

WASTE MANAGEMENT PLAN

Project No. 20_004

Full Planning Permission

New development

Land rear of 37-42

Broadway Parade

RM12 4RN

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PROJECT	Land rear of 37-42 Broadway Parade RM12 4RN
TYPE OF WORK	Construction of new no.3 floors building (GF – FF – SF)
CLIENT	Orbit London Ltd
ARCHITECT	ACArchidesign Ltd
MAIN CONTRACTOR	Orbit London Ltd
STRUCTURAL SUPERV	STROMA BUILDING CONTROL

I. INTRODUCTION

ACA Architecture have been appointed to carry out a Waste Management Plan, Bin storage and collection study for the proposed development located at Havering Council on the land near Elm Park Station.

This statement has been prepared in support of the Full Planning Application for:

- Land rear of 37-42 Broadway Parade RM12 4RN.

The development proposed is described as:

- New construction of Building with no. 3 floors levels with no. 6 flats in total, (no.4 single bedroom flats for two people (ground floor flat accessible) & no.2 double bedroom flats for three people).

This study for this new development is focused on the service and collection of common bin storage for 6no. flats and if this proposed solution will work, so to analyse the results for the following:

- Space for Bin Storage
- Amounts of bins per flat & people
- Management plan Condition & Recommendations
- Collection day & point.

Any potential impacts the proposed development may have on properties adjacent to the site. The calculation methodology is based on the study of the Council Data, Traffic on this area and amenity space/driveway for the collectors.

The statement also is in according with the outline proposals for new residential building approved with application Ref. P1855.19 and with all accurate amendment indicated on the report Ref. PE/00603/20.

II. SITE CONTEXT

The site is located in Havering Council on Land rear of 37-42 Broadway Parade RM12 4RN.

The site encompasses an L-shaped plot which is bounded to the North by a single storey outbuilding at the rear incorporating three storey pitched roof buildings facing Elm Park Avenue with retail to the ground floor and residential above, to the east by the 4no. storey flats roofed housing blocks of Diban Court and to the south by the access road serving the rear of Broadway Parade 4 storey house (from the rear side) and some garages, a road that lies off Diban Avenue. In addition, there is a single storey bin storage structure to the west and a substation.

Vehicular access to the site is in place and from Diban Avenue whilst a further pedestrian access is also available via a stairwell between two blocks on The Broadway. Both access routes are in the ownership of Havering Council.

The train line serving Elm Park Station lies at the southern boundary of the access route. The site is brownfield in nature and currently used for unauthorised parking.

III. PLANNING HISTORY

- **P1291.17** – 2no. residential units and associated parking and area improvements that will go along with the development. - Approved - 23rd August 2018
- **P0269.19** - Outline planning application for eight one bedroom dwellings and associated parking with area improvements to go alongside the development - Refused - 20th February 2019
- **Appeal Reference APP/B5480/W/19/3231705** - Appeal in relation to the decision of Havering Borough Council decision P0269.19. Appeal Dismissed 5th December 2019
- **P1855.19** - Outline planning application for four one bedroom dwellings and associated parking with area improvements to go alongside the development. - Approved - 3rd April 2020
- **PE/00603/20** – Pre-application advice for 7no. residential dwellings and associated parking with area improvements to go alongside the development. - Not supported - 29th October 2020

IV. PROPOSED DEVELOPMENT

The proposal sought through this application seeks permission for a building that is generally in conformity with the scale, mass and bulk of the scheme indicated on the report via Pre-application advice PE/00603/20 and application P1855.19.

It is suggested that the principle of development for residential use on this site has been established and is not contested by the Council.

The indicative drawings illustrate a 3-storey building in a similar location with residential uses to the first and second floor, including the roof loft, whilst the ground floor includes refuse and cycle storage and left side of the building and another flat.

It is noted within the case officer report in relation to application reference P0269.19 that 1 bedroom 1 person units would need to have a gross internal area of at least 39sqm (37sqm in the case of a shower room).

The scheme submitted alongside this application illustrates:

- GROUND FLOOR
 - No.1 single bedroom flat unit (2p) of 51sqm GIA;
 - Main entrance with staircase;
 - Bin and Cycle storage;
 - No. 2 undercroft car parking;
- FIRST FLOOR & SECOND FLOOR
 - No.1 single bedroom flat unit (2p) of 50sqm GIA (each floor);
 - No.1 double bedroom flat unit (3p) of 62sqm GIA (each floor);
- LOFT FLOOR (set back from the boundary and calculated to be included inside the supposed roof line)
 - No.1 single bedroom flat unit (2p) of 50sqm GIA;

The site would also be able to accommodate amenity space of 5sqm balcony for each unit and a small rear garden area to act as shared amenity space. Slightly larger units are achievable, in line with the floor plans associated with P0269.19.

It is not considered that the design and layout of the floor plans was viewed unfavourably within the decision-making process of P0269.19.

The layout of the units has regard to the decisions in both applications considered on the site to date and primary living areas have been placed overlooking the stretch of land to the south of the site which is within the

same ownership. The scheme is anticipated to have no further impact on the amenity of neighbouring properties than that approved in relation to P1291.17.

This new solution layout, after the last Pre-Application advice PE/00603/20, was totally reduced like the first outline on P1855.19 also according the follow up advice.

The bulk and mass of the new proposed building are reduced in line with the circumstance indicated on the report with maximum height of 8.20m, set back and reduced the left side with possibility to have the minimum space standard covered.

Particular attention is made on relation to the privacy, overlooking, noise and also regarding the owner open space (as a parking) and the rear space of the adjoining properties, so why the boundary will leave open so as to give greater permeability to the space and give concession to use and access of surrounding properties as well.

V. MANAGEMENT PLAN

1. CONDITIONS

The owner of each flat under an obligation to proactively comply with waste collection schemes of their particular local authority. The owner must comply with any scheme provided by the local authority which relates to the storage and disposal of waste pending collection.

For example, will be expected to:

- Plan for waste storage;
- Make arrangements for the proper storage of bins and recycling;
- Ensure bins and recycling boxes are stored in a neat and tidy manner;
- Provide the tenants with waste collecting informations.

Most local authorities publish their waste collection policies online, including their recycling procedures.

Inclusion of waste management responsibilities within agreements has the potential to be a useful lever in encouraging tenants to act responsibly both during and at the end of tenancies. In considering opportunities to

expand and strengthen tenancy agreements from a waste management perspective the following clauses are suggested for inclusion:

- The landlord/ agent shall provide tenants with written information setting out their responsibilities with regards to the proper storage and separation of recycling and residual waste (including bulky waste) and its placement for collection in accordance with the policies set out by the local authority.
- The landlord / agent shall ensure that, where applicable, tenants have means of access to any communal containers for the purpose of separating and storing recycling and residual waste and its placement for collection in accordance with the policies set out from time to time by the local authority.
- The tenant must keep the property including all common spaces and any other external areas within the curtilage of the property free from waste and fly tipping deposits.
- The tenant must not deposit any waste or possessions in shared or public areas.
- The tenant must store, separate and place for collection all recycling and residual waste (including bulky waste) in accordance with the written information provided to the tenant at the start of the tenancy and in accordance with the policies set out from time to time by the local authority.
- Where any waste, due to its size and/ or type, is unsuitable for collection by the local authority, the tenant must make arrangements for the safe and legal removal and disposal of this waste in line with his Duty of Care under section 34 of the Environmental Protection Act 1990.
- The tenant must remove all possessions (including any furniture, mattresses etc) belonging to the tenant or any member of the tenant's household or visitors, and all waste from the property (including any exterior areas within the curtilage of the property) at the end of the tenancy. If any such possessions are left at the property after the tenancy has ended, the tenant shall be liable for meeting all reasonable removal and storage charges. The Landlord / agent will remove and store the possessions for three months (other than any perishable items which will be disposed of immediately) and will take reasonable steps to notify the tenant. If the items are not collected within three months, the Landlord / agent may dispose of the items and the tenant will be liable for the reasonable costs of disposal. The costs of removal, storage and disposal may be deducted from any proceeds of the disposal.

These clauses will be recommended to DCLG and landlord / agent representative bodies for inclusion within model AST agreements.

Note: These clauses are provided as examples only – care should be taken to ensure that, where used, the final form of these clauses is compatible with the form of tenancy agreement with which they are to be incorporated (and associated definitions and obligations imposed on tenants contained therein).

2. GUIDANCE

The London Borough of Havering offers its residents a separate black sack refuse and orange sack recycling collection service and is committed to keeping both collections weekly.

Black sacks must be provided by the resident, but orange sacks are provided by the council. Individual, street level properties receive a kerbside collection from their boundaries. Facilities for the communal storage of refuse and recycling in flats require adequate provision to contain the maximum volume of waste expected between collections. The efficacy of a refuse storage system is dependent on its storage capacity and the ease of access both for the user(s) to deposit waste and the collection authority or other waste collection contractor to remove the waste.

The collection authority has the powers under Section 46 (Receptacles for household waste) and Section 47 (Receptacles for commercial and industrial waste) of the Environmental Protection Act 1990, to specify the type and number of receptacles to be used and the location where the waste should be placed for collection.

Standard Minimum Requirements for the provision of waste storage	
Residential	- Recommended minimum storage capacity of 45 litres for recycling and 180 litres for general refuse (rubbish) per dwelling. - Sufficient storage capacity should be provided for both refuse and recycling.
Commercial	- Offices - 2,600 litres of waste storage space for every 1000m² gross floor space. - Retail - 5,000 litres of waste storage space for every 1000m² gross floor space. - Restaurants and Fast Food Outlets - 10,000 litres of waste storage space for every 1000m² gross floor space. - Hotels - 7,500 litres of waste storage space for every 1000m² gross floor space.
Mixed Use	Developments must provide specific segregated waste storage areas for domestic and commercial waste arisings respectively. The extent of provision should relate to their respective specifications.

Storage Requirements	
Residential, Commercial & Mixed use	Checklist: • Storage locations are no more than 30m distance from the point of collection. • Distance between point of collection and closest access point for collection vehicle is no more than 25m (refer to page 2 for vehicle access requirements). • Passage of bin from store to collection point avoids steps, and dropped kerbs are in place where necessary. • Gradients over which containers must traverse do not exceed 1 in 12. • Containers do not need to be moved through a building to the point of collection. Flats/Apartments – additional information • Safe handling arrangements should be made for caretakers/management staff when transporting waste. • Conditions should be made within freehold, lease or tenancy agreements to prescribe waste deposit areas. • Effective monitoring of occupants' level of compliance with the developments waste storage requirements should be carried out. • Regular cleansing of the collection areas should be carried out.
Infrastructure Requirements – communal waste storage compound	Checklist: • All bins located within 30m of an external door. • Storage areas are hard-floored and well lit. • Sufficient clearance given to allow full opening of the lid. • 2m minimum working height where compound is covered. • 2m minimum width of access threshold to the compound to allow for removal and return of containers whilst servicing. • Layout is such that any one container may be removed without the need to move any other with at least 150mm clearance space between the containers. • Adequate ventilation is provided within the compound. (e.g. Louvre doors).
Highways and Access Requirements	Check, for standard waste recycling collection services, highways adhere to the following criteria: • Minimum 5m width of highway / access road. • Designed to accommodate maximum reversing distance of 12m. • Allows a minimum of 4.5m vertical clearance. • Where containers are emptied, a minimum working area of 3.5m width and 4m in length is available.
Disabled access	Refer to BSI standards publication BS8300:2009+A1:2010

3. RECOMMENDATIONS

Councils should promote the model AST clauses set out above for inclusion within council tenancy clauses (where relevant);

- Councils should include recommendations on including these clauses within AST agreements in any guidance material targeted at landlords / agents as well as the guidance set out above on invoking clauses and the use of inventories.

For Tenants	For Landlords / Agents
- Clear description of, and instructions on complying with, the collection services offered; - Details of how to find out collection days for a specific property; - Details of bulky waste collection services offered; - Details of how to contact the relevant council department where there are issues e.g. requests for additional/ larger/ replacement bins or sacks; - A reminder not to fly-tip or leave excess waste around bins or in yards, gardens etc and the potential penalties for doing so; - Signpost to further information such as the council's website or recycleforlondon.com	- An outline of landlord /agent responsibilities including: 1. To provide information on collection services; 2. To provide suitable space for recycling and residual waste bins; 3. To provide recycling and residual waste bins in accordance with council policy and recommendation that these be included in the inventory associated with the agreement; 4. Duty of care obligations e.g. with regards to the transfer of waste; - Confirmation on classification of different types of waste as household or commercial; - Details of how to contact the relevant council department where there are issues or more information is required;

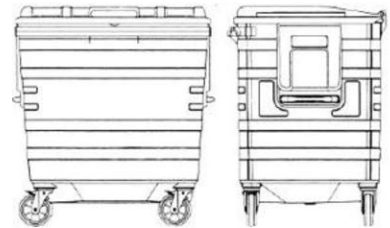
4. BIN

Bin must will be issued by the Council. Most Council provide a specific dedicate service with indications about capacity and furniture and it's is the owner's task contact the Council to arrange the delivery of bins.

1100, 820 and 660 litres

These are metal or plastic wheeled bins with four wheels and should conform to British Standard BS EN 840: 1997.

They have a fixed lid, which can be supplied with a lock if required, and are suitable for residential, commercial and mixed developments.

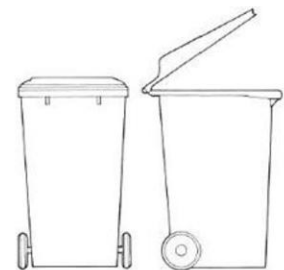


These are plastic wheeled bins with two wheels and should conform to British Standard BS EN 840: 1997.

Dimensions (mm)					
Capacity (litres)	1100 Euro	940 Chamberlain	820 Euro	770 Chamberlain	660 Euro
Width	1270	1020	1250	1020	1250
Depth	1000	970	785	770	720
Height	1380	1500	1370	1410	1320

140, 240 and 360 litres

Dimensions (mm)			
Capacity (litres)	140	240	360
Width	500	585	660
Depth	560	740	880
Height	1075	1100	1100



Recycling bins for domestic developments can be purchased from the Havering Waste Team or from many other bin providers. The standard colour for these should be orange wherever possible. Sizes and dimensions may vary depending on design and supplier.

For the requested application, the landlord / agent need to provide:

- 3no. bin for general waste minimum 660 litres;
- 3no. bin for recycle minion 660 litres;
- 3no. bin for waste food minimum 240 litres;

Materials that should be placed into your general waste bin include:

- polystyrene and polythene
- carrier bags
- tissues, napkins and kitchen towels
- nappies, cat litter, animal faeces and bedding
- soiled fast food containers and pizza boxes
- oil or fat from food preparation or cooking
- cigarette ends
- broken crockery or glasses
- cotton wool and buds
- contents of your vacuum cleaner

5. STORAGE

All bins must be stored within the designate closed area. Consideration should be given to the provision of an area where bins can be put out for collection without restricting access to the property or obstructing the public highway.

(Please see appendix 1 – Waste Management Plan)

6. COLLECTION DAY

- Recycling

The normal collection day for proposed development area is Friday;

- Refuse

The normal collection day for proposed development area is Wednesday;

- Garden Waste

The fortnightly Garden Waste Collection Service will resume in the spring.

VI. CONCLUSION

This plan is accompanied from Appendix 1 – Waste Management Plan where is indicated storage location, position for collection day.

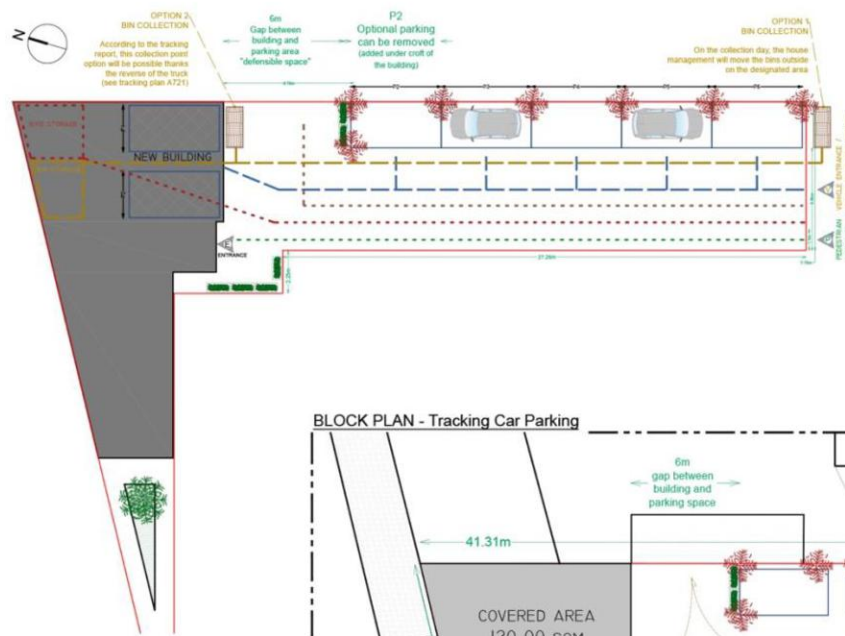
This Waste Management Plan is draft in consideration of the subject property request, bins & recycling storage in relation of the total number of tenants, collection point and driveway with below results:

- **Storage location and dimensions:** it is more than enough space for the quantity of bins and tenants;
- **Collection point:** strategically located at the end of the driveway accessible via a ramp. The aforementioned storage will be closed and a copy of the keys will be provided to the Council.
- **Driveway:** due to the size provided, the truck can safely handle and recover both recycling and garbage without difficult operations and with minimal disturbance and interference with the activities of the tenants and the surrounding area.

VII. Appendix 1 – WASTE MANAGEMENT PLAN

- For a better understanding of this Plan, refer to the project table A720

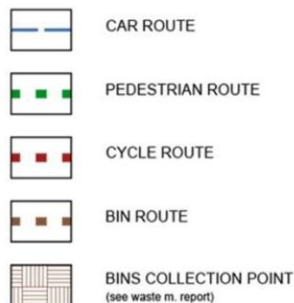
BLOCK PLAN - Waste Management Plan



BLOCK PLAN - Access from main street



ACCESS ROUTE KEYS



BLOCK PLAN - Tracking Car Parking

