

Tottenham Hale - North Island

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1 Introduction

Background

- 1.1 This Commercial Waste Management Plan (CWMP) has been prepared by Steer on behalf of TH DM North Island Ltd (the “Applicant”) for the Tottenham Hale North Island development which forms part of the wider Tottenham Hale Centre development in the London Borough of Haringey (LBH).
- 1.2 The Tottenham Hale Centre Development planning permission (LPA ref. HGY/2018/2223) was granted in March 2019. The approved Description of Development is:
- “Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,713sqm of floorspace (GIA), comprising residential use (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highway works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.”*
- 1.3 This document has been prepared to discharge Condition A2 of the associated planning consent for the planning permission for Plot A. In relation to this document, Condition A2 states the following (where the Site is referred to as Plot A).
- “Prior to the occupation of the Plot A non-residential floorspace, a Commercial Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.*
- The plan shall demonstrate as necessary:*
- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
 - *Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20*
 - *Suitable pest control of waste storage areas.*
 - *Separate commercial and residential waste storage and disposal.*
 - *In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor.*
 - *A cleansing schedule and measures to ensure waste is contained at all times.*
- 1.4 The development within Plot A shall be implemented in accordance with the approved Plan and maintained thereafter. This document relates to the commercial element of the scheme, a standalone Residential Waste Management Plan (RWMP) has been prepared for the residential element of the development.
- 1.5 Plot A will provide a total of 317.2 sqm (GIA) / 313.8 sqm (NIA) in flexible commercial floorspace.

- 1.6 The CWMP assumes that the flexible commercial space is Use Class E (food retail), which will provide a worst-case scenario in terms of assessing waste generation.
- 1.7 This document details the waste infrastructure and management procedures that will ensure that the development operates under best environmental practices for its lifespan. The strategy will provide a framework for the Applicant to operate within to deliver cost effective and sustainable waste management procedures.

Report Structure

- 1.8 The report is divided into four chapters, of which this forms the Introduction. The remaining chapters are as follows:
- **Chapter 2:** Policy Context;
 - **Chapter 3:** Operational Waste Management; and
 - **Chapter 4:** Summary.

2 Policy Context

National Policy

2.1 The following national policy documents have been considered in developing the waste strategy and producing this document:

- National Planning Policy Framework (2021);
- Waste Management Plan for England (2013);
- Revised Waste Framework Directive (2018); and
- BS: 5906:2005 Waste Management in Buildings – Code of Practice (2005).

Local Policy

2.2 The following local policy documents have been considered when producing this document:

- The London Plan (2021);
- The Mayor's Vision for London's Waste (2010);
- Making Business Sense of Waste: The Mayor's Business Waste Strategy for London (2010);
- North London Waste Plan (NLWP) Proposed Submission (January 2019) with Proposed Modifications (March 2021);
- LBH 'Tottenham Area Action Plan' (2017);
- LBH 'Sustainable Design & Construction Supplementary Planning Document (2013); and
- LBH 'Development Management' DPD (2017).

3 Operational Waste Management

Waste Generation

- 3.1 LBH does not provide waste standards for commercial uses and, therefore, Westminster City Council (WCC) standards have been used as set out in WCC's 'Recycling and Waste Storage Requirements' document. These standards are widely accepted as being best practice and were applied within the consented planning application. As set out in **Chapter 1**, for the purpose of this report the flexible use is assumed to comprise Use Class E (food retail) as a robust worst-case scenario. **Table 3.1** details a breakdown of forecast waste generated from the flexible commercial use, based on WCC's guidance.

Table 3.1: Retail Waste Standards

Overall Waste	General Waste	Recycling	Recycling Split		
			Card and Paper	Dry mix recycling	Food / Organic
3,500L for every 1,000 sqm NIA	30% of overall waste	70% of overall waste	10% of overall	20% of overall	40% of overall

- 3.2 **Table 3.2** provides a breakdown of the forecast waste storage required per unit.

Table 3.2: Flexible Use Waste Storage Requirement (Weekly Collection)

Unit 1 (148 m ² NIA)	Generated Waste	Storage Method	# of Receptacles Required Stored within Demise
General Waste	207	660L Eurobin	1
Card & Paper	52	660L Eurobin	1
Mixed Recyclables	104	660L Eurobin	1
Organic Waste	207	140L Wheeled Bin	2
Unit 2 (97.8 m ² NIA)	Generated Waste	Storage Method	# of Receptacles Required Stored within Demise
General Waste	137	660L Eurobin	1
Card & Paper	34	660L Eurobin	1
Mixed Recyclables	68	660L Eurobin	1
Organic Waste	137	140L Wheeled Bin	1
Unit 2 (68 m ² NIA)	Generated Waste	Storage Method	# of Receptacles Required Stored within Demise
General Waste	95	660L Eurobin	1
Card & Paper	24	660L Eurobin	1
Mixed Recyclables	48	660L Eurobin	1
Organic Waste	95	140L Wheeled Bin	1

Refuse Storage & Collection

- 3.3 Waste storage areas within the Proposed Development will be designed based on the guidelines set out within the LBH 'Sustainable Design and Construction' SPD.
- 3.4 Due to the minimal quantum of waste expected to be generated the bins will be accommodated within waste storage facilities within the back of house of each unit, designed once the operators are on board as part of the internal fit out of the development.
- 3.5 Commercial and residential waste will be collected from the lay-by on The Hale. A standalone delivery and servicing plan has been prepared, which should be read alongside this document which outlines how servicing and deliveries will be managed.
- 3.6 The forecast quantum of commercial servicing trips is presented below.

Table 3.3: Proposed Development Forecast Commercial Servicing Trips

Site	AM Peak (08:00 – 09:00)			PM Peak (17:00 – 18:00)			Daily		
	Cars / Vans	MGV / HGV	Total	Cars / Vans	MGV / HGV	Total	Cars / Vans	MGV / HGV	Total
Tottenham Hale North Island	1	0	1	0	0	0	5	1	6

- 3.7 A management strategy will be put in place to ensure residential and non-residential waste is collected on different days and/or times. Commercial occupants will be responsible for segregating, storing and managing their refuse. All commercial operators will be required to sign up to the waste management protocol within their lease.
- 3.8 Sustainability will be a key consideration in the procurement of a waste contractor to collect commercial waste arisings. Level access is afforded from the commercial units to the loading bay located on the eastern side of The Hale, whilst distances to/from the commercial units exceed 10m, this will be mitigated through the use of a private contractor employed to collect and dispose of the waste. Installed dropped kerbs provide gradients no greater than 1:20.

Pest Control and Cleansing Schedule

- 3.9 Commercial tenants will monitor bin stores on a daily basis to ensure they are kept clean and tidy. This regular monitoring will help to ensure that pests are not attracted; however, this will also be monitored and pest control measures implemented including the following:
- The refuse storage room will be secure, there will be no gaps around or beneath the door, and the door will be fitted with a spring-closer, so that it does not remain open.
 - Receptacles will remain closed at all times and all waste correctly deposited within them, rather than at their side, to prevent access to that waste by pests and vermin.
 - All sighting or signs of pests will be reported immediately and a pest control professional (affiliated to the British Pest Control Association) will be employed to visit the site.
 - Any cracked or broken bins are reported internally and immediately replaced.

4 Summary

Summary

- 4.1 This document has identified the key features relating to operational waste management for the commercial element of Plot A of the Tottenham Hale Centre Development. The development shall be implemented in accordance with this CWMP and maintained thereafter.
- 4.2 This document aims to:
- ensure that the commercial refuse storage and collection strategies accord with appropriate policy, guidance and best practice;
 - provide commercial tenants with convenient, clean and efficient waste management systems that enhance the operation of the buildings and promote high levels of recycling; and
 - provide commercial tenants with reliable, cost effective waste management solutions that allow them to maximise recycling and reuse.

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