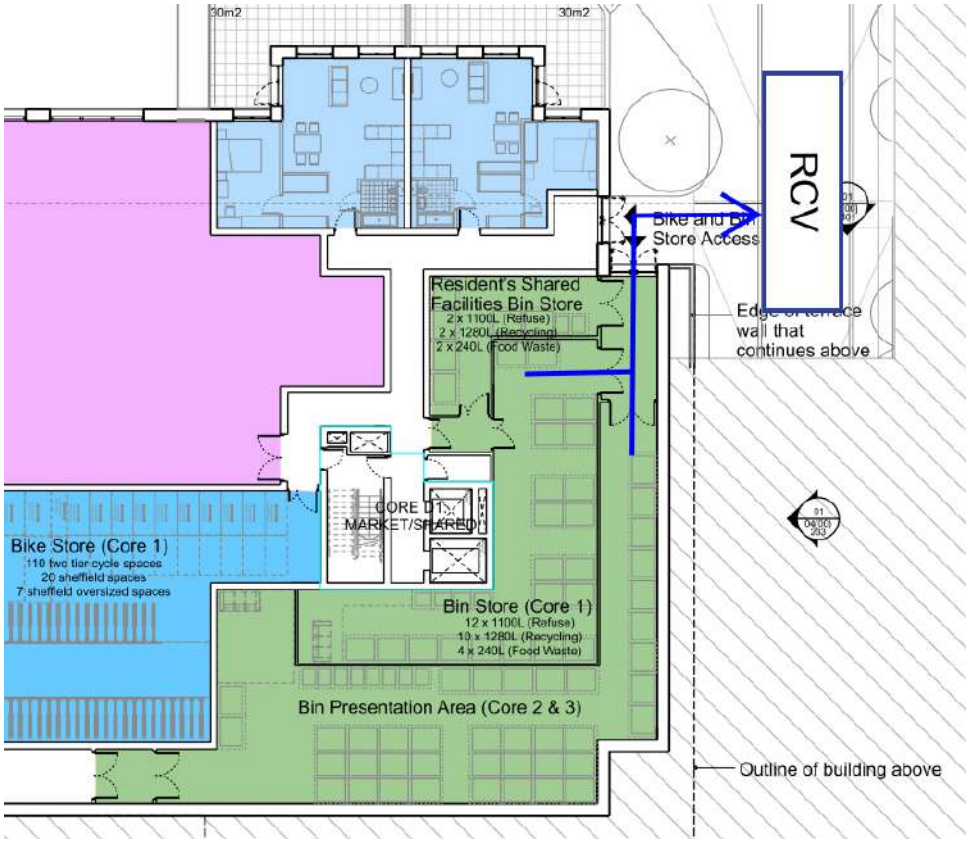
3.5.105. It should be noted that two additional bins for each waste type (2 x 1,100 litre refuse bins, 2 x 1,280 litre recycling bins and 2 x 240 litre food waste bins) have been provided in the waste presentation area which will be placed in Buildings D2 and D3 during collection times to allow residents to still dispose of their waste.

3.5.106. It is proposed that the on-site FM team will move the bins to and from the waste presentation area with the assistance of a powered pedestrian tow-tug. An example tow-tug is shown in **Figure 3-5** above.

3.5.107. Prior to collection, the on-site FM team will move the appropriate bins closer to the door, to reduce the drag distance for collection operatives. To access the waste store, LBI's RCV will reverse 38m (as previously agreed with LBI) down the access road adjacent to Plot D. The access road lies between Plots C and D and will be the access point for all Plots C and D waste stores. LBI's waste collection operatives will access the bins in the waste store directly and transfer them to the RCV, before promptly returning the empty bins to the appropriate waste presentation area / store. The on-site FM team will then return the bins to the correct position within the waste store.

3.5.108. **Figure 3-23** shows the location of the RCV in relation to the Plot D waste store.

Figure 3-23: Location of RCV (Plot D)



Source: AHMM, Plot D Proposed Lower Ground Floor, Drawing No.: 17105_4_(00)_P099, Rev P01

Bulky Waste

3.5.109. The storage and collection arrangements for bulky waste generated within Plot D will be the same as stated for Plot A above.

PLOT E

3.5.110. This section details the proposed strategy for the management of residential waste arising from Plot E.

3.5.111. It is proposed that each residential building will have its own waste store, which will be large enough to accommodate all residential refuse, recycling and food waste generated in each building.

3.5.112. **Table 3-23** provides a summary of the accommodation schedule for Plot E.

Table 3-23: Summary of Plot E Accommodation Schedule

Building	Unit Type	Number of Units
E1	1 bed	60
	2 bed	-
	3 bed	-
	4 bed	-
	Subtotal	***60***
E2	1 bed	6
	2 bed	25
	3 bed	-
	4 bed	-
	Subtotal	***31***
Total		**91**

3.5.113. Based on the waste metrics provided above and the accommodation schedule summarised in **Table 3-23**, **Table 3-24** outlines the total estimated residential waste arisings in Plot E.

Table 3-24: Plot E Estimated Waste Arisings

Building	Refuse (litres)	Recycling (litres)	Food Waste (litres)
E1	6,000	6,000	720
E2	4,850	4,850	372
Total	**10,850**	**10,850**	**1,092**

3.5.114. Based on the estimated waste generation detailed in **Table 3-24**, **Table 3-25** below summarises the types and number of bins that will be provided in each waste store.

Table 3-25: Plot E Bin Number Requirements

Building	No. of Refuse Bins (1,100 litres)	No. of Recycling Bins (1,280 litres)	No. of Food Waste Bins (240 litres)
E1	6	5	3
E2	5	4	2
Total	**11**	**9**	**5**

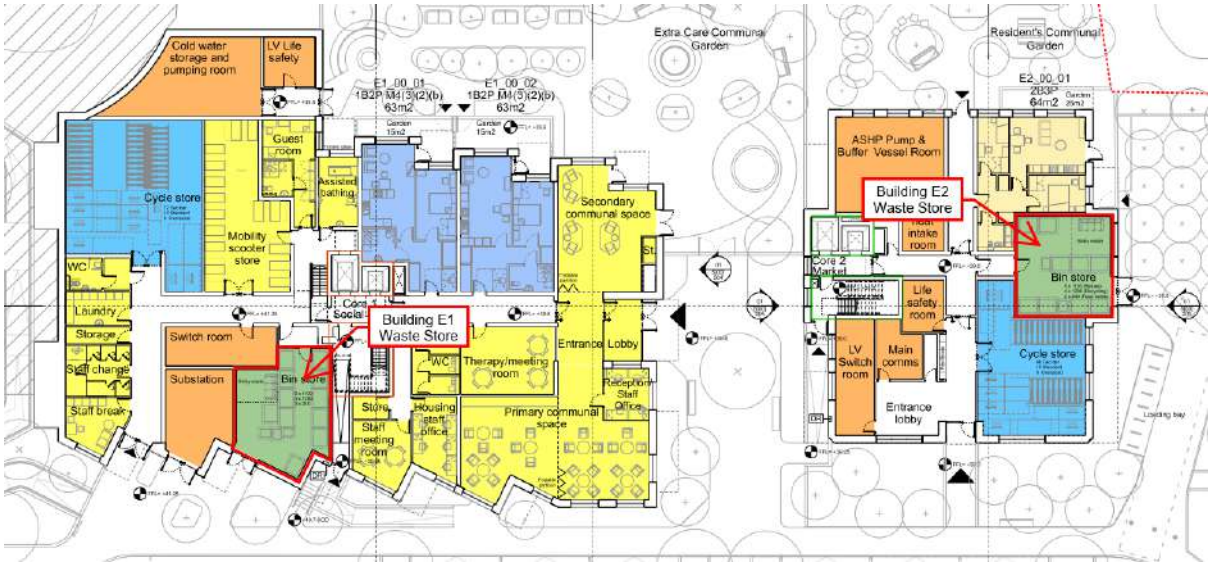
3.5.115. Dimensions of bins are provided in **Table 3-7** above.

3.5.116. Each waste store will have sufficient space to accommodate the number of bins shown in **Table 3-25**.

3.5.117. Residents will be required to transfer their waste from their own individual units directly to the appropriate waste store, where they will segregate their waste into the appropriately labelled bins.

3.5.118. **Figure 3-24** shows the location of each building waste store.

Figure 3-24: Locations of Plot E Building Waste Stores



Source: AHMM, Plot E Proposed Ground Floor, Drawing No.: 17105_5_(00)_P100, Rev P01

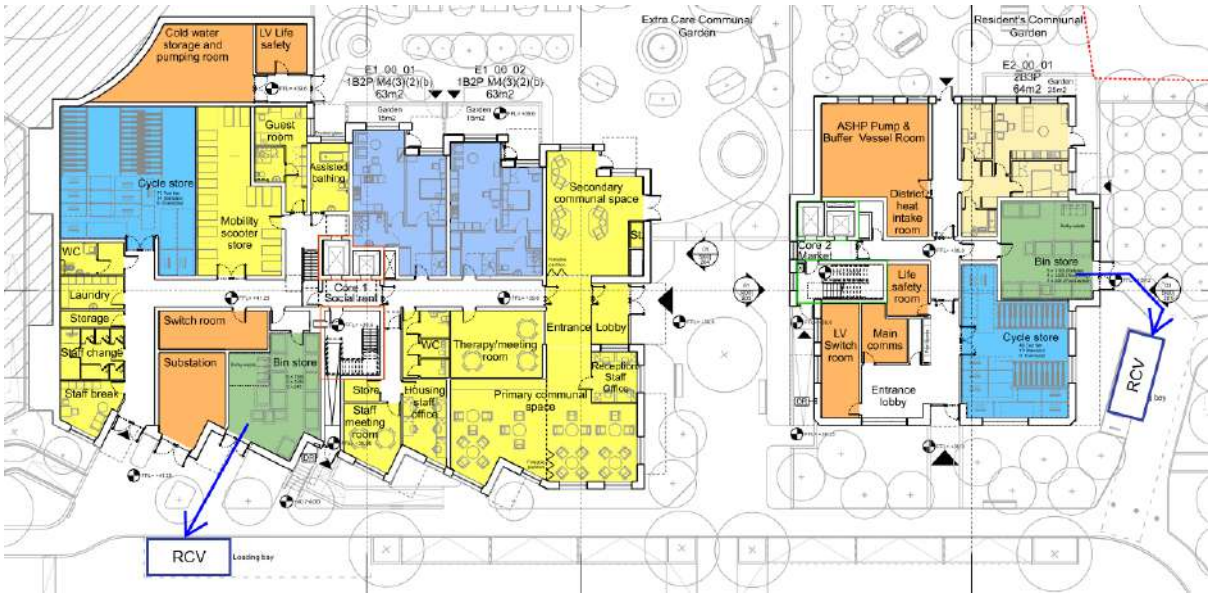
3.5.119. The waste stores will be designed to BS5906:2005 standards, as per **paragraph 3.5.13** above.

3.5.120. The Guidance requires that the maximum walking distance from each residential unit to the waste stores is less than 30m (excluding vertical distances). All residential units within Plot E are within 30m from the appropriate waste store.

3.5.121. It is proposed that on the nominated collection days, LBI waste collection operatives will access the bins in the waste stores directly, and wheel them out to the RCV, which will be parked in dedicated loading bays within 10m of each store, before promptly returning them to the waste store.

3.5.122. **Figure 3-25** below shows the locations of the RCV in relation to the Plot E waste stores.

Figure 3-25: Locations of RCV (Plot E)



Source: AHMM, Plot E Proposed Ground Floor, Drawing No.: 17105_5_(00)_P100, Rev P01

Healthcare Waste

3.5.123. It is anticipated that the extra care units will generate healthcare waste, including offensive and clinical waste types, as part of daily operations.

3.5.124. Due to the nature of these wastes, it will not be acceptable for these to be presented for collection in a publicly accessible area. Healthcare waste requires specific and secure waste storage facilities to be provided internally. The provision of these waste facilities would be the responsibility of the tenant at fit out stage and would be designed to comply with all prevailing legislation and guidance. The tenant will also be responsible for arranging the collection of these specific waste types by authorised waste companies from within their premises.

Bulky Waste

3.5.125. Residents will contact the on-site FM team when they have bulky waste to dispose of. The on-site FM team will assist the tenants to move their bulky waste from their units to the bulky waste stores. Both waste stores in Plot E have a dedicated bulky waste area.

3.5.126. Residents will have to provide evidence to the on-site FM team that they have paid for the bulky waste collection service. When sufficient bulky waste has accumulated, the on-site FM team will arrange collection through LBI.

3.5.127. On the agreed collection day, LBI waste operatives will collect the bulky waste directly from the waste stores.

4 MANAGEMENT OF COMMERCIAL, WOMEN'S BUILDING AND RESIDENTS' FACILITIES WASTE

4.1 INTRODUCTION

4.1.1. This chapter details the proposed strategy that will be used to manage waste arising from the commercial units, Women's Building and residents' facilities including concierge within the Proposed Development once operational.

4.2 WASTE GENERATION MODELLING

4.2.1. The estimated waste generation levels have been quantified based on metrics for weekly waste arising sourced from the Guidance and BS5906:2005. The metrics used are detailed in **Table 4-1**.

Table 4-1: Commercial Waste Generation Metrics

Use	Waste Generation Metric	Source	Assumptions
Class E Flexible Commercial Use	1.5 cubic metres per 20 dining spaces	The Guidance	Assumes restaurant use as worst-case scenario for waste generation. Assumes one dining space per 6m^2
Women's Building	Volume per m^2 of floor area (5l) x floor area	BS5906:2005	-
Gym	Volume per m^2 of floor area (2.5l) x floor area	BS5906:2005	Assumes no food waste generated
Cinema	Volume per m^2 of floor area (5l) x floor area	BS5906:2005	-
Concierge	Volume per m^2 of floor area (5l) x floor area	BS5906:2005	-
Dining	1.5 cubic metres per 20 dining spaces	The Guidance	-
Post Office	2.6 cubic metres per 1,000 sqm	The Guidance	Assumes no food waste generated
Office	2.6 cubic metres per 1,000 sqm	The Guidance	-
Restaurant	1.5 cubic metres per 20 dining spaces	The Guidance	Assumes one dining space per 6m^2

PLOT B

4.2.2. **Table 4-2** summarises the assumed uses and the areas of each of the commercial spaces within Plot B.

Table 4-2: Proposed Plot B Commercial Area

Use	Floor Area (GIA m^2)
Class E Flexible Commercial Use	1,667

4.2.3. Based on the areas shown in **Table 4-2** and the waste generation metrics detailed in **Table 4-1** above, **Table 4-3** summarises the estimated weekly commercial waste arising from Plot B.

Table 4-3: Estimated Commercial Waste Arisings (Plot B)

Use	Total Refuse Generation (Litres per Week)	Total Recycling Generation (Litres per Week)	Total Food Waste Generation (Litres per Week)
Class E Flexible Commercial Use	10,419	10,419	2,084

PLOT C

4.2.4. **Table 4-4** summarises the assumed uses and the areas of each of the commercial spaces within Plot C.

Table 4-4: Proposed Plot C Commercial Areas

Use	Floor Area (GIA m^2)
Women's Building	1,489
Class E Flexible Commercial Use	154
Total	**1,643**

4.2.5. Based on the areas shown in **Table 4-4** and the waste generation metrics detailed in **Table 4-2**, **Table 4-5** summarises the estimated weekly commercial waste arising from Plot C.

Table 4-5: Estimated Commercial Waste Arisings (Plot C)

Use	Total Refuse Generation (Litres per Week)	Total Recycling Generation (Litres per Week)	Total Food Waste Generation (Litres per Week)
Women's Building	3,723	3,723	745
Class E Flexible Commercial Use	963	963	193
Total	**4,685**	**4,685**	**937**

PLOT D

4.2.6. Plot D will include 1,334 sqm of residents' facilities including concierge. The final use of this space is not yet confirmed. In order to ensure an appropriate provision for waste storage is provided, a series of potential residents' facilities have been considered and **Table 4-6** summarises these. It should be noted that the below areas do not include ancillary circulation space, as these do not generate waste.

Table 4-6: Proposed Plot D Indicative Residents' Facilities Areas

Use	Floor Area (GIA m^2)
Concierge	195
Gym	180
Workspace	469
Cinema	78
Dining	68
Post Store	48
Total	**1,038**

4.2.7. Based on the areas shown in **Table 4-6** and the waste generation metrics detailed in **Table 4-1** above, **Table 4-7** summarises the estimated weekly commercial waste arising from Plot D.

Table 4-7: Estimated Waste Arisings (Plot D)

Use	Total Refuse Generation (Litres per Week)	Total Recycling Generation (Litres per Week)	Total Food Waste Generation (Litres per Week)
Concierge	488	488	98
Gym	225	225	-
Workspace	610	610	122
Cinema	195	195	39
Dining	425	425	85
Post Store	62	62	-
Total	**2,005**	**2,005**	**343**

4.3 PROPOSED COMMERCIAL WASTE STRATEGY

4.3.1. This section provides an overview of the commercial waste strategy for each Plot.

PLOT B

4.3.2. The proposed waste strategy for commercial waste generated within Plot B is broken down into the following stages:

Stage 1

4.3.3. The commercial occupier(s) will be required to provide interim waste storage within their premises as part of their fit-out.

4.3.4. The individual commercial occupiers' interim waste store should have sufficient capacity to allow at least refuse, recycling and food waste (if generated) to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the main commercial waste store located at lower ground floor level.

Stage 2

4.3.5. It is proposed that commercial waste stores will be provided at lower ground floor level. This waste stores will be used by all commercial occupiers and will be the location where all commercial waste will be stored prior to collection.

4.3.6. Based on the estimated level of commercial waste arising detailed in **Table 4-3** above and a collection frequency of weekly for all waste types, **Table 4-8** summarises the types and number of commercial bins that will be required for Plot B.

Table 4-8: Commercial Bin Number Requirements (Plot B)

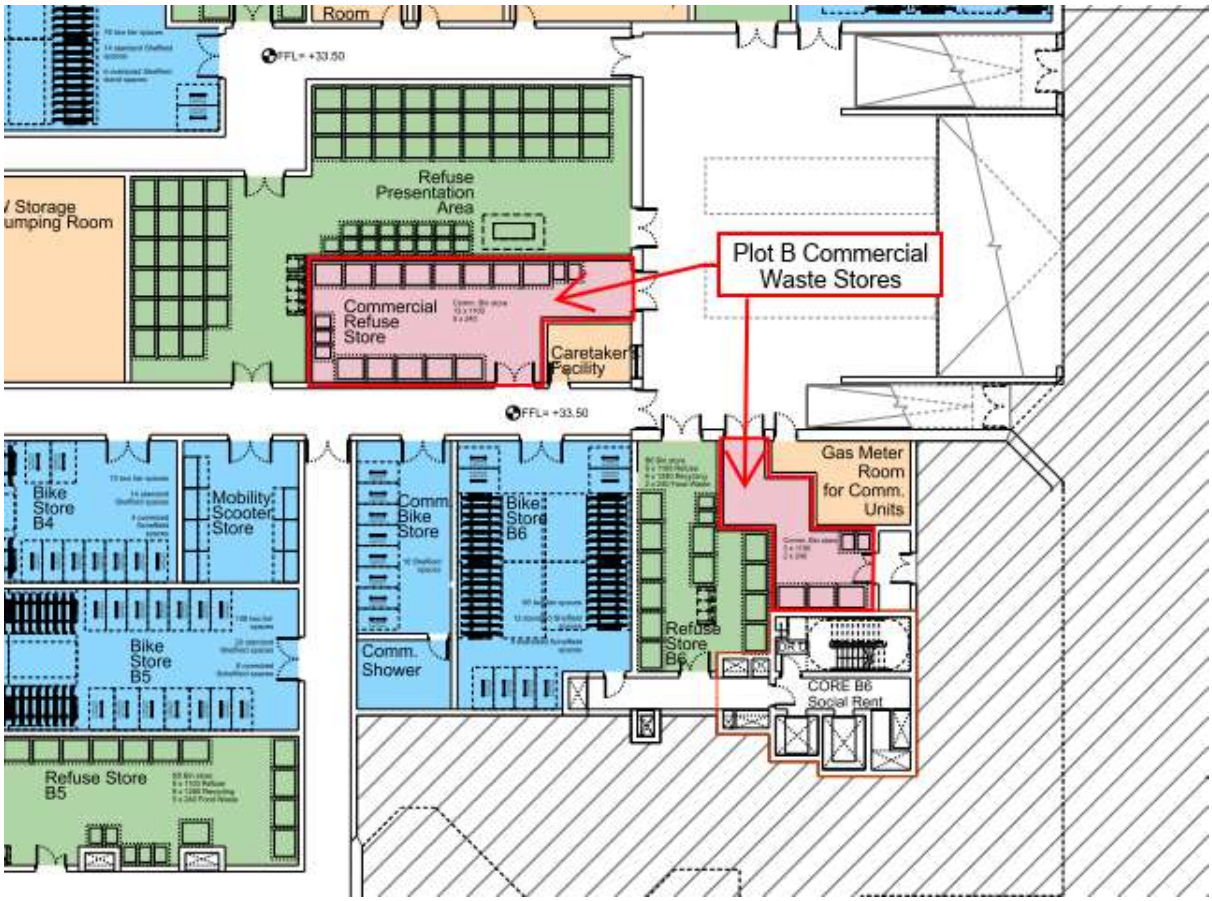
Description	No. Refuse Bins (1,100 litres)	No. of Recycling Bins (1,100 litres)	No. of Food Waste Bins (240 litres)
Plot B Commercial Waste Store	10	10	9

4.3.7. The dimensions of bins are shown in **Table 3-7** above.

4.3.8. The commercial waste stores at lower ground floor level will provide sufficient space to accommodate the number of bins detailed in **Table 4-8**.

4.3.9. The locations of the commercial waste stores at lower ground level are shown in **Figure 4-1** below.

Figure 4-1: Locations of Plot B Commercial Waste Stores



Source: AHMM, Plot B - Proposed Lower Ground Floor 01, Drawing No.: 17105_2_(00)_P098, Rev P01

4.3.10. The commercial waste stores will be designed to BS5906:2005 standards, as detailed in **paragraph 3.5.13** above.

4.3.11. The management of the main commercial waste stores will be responsibility of the on-site FM team who will:

- Ensure that the waste stores are maintained in a clean and tidy condition;
- Ensure the configuration of the bins within the waste stores is correct and does not hinder the ability of commercial occupiers' staff / the on-site FM team to dispose of their waste;
- Clean the waste stores and bins as required; and
- Be at hand to resolve any issues associated with the waste stores which may arise during the operation of the Proposed Development.

Stage 3

4.3.12. On a regular basis, the commercial occupiers' staff or on-site FM team will transfer waste from their interim waste stores provided within their occupied areas to the commercial waste stores at lower ground floor level.

4.3.13. Refuse and recycling will be placed directly into the 1,100 litre Eurobins by the commercial occupiers' staff or the on-site FM team.

4.3.14. Food waste will be place directly into the 240 litre bins by the commercial occupiers' staff or FM team.

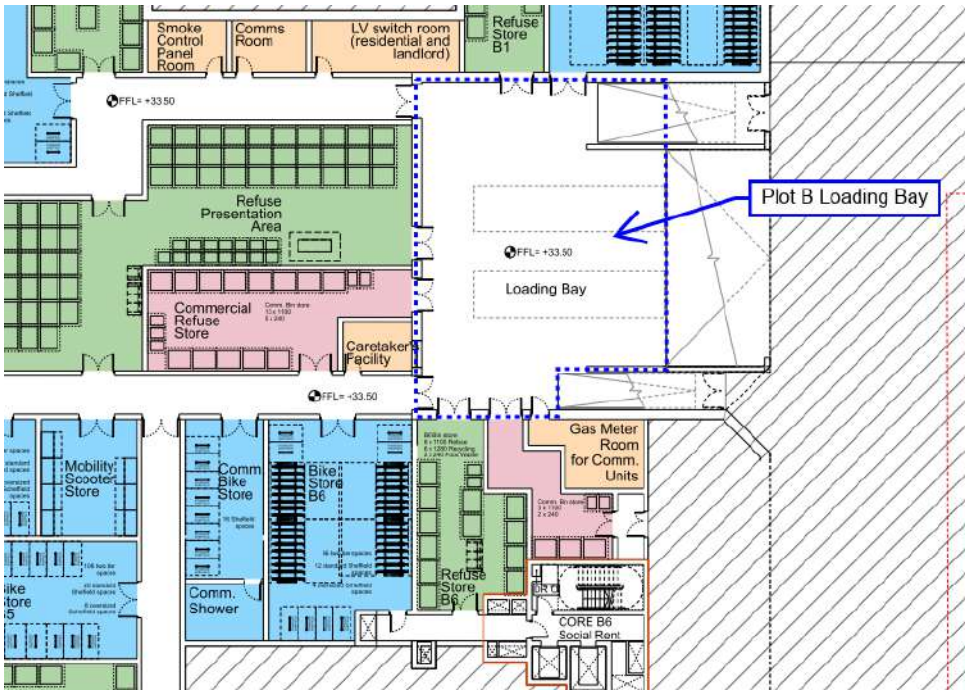
4.3.15. The waste stores will be clearly labelled to ensure cross contamination of refuse, recycling and food waste is minimised.

Stage 4

4.3.16. On waste collection days, the appointed commercial waste contractor will park their RCV in the loading bay at lower ground floor level.

4.3.17. **Figure 4-2** shows the location of the Plot B loading bay.

Figure 4-2: Location of Plot B Loading Bay



Source: AHMM, Plot B - Proposed Lower Ground Floor 01, Drawing No.: 17105_2_(00)_P098, Rev P01

4.3.18. On waste collection days, the appointed commercial waste contractor will collect bins from the commercial waste stores at lower ground floor level.

4.3.19. The cost of the waste collection services will be allocated to each commercial occupier and recovered through appropriate service charges as stated in the Tenancy Agreements.

4.3.20. The commercial waste collection contract will be in place pre-occupation of the Proposed Development.

PLOT C

4.3.21. The proposed waste strategy for commercial waste generated within Plot C is broken down into the following stages:

Stage 1

4.3.22. The commercial occupier(s) will be required to provide interim waste storage within their premises as part of their fit-out.

4.3.23. The individual commercial occupiers' interim waste store should have sufficient capacity to allow refuse, recycling and food waste (if generated) to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the main commercial waste store located at lower ground floor level.

Stage 2

4.3.24. It is proposed that a main commercial waste store will be provided at lower ground floor level. This waste store will be used by all commercial occupiers and will be the location where all commercial waste generated from the Women's Building and commercial units in Plot C will be stored prior to collection.

4.3.25. Based on the estimated level of commercial waste arising detailed in **Table 4-5** above and a collection frequency of weekly for all waste types, **Table 4-9** details the types and number of commercial bins that will be required for Plot C.

Table 4-9: Commercial Bin Number Requirements (Plot C)

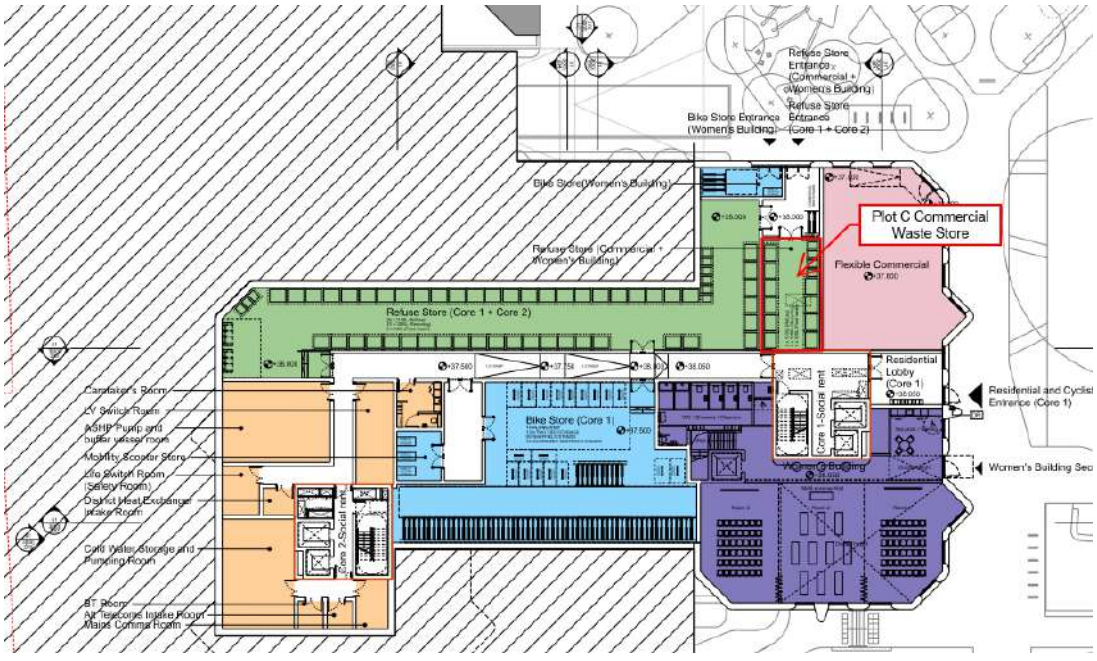
Description	No. Refuse Bins (1,100 litres)	No. of Recycling Bins (1,100 litres)	No. of Food Waste Bins (240 litres)
Plot C Commercial Waste Store	5	5	4

4.3.26. The dimensions of bins are shown in **Table 3-7** above.

4.3.27. The main commercial waste store at lower ground floor level will provide sufficient space to accommodate the number of bins detailed in **Table 4-9**.

4.3.28. The location of the main commercial waste store at lower ground floor level is shown in **Figure 4-3** below.

Figure 4-3: Location of Plot C Commercial Waste Store



Source: AHMM, Plot C Proposed Lower Ground, Drawing No.: 17105_3_(00)_P099, Rev P01

4.3.29. The commercial waste store will be designed to BS5906:2005 standards, as detailed in **paragraph 3.5.13** above.

4.3.30. The management of the main commercial waste store will be responsibility of the on-site FM team who will:

- Ensure that the waste store is maintained in a clean and tidy condition;
- Ensure the configuration of the bins within the waste store is correct and does not hinder the ability of commercial occupiers' staff / the on-site FM team to dispose of their waste;
- Clean the waste store and bins as required; and
- Be at hand to resolve any issues associated with the waste store which may arise during the operation of the Proposed Development.

Stage 3

4.3.31. On a regular basis, the commercial occupiers' staff or on-site FM team will transfer waste from their interim waste stores provided within their occupied areas to the main commercial waste store at lower ground floor level.

4.3.32. Refuse and recycling will be placed directly into the 1,100 litre Eurobins by the commercial occupiers' staff or the on-site FM team.

4.3.33. Food waste will be place directly into the 240 litre bins by the commercial occupiers' staff or on-site FM team.

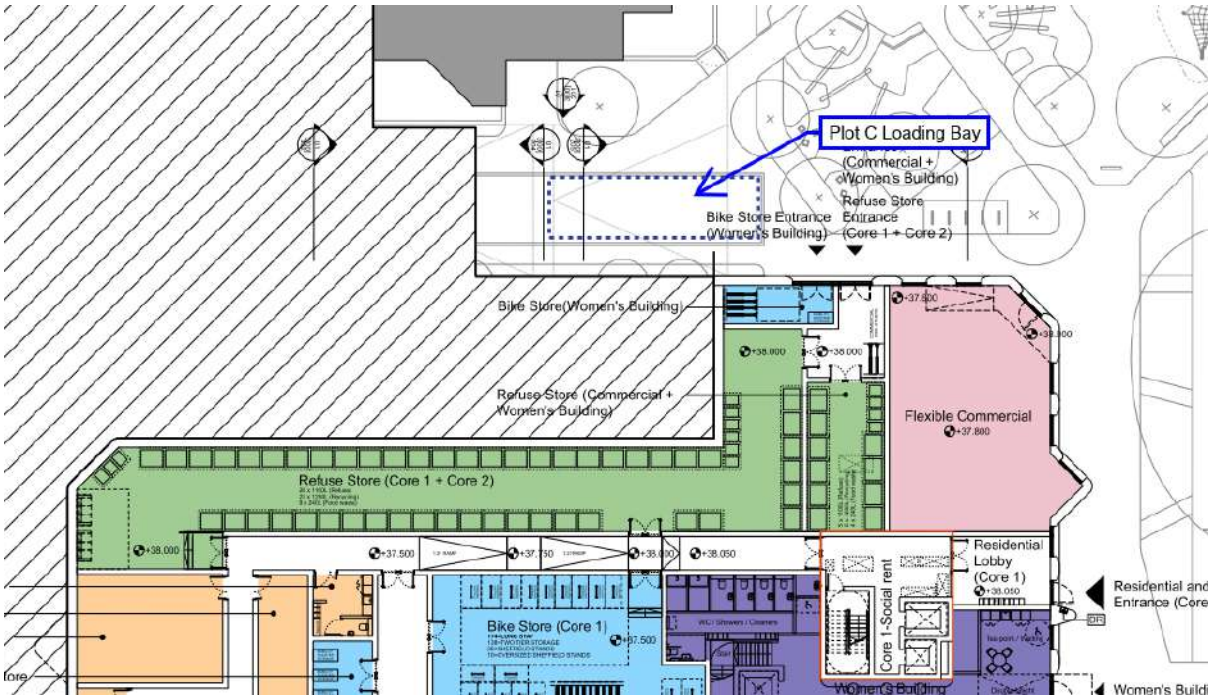
4.3.34. The waste store will be clearly labelled to ensure cross contamination of refuse, recycling and food waste is minimised.

Stage 4

4.3.35. On waste collection days, the appointed commercial waste contractor will park their RCV in the loading bay at lower ground floor level.

4.3.36. **Figure 4-4** shows the location of the Plot C loading bay.

Figure 4-4: Location of Plot C Loading Bay



Source: AHMM, Plot C Proposed Lower Ground, Drawing No.: 17105_3_(00)_P099, Rev P01

4.3.37. On waste collection days, the appointed commercial waste contractor will collect bins from the commercial waste store at lower ground floor level.

4.3.38. The cost of the waste collection services will be allocated to each commercial occupier and recovered through appropriate service charges as stated in the Tenancy Agreements.

4.3.39. The commercial waste collection contract will be in place pre-occupation of the Proposed Development.

PLOT D

4.3.40. The proposed waste strategy for commercial waste generated within Plot D is broken down into the following stages:

Stage 1

4.3.41. The occupiers of the residents' facilities, including concierge, will be required to provide interim waste storage within their premises as part of their fit-out.

4.3.42. The interim waste store for these facilities should have sufficient capacity to allow refuse, recycling and food waste (if generated) to be segregated. The size / capacity of the waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the main commercial waste store located at lower ground floor level.

Stage 2

4.3.43. It is proposed that a main commercial waste store will be provided at lower ground floor level. This waste store will be used by all commercial occupiers and will be the location where all commercial waste generated from the residents' facilities including concierge will be stored prior to collection.

4.3.44. Based on the estimated level of commercial waste arising detailed in **Table 4-7** above and a collection frequency of weekly for all waste types, **Table 4-10** details the types and number of commercial bins that will be required for Plot D.

Table 4-10: Commercial Bin Number Requirements (Plot D)

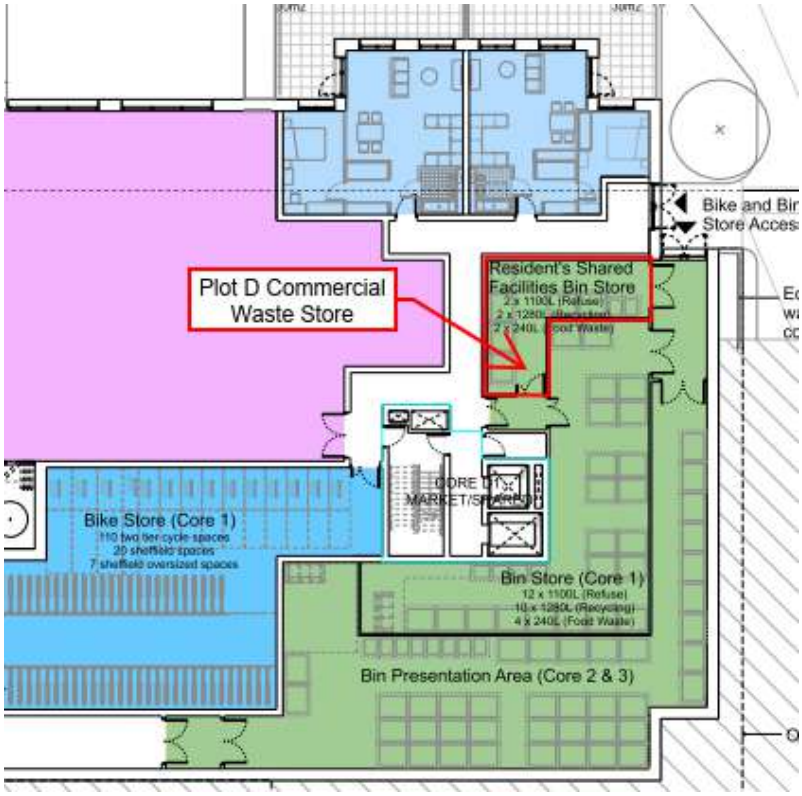
Description	No. Refuse Bins (1,100 litres)	No. of Recycling Bins (1,100 litres)	No. of Food Waste Bins (240 litres)
Plot D Commercial Waste Store	2	2	2

4.3.45. The dimensions of bins are shown in **Table 3-7** above.

4.3.46. The main commercial waste store at lower ground floor level will provide sufficient space to accommodate the number of bins detailed in **Table 4-10.**

4.3.47. The location of the main commercial waste store at lower ground floor level is shown in **Figure 4-5**.

Figure 4-5: Location of Plot D Commercial Waste Store



Source: AHMM, Plot D Proposed Lower Ground Floor, Drawing No.: 17105_4_(00)_P099, Rev P01

4.3.48. The commercial waste store will be designed to BS5906:2005 standards, as detailed in **paragraph 3.5.13** above.

4.3.49. The management of the main commercial waste store will be responsibility of the on-site FM team who will:

- Ensure that the waste store is maintained in a clean and tidy condition;
- Ensure the configuration of the bins within the waste store is correct and does not hinder the ability of commercial occupiers' staff / the on-site FM team to dispose of their waste;

- Clean the waste store and bins as required; and
- Be at hand to resolve any issues associated with the waste store which may arise during the operation of the Proposed Development.

Stage 3

4.3.50. On a regular basis, the occupiers of the residents' facilities staff or on-site FM team will transfer waste from their interim waste stores provided within their occupied areas to the main commercial waste store at lower ground floor level.

4.3.51. Refuse and recycling will be placed directly into the 1,100 litre Eurobins by the commercial occupiers' staff or the on-site FM team.

4.3.52. Food waste will be place directly into the 240 litre bins by the commercial occupiers' staff or on-site FM team.

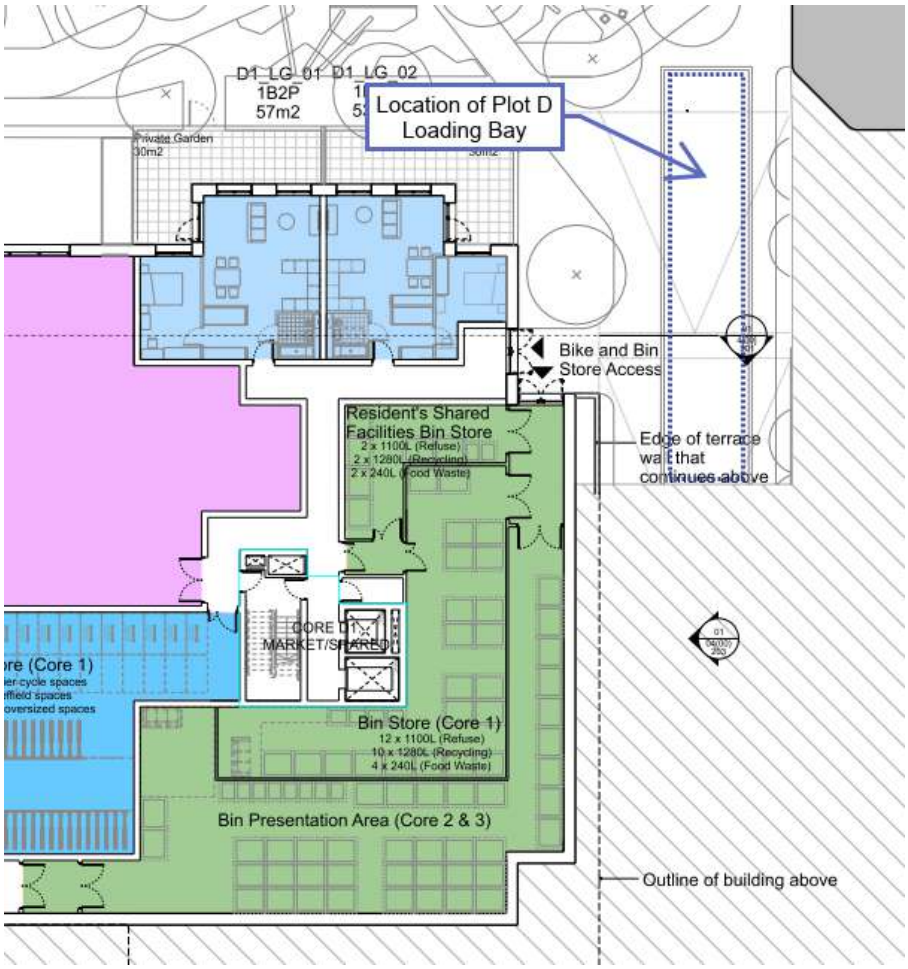
4.3.53. The waste store will be clearly labelled to ensure cross contamination of refuse, recycling and food waste is minimised.

Stage 4

4.3.54. On waste collection days, the appointed commercial waste contractor will park their RCV in the loading bay at lower ground floor level.

4.3.55. **Figure 4-6** below shows the location of the Plot D loading bay.

Figure 4-6: Location of Plot D Loading Bay



Source: AHMM, Plot D Proposed Lower Ground Floor, Drawing No.: 17105_4_(00)_P099, Rev P01

4.3.56. On waste collection days, the appointed commercial waste contractor will collect bins from the commercial waste store at lower ground floor level.

4.3.57. The cost of the waste collection services will be allocated to each commercial occupier and recovered through appropriate service charges as stated in the Tenancy Agreements.

4.3.58. The commercial waste collection contract will be in place pre-occupation of the Proposed Development.

5 SUMMARY & CONCLUSION

5.1 SUMMARY OF STRATEGY

RESIDENTIAL WASTE

5.1.1. All residential units will incorporate sufficient internal waste storage containers to promote the separation of recycling and food waste at source.

5.1.2. Bin numbers have been quantified using residential waste generation metrics detailed within the Guidance.

5.1.3. Residents will be responsible for transferring waste from their units to their nominated waste store, and for separating their refuse, recycling and food waste into the appropriate containers.

5.1.4. The on-site Facilities Management (FM) team will manage the residential waste stores to ensure containers with capacity for each waste type are always accessible to the residents.

5.1.5. The residential waste stores will be built to BS5906:2005 standards.

5.1.6. LBI will access the waste stores or waste presentation area that are all within 10m from where the RCV can park and return the empty bins to the appropriate waste store or waste presentation area.

5.1.7. The on-site FM team will return the empty bins to the appropriate residential waste store.

5.1.8. Each building will be provided with a bulky waste store, which will be the location bulky waste is stored prior to collection by LBI. Residents will have to show evidence of payment prior to collection.

COMMERCIAL WASTE, INCLUDING FROM WOMEN'S BUILDING AND RESIDENTS' FACILITIES

5.1.9. Each tenant will be responsible for designing and providing sufficient internal waste storage space as part of their fit-out. This will be the first point of waste disposal for waste generated within the units.

5.1.10. Commercial tenants' staff / the on-site FM team will be responsible for transferring waste from their respective unit to dedicated commercial waste stores.

5.1.11. Four commercial waste stores will be provided within the Proposed Development: two in Plot B at lower ground floor level, one in Plot C at lower ground floor level and one in Plot D at lower ground floor level.

5.1.12. The on-site FM team will be responsible for managing all of the commercial waste stores.

5.1.13. The commercial waste stores will be built to BS5906:2005 standards.

5.2 CONCLUSION

5.2.1. This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through the recycling of materials and segregation of food waste from the operation phase of the Proposed Development.

5.2.2. The proposals set out in this Strategy meet the requirements of relevant waste policy and the follows applicable guidance.

Appendix A

NATIONAL, LONDON AND LOCAL WASTE POLICY & GUIDANCE

NATIONAL WASTE POLICY

National Planning Policy Framework (Updated 2021)[2]

The National Planning Policy Framework, published in 2012 and last updated in July 2021, sets out the government's planning policies for England and how these are expected to be applied.

The following extracts are of relevance to the Proposed Development:

'2. Achieving sustainable development

…

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

…

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

National Planning Policy for Waste (2014)[3]

The National Planning Policy for Waste replaced 'Planning Policy Statement 10: Planning for Sustainable Waste Management' (PPS 10) and is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England.

The Policy includes the following which is of relevance to the Proposed Development:

'8. When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape.'

Our Waste, Our Resources: A Strategy for England (2018)[4]

The strategy sets out how England will preserve the stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. At the same time, the

[2] Ministry of Housing, Communities and Local Government (MHCLG) (2021) *National Planning Policy Framework* https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
[3] MHCLG (2014) *National Planning Policy for Waste* https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf
[4] Department for Environment, Food and Rural Affairs (Defra) (2018), *Our Waste, Our Resources: A Strategy for England* https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf

country will minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime.

It combines actions the country will take now, with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. This is the blueprint for eliminating avoidable plastic waste over the lifetime of the 25 Year Plan, doubling resource productivity, and eliminating avoidable waste of all kinds by 2050.

Waste Hierarchy

The Waste Hierarchy requires avoidance of waste in the first instance followed by reducing the volume that requires disposal after it has been generated.

It gives an order of preference for waste management options to minimise the volume for disposal, as shown in **Figure A1-1**.

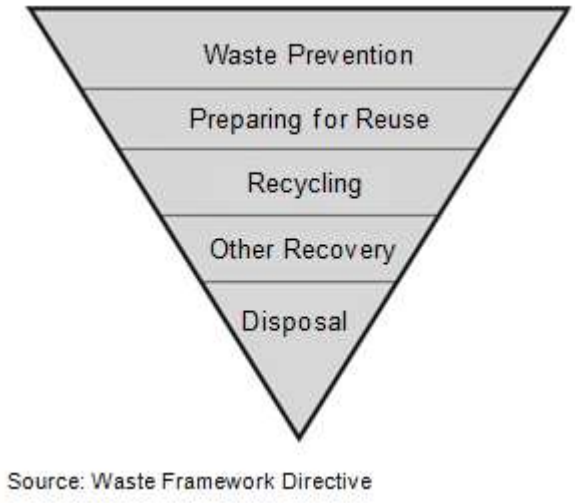


Figure A1-1: The Waste Hierarchy

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduces at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment and this should only be undertaken in a controlled manner.
- The Waste Hierarchy has been implemented in England and Wales by the Waste (England and Wales) Regulations 2011. These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of.

LONDON WASTE POLICY

The London Plan 2021 **(March 2021)**[5]

The London Plan is legally part of each of London's Local Planning Authorities' Development Plan and must be taken into account when planning decisions are taken in any part of Greater London. Planning applications should be determined in accordance with it, unless there are sound planning reasons (other material considerations) which indicate otherwise. All Development Plan Documents and Neighbourhood Plans have to be 'in general conformity' with the London Plan.

The following extracts are of relevance to waste management at the Proposed Development:

'*Policy D6 Housing quality and standards*

…

E 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.'

'Policy SI 7 Reducing waste and supporting the circular economy

A. Resource conservation, waste reduction, increases in material reuse and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:

1) 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

2) encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products

3) ensure that there is zero biodegradable or recyclable waste to landfill by 2026

4) meet or exceed the municipal waste recycling target of 65 per cent by 2030

5) meet or exceed the targets for each of the following waste and material streams:

a. construction and demolition – 95 per cent reuse/recycling/recovery

b. excavation – 95 per cent beneficial use

6) 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.

B. Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:

[5] GLA (2021) *The London Plan* https://www.london.gov.uk/sites/default/files/intend_to_publish_-_clean.pdf

1) *how all materials arising from demolition and remediation works will be reused and/or recycled*
2) *how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and reused at the end of their useful life*
3) *opportunities for managing as much waste as possible on site*
4) *adequate and easily accessible storage space and collection systems to support recycling and reuse*
5) *how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy*
6) *how performance will be monitored and reported.'*

***London Environment Strategy* (2018)[6]**

The Mayor, with the new London Environment Strategy, aims to make London a zero-waste city. By 2026, no biodegradable or recyclable waste will be sent to landfill and by 2030, 65% of London's municipal waste will be recycled.

With regards to waste management within the Proposed Development, the following extracts are of relevance:

'To help them achieve the recycling targets, waste authorities should deliver the following minimum level of service for household recycling:

• all properties with kerbside recycling collections to receive a separate weekly food waste collection

• all properties to receive a collection of, at a minimum, the six main dry recycling materials, i.e. glass, cans, paper, card, plastic bottles and mixed rigid plastics (tubs, pots and trays)

Proposal 7.2.1.c The Mayor will support efforts to increase recycling rates in flats

The Mayor will encourage Resource London to provide more support and funding to those waste authorities that are working towards achieving higher recycling performance in flats. Through LWARB, the Mayor will seek additional funding to tackle recycling performance in flats. The London Plan requires that all new developments referred to the Mayor include adequate recycling storage for at least the six main dry recyclable materials and food.

Waste authorities, through the planning application process, should apply the waste management planning advice for flats, including the domestic rented sector, developed by LWARB in partnership with the London Environment Directors Network (LEDNET).'

[6] GLA (2018) *London Environment Strategy* https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf

LOCAL WASTE POLICY & GUIDANCE

North London Waste Plan (Proposed Submission Plan): Regulation 19 – January 2019[7]

The seven North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working together to produce the North London Waste Plan (the 'NLWP'). The NLWP also covers part of the area for the London Legacy Development Corporation (LLDC), a Mayoral Development Corporation, which is the planning authority for a small part of Hackney and Waltham Forest. The NLWP is identified in the Local Development Scheme for each of the Boroughs.

The NLWP has two main purposes:

- to ensure there will be adequate provision of suitable land to accommodate waste management facilities of the right type, in the right place and at the right time up to 2035 to manage waste generated in North London; and
- to provide policies against which planning applications for waste development will be assessed, alongside other relevant planning policies/ guidance.

Islington's Core Strategy (February 2011)[8]

LBI plays an important role in shaping Islington's future. One way in which LBI realises its aims is through the use of its planning powers. The Core Strategy sets out new planning policies for the borough: when complete, these will support LBI in its place-shaping role. The following extracts are of relevance to the Proposed Development:

'Policy CS11: Waste

The council will encourage sustainable waste management by:

A. *Promoting waste reduction, re-use, recycling, composting and resource efficiency over landfill.*

B. *Requiring developments to provide waste and recycling facilities which fit current and future collection practices and targets and are accessible to all.*

C. *Designating sites through the North London Waste Plan (NLWP) to meet an aggregated apportionment target across the seven North London boroughs. These sites will be the principal locations considered suitable for waste facilities.*

D. *Protecting the Hornsey Street transfer and household recycling facility against change of use in line with policies set out in the NLWP.'*

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[7] North London Boroughs (2015) *North London Waste Plan (Proposed Submission Plan): Regulation 19 – January 2019* https://www.nlwp.net/document-centre/

[8] LBI (2011) *Islington Core Strategy* https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/environmentalprotection/qualityandperformance/reporting/20112012/20120303corestrategyfebruary2011.pdf?la=en&hash=4BF296068818C93ECF9F4FD45EE49B6545DF3CF8

***Environmental Design Planning Guidance: Tackling fuel poverty, enhancing quality of life and environment for all* (2012)[9]**

This document provides guidance on how new development of Islington should be design and built so that positive effects on people's quality of life and the local environment are minimised or avoided. This document will be adopted as a supplementary planning document (SPD).

The SPD does not create new policy but provides detailed guidance on how Islington's current planning policies relating to sustainable design will be applied to different types of development. LBI's current policies are set out in Islington's Local Development Framework (LDF). Policies covering sustainable design issues within the LDF include Policy CS10 of the Core Strategy and policies DM40 to DM44 of the Development Management Policies (Energy and Environmental Standards chapter).

The following extracts are of relevance to the Proposed Development:

'Operational sustainability

Major developments should minimise the generation of waste and maximise reuse and recycling.'

***Islington's Local Plan: Development Management Policies* (June 2013)[10]**

The Development Management Policies form part of LBI's Local Plan. As a Development Plan Document, the Development Management Policies also form part of Islington's Development Plan (along site the London Plan and other Development Plan Documents).

Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. The emphasis is on collaboration coming to a balanced agreement which solves problems and results in the delivery of sustainable development.

The process is led by the Local Planning Authority, working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness and supports the delivery of key priorities and outcomes. The Development Management Policies do not just control land uses but positively promote sustainable development. Development Management Policies help implement the Core Strategy.

Only policies which relate to the delivery of the Core Strategy objectives and bring forward sustainable development are included, and repetition of national and London Plan policy is avoided unless policies are expressed in a locally-specific manner in response to local circumstances.

The following extracts are of relevance to the Proposed Development:

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[9] LBI (2012) *Environmental Design Planning Guidance: Tackling fuel poverty, enhancing quality of life and environment for all* https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20192020/20190926environmentaldesignspdoctober2012.pdf?la=en&hash=17F43F5F7052CC8CC5E3D1A9591DAD133BA5B16B

[10] LBI (2013) *Islington's Local Plan Development Management Policies* https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20132014/20131211developmentmanagementpoliciesadoptedjune2013.pdf

'Waste storage and recycling facilities should be integrated into new developments, in locations within the site that are accessible to all. These facilities should meet the requirements of the Core Strategy and the council's guidance on providing refuse and recycling storage.

Policy DM7.4: Sustainable design standards.

Major developments are required to score a minimum number of BREEAM/ Code for Sustainable Homes credits on materials and waste. As a minimum, 10% of the total value of materials should derive from recycled and reused content in the products and materials selected.'

***Urban Design Guide: Supplementary Planning Document* (January 2017)[11]**

The Urban Design Guide Supplementary Planning Document (SPD) provides guidance on how urban design principles should be applied to ensure that new development successfully contributes to making the borough a better place. It is applicable to all new developments, including alterations, extensions to existing buildings.

The following extracts are of relevance to the Proposed Development.

'*Waste and Recycling Storage*

In addition to Islington's Recycling and Refuse Storage Requirements, bin stores should be designed so they neatly integrate with building frontages and thresholds and do not undermine community safety. Particular care needs to be taken with all or bulky bins, such as 'Eurobins', which require bin stores that might block sight lines.

It is normally unsuitable to locate them in the front threshold area where their height can block sight lines particularly residential entrances. For convivence as well as community safety reasons they are normally located behind the building façade next to the building entrance.

Very large communal bin stores should be avoided where they occupy a long dead frontage. They will also be unacceptable if they result in long walking distances from the residential units they serve'

***Recycling and Refuse Storage Requirements*[12]**

This guide provides information for architects and other concerned with providing recycling and refuse storage facilities for premises within LBI.

It indicates methods of waste storage and the criteria by which Street Environment Services estimates waste production. It should not be considered an alternative to consultation - discussion is essential to ensure acceptable provision for waste storage.

[11] LBI (2017) *Urban Design Guide: Supplementary Planning Document - January 2017* https://www.islington.gov.uk/~/media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20162017/20170131islingtonurbandesignguidespdjan2017.pdf

[12] LBI (date unknown) *Street Environment Services: Recycling and Refuse Storage Requirements* https://www.islington.gov.uk///~/media/sharepoint-lists/public-records/wastemanagement/information/guidance/20132014/20130607rubbishandrecyclingstorageguidanceforarchitects

Islington Local Plan Strategic and Development Management Policies – Regulation 19 draft (September 2019) with Modification for Consultation (March 2021)[13]

LBI is the key agent responsible for shaping Islington's future. Everything LBI does contributes to making Islington fairer, creating a place where everyone, whatever background, has the opportunity to reach their potential and enjoy a good quality of life. The Local Plan is integral to achieving these aims. It sets out a range of planning policies to steer development in the borough over the next 15 years – this includes:

- Spatial policies covering specific areas in the borough;
- Strategic policies which outlines the key priorities across a number of policy areas;
- Detailed criteria-based policies, which stem from strategic requirements and are the main basis on which planning decisions are made; and
- Specific site allocations which provide fine-grain detail on a number of planned and potential development sites across Islington.

The Local Plan provides a clear, bold framework for planning decisions which set out what LBI expect from development. The Local Plan covers the period 2020/21 to 2035/36. The following extracts are of relevance to the Proposed Development.

'Policy H4: Delivering high quality housing

C. Residential development must meet or exceed the minimum space standards, and address other requirements for private internal space, as set out in the London Plan and relevant Supplementary Planning Guidance (SPG). Appropriate consideration must also be given to:

(ii) how recycling and waste arising from the occupation of the development will be store, collected and managed, particularly for flatted residential development.

F. Layout and design must accord strictly with tenure blind principles to maximise opportunities for social interaction. Development must be designed from the outset to ensure shared building access for both market and affordable units. Where applicants have demonstrated that this is not possible and / or where shared building access would demonstrably impact the level of affordable housing on site, building access for affordable units must:

(iii) maintain the dignity of residents of affordable units and avoid locating building access for these units adjacent to waste / refuse areas and / or other building services.'

'*Policy ST2: Waste*

A. Development proposals must provide waste and recycling facilities which:

(i) fit current and future collection practices and targets'

(ii) are accessible to all;

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[13] LBI (2019) *Islington Local Plan, Strategic and development management policies* https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20192020/20190904localplanstrategicanddmpoliciesdpdproposedsubmissionregulation19.pdf?la=en&hash=FF3732C05A253BDA47D04FB825CCD3730779D15A

(iii) are designed to provide convenient access for all people, helping to support people to recycle; and

(iv) provide high quality storage and collection systems in line with Council Guidance.'

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