



Bishopsgate Goodsyard Regeneration
Limited

BISHOPSGATE GOODSYARD - PLOT 05 SCLATER STREET BUILDINGS

Waste Management Strategy





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Waste Management Strategy

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NATIONAL, REGIONAL AND LOCAL WASTE POLICY AND GUIDANCE

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. WSP has been commissioned by Bishopsgate Goodsyard Regeneration Limited to prepare a Waste Management Strategy for the Plot 5 Slater Street Buildings which form part of the larger Bishopsgate Goods Yard development site (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 of the Proposed Development, 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 Proposed Development consists of:

“Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of part of Plot 5 relating to the Sclater Street buildings, pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12) dated 25/03/2022, for works comprising the demolition of the part of the existing wall and extensions to the Mission Hall; refurbishment of the Mission Hall for retail / café use (Class A 1 / A3); demolition of the existing extensions to the Victorian building and refurbishment and use of the existing building for retail use (Class A1) with a new shopfront and 3 residential units (Class C3) on the upper floors; restoration and extension to the Weavers Cottages for use within Class B1, refurbishment of existing arches and provision of new gates and pedestrian access routes, new landscaping and all other works shown on the submitted drawings.”

1.3 REPORT STRUCTURE

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

- **Section 1: Introduction**
- **Section 2: Waste Legislation, Policy and Guidance** – details of the national legislation and local waste policy that have relevance to the Proposed Development.
- **Section 3: Management of Residential Wastes** – provides an estimate of residential waste arisings and outlines the plan which will be adopted to manage the waste arising from the Proposed Development once operational.
- **Section 4: Management of Commercial Wastes** – provides an estimate of commercial waste arisings and outlines the plan which will be adopted to manage the waste arising from the Proposed Development once operational.
- **Section 5: Summary & Conclusions**
- **Appendix A: National, London and Local Waste Policy & Guidance**

2 WASTE LEGISLATION, POLICY & GUIDANCE

2.1 INTRODUCTION

- 2.1.1. The development and implementation of 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 were still an EU Member State, and most EU law (including as amended or supplemented) continued to apply to the UK. From 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 section focusses on the details of 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 preparation of this Waste Management Strategy are 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:
- **Environment Act 2021** – The Act contains several provisions in relation to waste which will affect both collection and disposal authorities. It establishes the Office for Environmental Protection, tighter regulations for shipments of hazardous wastes, introduces the deposit return scheme for drinks containers, charges for single use plastics, greater consistency for recycling collections in England and Extended Producer Responsibility for packaging.
 - **Waste Management, The Duty of Care Code of Practice (2018 update)** – This code of practice replaces the 1996 and 2016 Codes 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 considered where relevant in any case based on breach of the duty of care.
 - **The Waste (England and Wales) Regulations 2011 (as amended)** – As of 1 January 2015, waste collection authorities must collect waste paper, 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 policy that was reviewed during the preparation of this Waste Management Strategy is 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 December 2023);
- MHCLG, *National Planning Policy for Waste* (2014);
- Department for Environment, Food and Rural Affairs (DEFRA), *Our Waste, Our Resources: A Strategy for England* (2018);
- Defra, *Waste Management Plan for England* (2021);
- Greater London Authority (GLA), *The London Plan* (2021);
- GLA, *London Environment Strategy* (2018);
- London Borough of Tower Hamlets (LBTH), *Tower Hamlets Local Plan 2031* (2020); and
- LBTH, *Reuse, Recycling & Waste - Supplementary Planning Document* (2021).

3 MANAGEMENT OF RESIDENTIAL WASTES

3.1 INTRODUCTION

3.1.1. This section details the strategy which will be adopted to manage the waste arising from the residential units provided in the Victorian Building within the Development once operational.

3.2 WASTE GENERATION MODEL

3.2.1. Estimated residential waste generation from the Proposed Development has been quantified based on weekly waste generation metrics sourced from LBTH’s Supplementary Planning Document entitled *Reuse, Recycling & Waste* (hereafter referred to as ‘the Guidance’). The waste generation metrics are summarised in **Table 3-1**.

Table 3-1 - LBTH Weekly Household Waste Generation Metrics

Number of Bedrooms	Suggested Minimum Capacity per Week (Litres)			
	Refuse	Dry Recyclables (Co-Mingled)	Food/ Compostable Waste	
			Without Garden	With Garden
1	70	60	23	100
2	120	90	23	100
3	165	120	23	200
4	215	150	23	200

3.2.2. **Table 3-2** below provides a summary of the accommodation schedule for the residential properties within the Victorian Building.

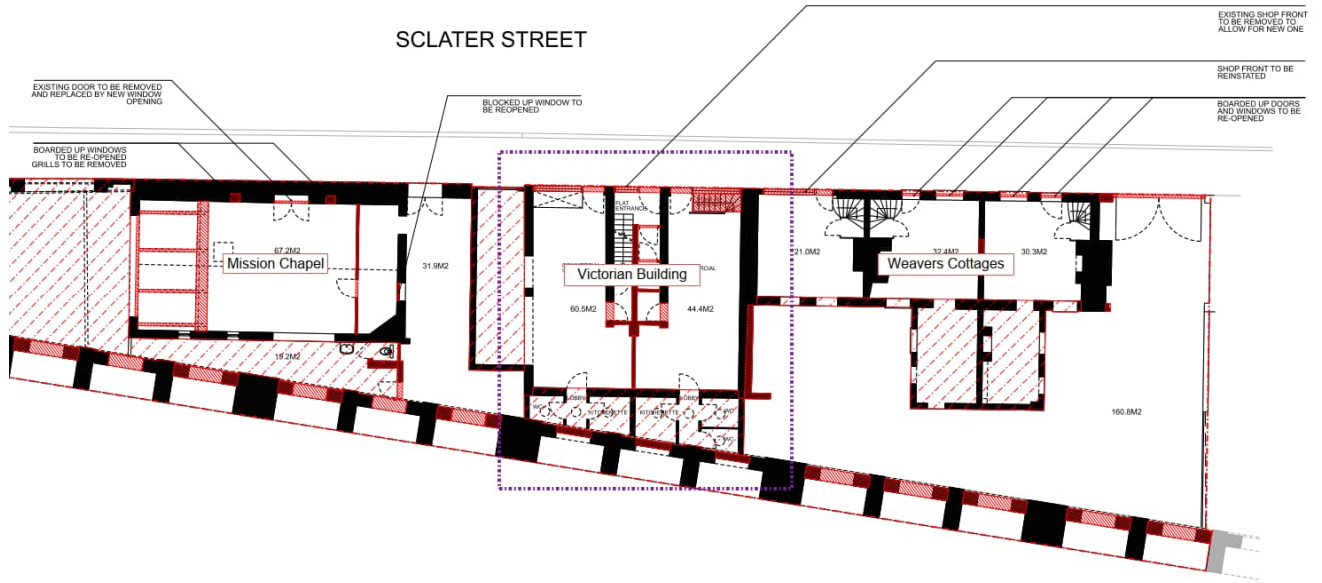
Table 3-2 - Accommodation Schedule

Bedrooms	Dwellings (No.)
1 Bed	3

* *The residential properties are provided at levels 1 to 3 in the Victorian Building.*

3.2.3. The location of the Victorian Building is shown in **Figure 3-1**.

Figure 3-1 - Building Location



Source: Chris Dyson Architects drawing BGY-CDA-05-00-DR-A-05201

3.2.4. **Table 3-3** outlines the estimated residential waste arisings from the Proposed Development based on the metrics shown in **Table 3-1** and the accommodation schedule in **Table 3-2** above.

Table 3-3 - Estimated Residential Waste Arisings

TOTAL (Litres)	Refuse (Litres)	Recycling (Litres)	Food Waste (Litres)
459	210	180	69

3.2.5. It is proposed that the residential properties will be provided with access to a communal waste storage area as each property does not have space to store their own dedicated waste storage facilities at ground floor level.

3.3 PROPOSED RESIDENTIAL WASTE MANAGEMENT STRATEGY – GENERAL

3.3.1. The proposed waste management strategy for the Proposed Development has been prepared to provide a high-quality service to the residents.

The residential waste management strategy has been split into the following sections:

- Individual Residential Dwellings (**Section 3-4**);
- Proposed Waste Management Strategy (**Section 3-5**); and
- Bulky Waste (**Section 3-6**).

3.4 INDIVIDUAL RESIDENTIAL DWELLINGS

- 3.4.1. Each residential property will be provided with a segregated waste bin, which will be fixed into an appropriate kitchen unit in accordance with London Plan 2021 and LBTH Local Plan 2031.
- 3.4.2. An example of a suitable segregated waste bins in shown in **Figure 3-2**.

Figure 3-2 - Example Segregated Waste Bin



- 3.4.3. The example segregated waste bin provides the following bin sizes:
 - Refuse: 35 litres
 - Recycling: 35 litres
 - Food Waste: 21 litres
- 3.4.4. The residents will be responsible for cleaning these bins, and for regularly transporting their refuse, recycling and food waste from their property to the waste storage area at ground floor level.

3.5 PROPOSED WASTE MANAGEMENT STRATEGY

- 3.5.1. It is noted that the Guidance states that new developments should consider providing non-traditional waste collection systems (i.e. not bags or bins) that are compatible with LBTH's collection vehicles. Due to the small number of residential properties within the Development, it is considered that compactors, underground refuse systems and pneumatic waste systems are not appropriate and therefore this strategy has been developed based on a traditional waste collection system using bins.
- 3.5.2. It is proposed that a residential waste storage area will be provided at ground floor level, which will be large enough to accommodate all refuse, recycling and food waste generated by residents.
- 3.5.3. Based on the estimated levels of waste arising outlined in **Table 3-3**, **Table 3-4** shows the number and type of bins that will be required in the waste storage area.

Table 3-4 - Bin Number Requirements (LBTH Metrics)

Refuse – 240 Litre Wheeled Bin (No.)	Recycling – 240 Litre Wheeled Bin (No.)	Food Waste – 80 Litre Wheeled Bin (No.)
1	1	1

3.5.4. It should be noted that the Greater London Authority (GLA) require for planning applications to include a Circular Economy Statement set out in the London Plan Policy SI 7 ‘reducing waste and supporting circular economy’. The Circular Economy target for municipal waste is a minimum 65% recycling rate by 2030.

3.5.5. **Table 3-5** outlines the estimated residential waste arisings from the Proposed Development based on the total waste volume detailed in **Table 3-3** above and the GLA recycling rate of 65%.

Table 3-5 - Estimated Residential Waste Arisings (65% Recycling)

TOTAL (Litres)	Refuse (Litres)	Recycling (Litres)	Food Waste (Litres)
459	161	229	69

* Based on 35% refuse. Food waste assumed to be the same volumes as stated in **Table 3-3**.

3.5.6. Based on the estimated waste volumes detailed in **Table 3-5**, **Table 3-6** sets out the bin number requirements based on a 65% recycling rate.

Table 3-6 - Number Requirements (GLA Recycling Percentage)

Refuse – 240 Litre Wheeled Bin (No.)	Recycling – 240 Litre Wheeled Bin (No.)	Food Waste – 80 Litre Wheeled Bin (No.)
1	1	1

* Based on a 35/50/15 split between refuse, recycling and food waste

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

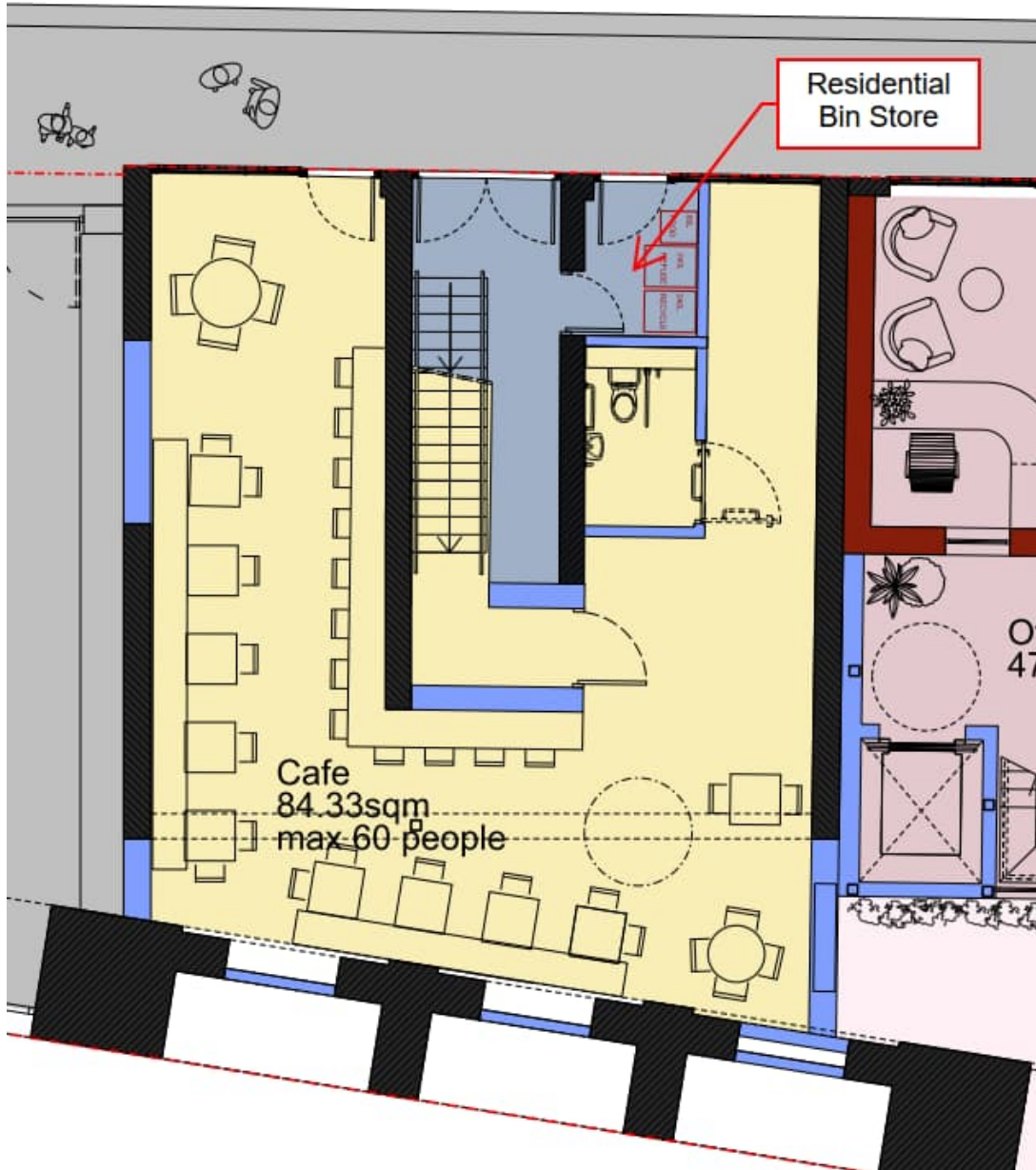
Table 3-7 - Bin Dimensions

Bin Type	Height (mm)	Width (mm)	Depth (mm)
240 Litre Wheeled Bin	1,100	585	740
80 Litre Wheeled Bin	935	449	513

3.5.8. The waste storage area will have sufficient space to accommodate the number of bins shown in both **Table 3-4** and **Table 3-5**.

- 3.5.9. Wastes generated within the flats at level 1 to 3 will be transferred from the individual dwellings directly to the waste storage area via the internal staircase where they will segregate their waste into the appropriately labelled bins.
- 3.5.10. The location of the proposed waste storage area at ground floor level is shown in **Figure 3-3**.

Figure 3-3 - Waste Storage Area Location



Source: Chris Dyson Architects drawing BGY-CDA-05-00-DR-A-20211

- 3.5.11. 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.

3.5.12. As required by the Guidance requires, all residential properties are within 30m (excluding vertical distances) of the waste storage area.

3.5.13. On nominated collection days, the refuse collection vehicle (RCV) will park on Sclater Street in close proximity to the waste storage area and LBTH's collection operatives will collect bins directly from the store, before returning them once emptied. The waste storage area is within 10m of the RCV.

3.5.14. In accordance with the Guidance, the path between the residential waste storage area 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, should be no more than 1:12 gradient, falling away from the waste storage area;
- Minimum of 1.5m wide; and
- Allow collection operatives not move bins through more than one set of doors;

4 MANAGEMENT OF COMMERCIAL WASTES

4.1 INTRODUCTION

4.1.1. This section details the strategy which will be adopted to manage the waste arising from the commercial areas within the Development once operational.

4.2 WASTE GENERATION MODEL

4.2.1. **Table 4-1** details the types and areas of commercial uses within the Proposed Development.

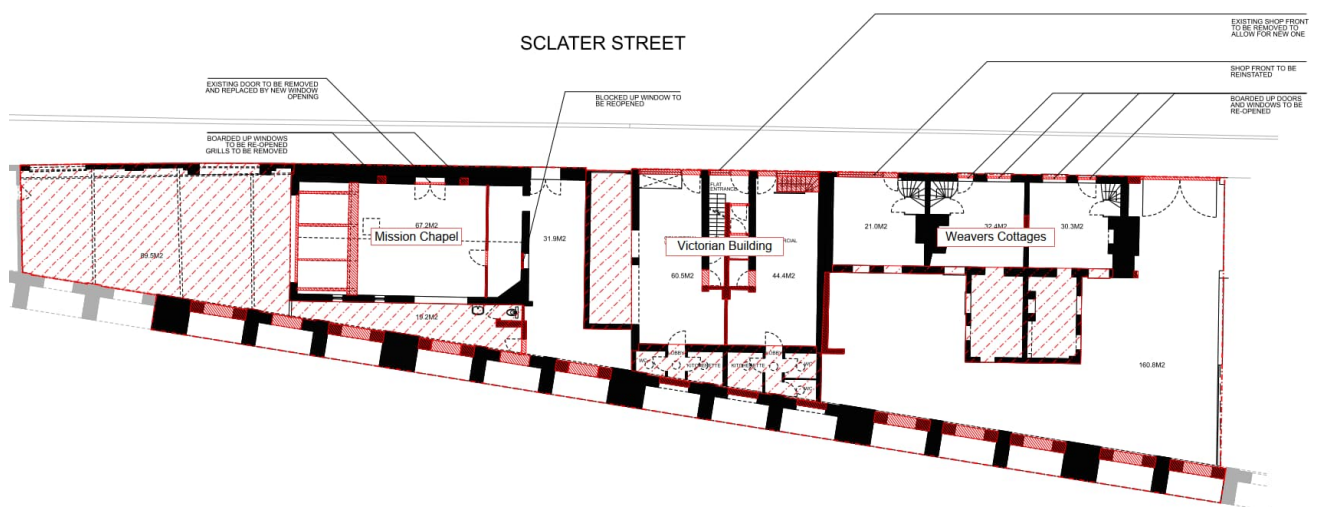
Table 4-1 – Commercial Uses and Areas

Use Class	Area - GIA (Sqm)
Retail (Victorian Building)*	165
Retail (Weavers Cottages)*	87
Office (Weavers Cottages)	429
Retail (Mission Chapel)*	93
TOTAL	774

* To maintain flexibility waste generation volumes will be calculated using a restaurant waste generation metric.

4.2.2. The locations of the buildings are shown in **Figure 4-1**.

Figure 4-1 - Building Locations



Source: Chris Dyson Architects drawing BGY-CDA-05-00-DR-A-05201

4.2.3. **Table 4-2** details the waste generation metrics used to calculate the estimated weekly waste generation volumes.

Table 4-2 – Proposed Waste Generation Metrics

Use Class	Waste Generation Metric**	Source
Office	Volume arising per employee [50 litres] x No. of employees	British Standard BS5906:2005 – Waste management in buildings – Code of Practice
Restaurant	Volume per cover [75 litres]	

4.2.4. Based on the use classes detailed in **Table 4-1** and the waste generation metrics detailed in **Table 4-2**, **Table 4-3** below summarises the estimated weekly waste generation levels.

Table 4-3 – Estimated Weekly Waste Arisings

Use Class	Area - GIA (Sqm)	Maximum Occupation (No.)	Waste Metric	Total Volume (Litres)	Refuse* (Litres)	Recycling* (Litres)	Food Waste* (Litre)
Retail	165	83***	Restaurant	6,225	1,556	3,424	1,245
Retail	87	44***	Restaurant	3,300	825	1,815	660
Office	429	72**	Office	3,600	900	1,980	720
Retail	93	47***	Restaurant	3,525	881	1,939	705

* Based on the London Environment Strategy (2018) requirement for 75% recycling of business waste. Assumes a 25/55/20 split between refuse, recycling and food waste.

** Based on an occupancy level of 1 employee per 6m²

*** Based on 1 cover per 2m²

4.2.5. **Table 4-4** summarises the types and number of bins that each commercial use will require based on a weekly, twice weekly and daily waste collection frequency.

Table 4-4 – Bin Requirements

Use Class	Waste Stream	Weekly		Twice Weekly*		Daily**	
		1,100 Litre Eurobin (No.)	240 Litre Wheeled Bin (No.)	1,100 Litre Eurobin (No.)	240 Litre Wheeled Bin (No.)	1,100 Litre Eurobin (No.)	240 Litre Wheeled Bin (No.)
Retail	Refuse	2	-	1	-	1	-
	Recycling	4	-	2	-	1	-
	Food Waste	-	6	-	3	-	2
Retail	Refuse	1	-	1	-	1	-
	Recycling	2	-	1	-	1	-
	Food Waste	-	3	-	2	-	1
Office	Refuse	1	-	1	-	1	-
	Recycling	2	-	1	-	1	-
	Food Waste	-	3	-	2	-	1
Retail	Refuse	1	-	1	-	1	-
	Recycling	2	-	1	-	1	-
	Food Waste	-	3	-	2	-	1

* Based on the provision of 4 days waste storage capacity.
 ** Based on the provision of 2 days waste storage capacity.

4.3 PROPOSED WASTE MANAGEMENT STRATEGY

- 4.3.1. It is proposed that each commercial tenant will provide a waste storage area within the tenanted area as part of their fit out.
- 4.3.2. The size of the waste storage areas will depend on the type of business that is operated and the frequency that the waste will be collected by the appointed waste management contractor.
- 4.3.3. The individual commercial tenants will be responsible for managing their own wastes, for cleaning their waste storage areas and for appointing a suitably licenced commercial waste management contractor.
- 4.3.4. The appointed waste contractor will park on Sclater Street adjacent to the tenants' waste storage areas and will collect the wastes directly from the stores.



- 4.3.5. The individual tenants will not be permitted to present their waste on-street without prior agreement with LBTH.

5 SUMMARY AND CONCLUSIONS

5.1 WASTE MANAGEMENT STRATEGY – RESIDENTIAL

- 5.1.1. All residential dwellings 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. Due to a lack of space to store dedicated waste bins for each residential property at ground floor level, it is proposed that the residential properties will be provided with access to a communal waste storage at ground floor level.
- 5.1.4. Residents will be responsible for transferring waste from their homes to the waste storage area, and for separating their refuse, recycling and food waste into the appropriate containers.
- 5.1.5. The residential waste stores will be built to BS5906:2005 standards.
- 5.1.6. LBTH waste collection contractor will park their RCV on Sclater Street and collect the bins directly from the waste storage area and will return them once they have been emptied.

5.2 WASTE MANAGEMENT STRATEGY – COMMERCIAL

- 5.2.1. Each commercial tenant will provide a suitably sized waste storage area within their tenanted space as part of their fitout.
- 5.2.2. The individual commercial tenants will be responsible for managing their own wastes, for cleaning their waste storage areas and for appointing a suitably licenced commercial waste management contractor.
- 5.2.3. The appointed waste collection contractor will park their RCV on Sclater Street and collect the bins directly from the waste storage area and will return them once they have been emptied.
- 5.2.4. The individual tenants will not be permitted to present their waste on-street without prior agreement with LBTH.

5.3 CONCLUSION

- 5.3.1. This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through minimisation, reuse and recycling of materials from the operational phase.
- 5.3.2. The Development meets the requirements of relevant waste policy and follows applicable guidance.

Appendix A

NATIONAL, REGIONAL AND LOCAL
WASTE POLICY AND GUIDANCE





NATIONAL WASTE POLICY

National Planning Policy Framework (Updated 2023)¹

The National Planning Policy Framework, published in 2012 and last updated in December 2023, 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)²

The National Planning Policy for Waste replaces '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)³

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

¹ Ministry of Housing, Communities and Local Government (MHCLG) (2023) *National Planning Policy Framework*
https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

² 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

³ 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

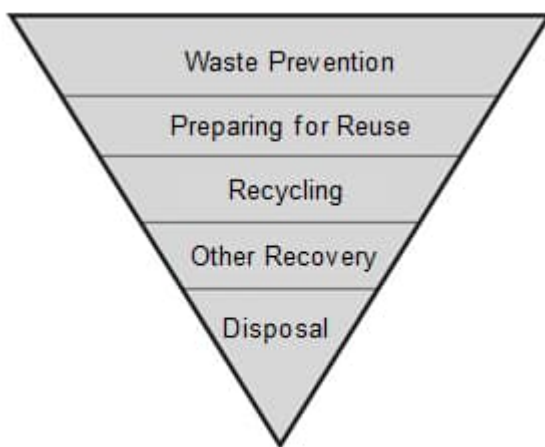
country will minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime.

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**.



Source: Waste Framework Directive

Figure A1.1 – The Waste Hierarchy

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduced 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.



Waste Management Plan for England (2021)⁴

The Waste Management Plan for England fulfils the requirements of the Waste (England and Wales) Regulations 2011 for waste management plans to be reviewed every six years.

While the Resources and Waste Strategy sets out a vision and a number of policies to move to a more circular economy, such as waste prevention through policies to support reuse, repair and remanufacture activities, the Waste Management Plan for England focuses on waste arisings and their management. It is a high-level, non-site specific document. It provides an analysis of the current waste management situation in England and evaluates how the Plan will support implementation of the objectives and provisions of the Waste (England and Wales) Regulations 2011.

LONDON WASTE POLICY & GUIDANCE

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 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*

⁴ Defra (2021) *Waste Management Plan for England*
<https://www.gov.uk/government/publications/waste-management-plan-for-england-2021>

⁵ GLA (2021) *The London Plan* https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

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:

- 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.

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



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).⁷

LOCAL WASTE POLICY & GUIDANCE

Tower Hamlets Local Plan 2031 (Adopted January 2020)⁷

The Local Plan sets out how the Borough of Tower Hamlets will grow and develop from now until 2031. It identifies how many new homes, jobs and services are needed to support our growing population, and where and how they should be provided. It will also shape how our places will look and feel and influence the way that our communities interact with each other and the spaces around them. It also provides a series of policies to ensure development is well designed, accessible, safe and respects and enhances the environment, and can be delivered alongside new infrastructure and local services.

The policies which are applicable to waste management and of relevance to the Development are as follows:

Policy D.MW3 – Waste collection facilities in new developments

- 1. All new development must include sufficient accessible space to separate and store dry recyclables, organics and residual waste for collection, both within individual units and for the building as a whole.*
- 2. New major residential developments must incorporate high quality on-site waste collection systems that do not include traditional methods of storage and collection and are compatible with our waste collection methods outlined in Appendix 4. In instances where this is not practicable, supporting evidence must be submitted with the application to demonstrate this.*

Appendix 4: Waste collection standards, details the planning requirements that must be considered and complied with for new developments. This includes waste capacity guidelines, internal storage requirements, waste collection systems for residential properties, bulky waste collections and commercial waste provision.

Supplementary Planning Document, Reuse, Recycling & Waste (July 2021)⁸

The SPD sets out information for developers on how waste management should be addressed in proposal for new residential (including mixed use) developments. The SPD has been produced to help developers submit a planning application that meets the policy requirements of the council.

⁷ LBTH (2020) *Tower Hamlets Local Plan 2031*

https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/TH_Local_Plan_2031_accessibility_checked.pdf

⁸ LBTH (2021) *Supplementary Planning Document, Reuse, Refuse & Recycling* <https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Introduction.pdf>



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