

Haringey Civic Centre, 255 High Road, Wood Green N22 8HQ

Operational Waste Management Strategy

HCC-BHE-XX-XX-RP-YZ-000001

0044501

16 March 2023

Revision P02

Revision	Description	Issued by	Date	Checked
P01	S2 – Issued for Information – Draft Planning	EW/LB	03.03.2023	DB
P02	S2 – Issued for Information – Planning	EW/LB	16.03.2023	DB

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Glossary

Term	Definition
CEP	Circular Economy Package
FM	Facilities Management
LBH	London Borough of Haringey
MRF	Materials Recovery Facility
NLWP	North London Waste Plan
OWMS	Operational Waste Management Strategy
SPD	Supplementary Planning Document
UKGBC	UK Green Building Council
WEEE	Waste Electrical and Electronic Equipment

1 Introduction

1.1 Preamble

This Operational Waste Management Strategy (OWMS) has been prepared by Buro Happold on behalf of Haringey Council (the Applicant) in support of the proposed Haringey Civic Centre development (the Proposed Development).

The Applicant intends to submit a full planning permission and listed building consent application which covers the refurbishment and extension to Haringey Civic Centre, to provide commercial and civic floorspace.

The Proposed Development is located at the junction of the High Road and Trinity Road, at the northern edge of Wood Green Metropolitan Centre.

The red line boundary for the site is shown in Figure 1-1.

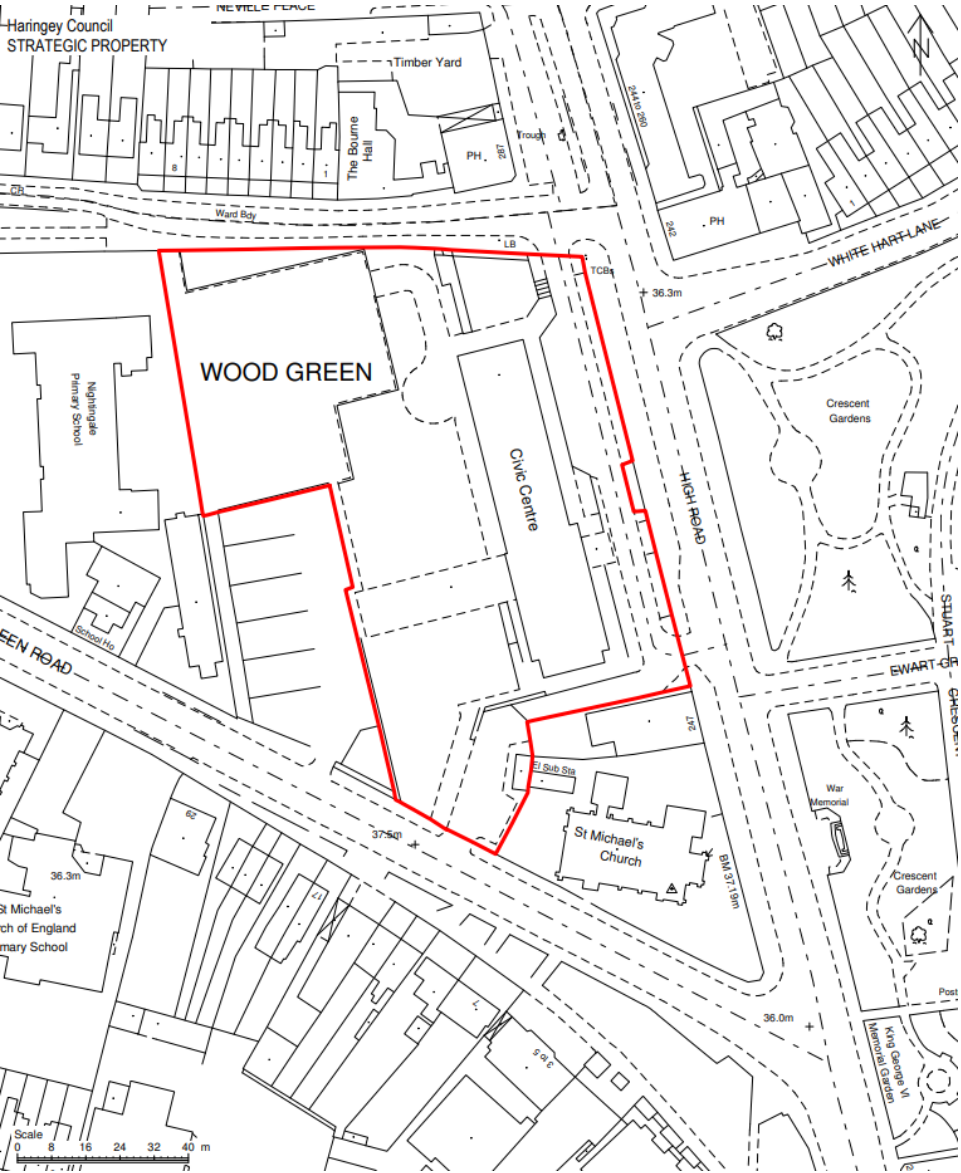


Figure 1-1 Site red line boundary

1.2 Purpose of Report

Both the Applicant and the design team acknowledge that waste management is an important element to consider when buildings are designed. Planning effectively for waste management will help the Proposed Development to operate efficiently, sustainably and safely, all while minimising adverse impacts on building performance, site users and the environment.

In line with this, the key objectives of this document are as follows:

- To provide a suite of measures for integrating the principles of the waste hierarchy and circular economy into the Proposed Development's design and operations;
- To provide an estimate of how much waste the Proposed Development will generate once operational;
- To help ensure that adequate spatial provision is made in the design for the clean and efficient storage and collection of waste;
- To allow waste and recycling to be easily collected, stored and managed by the Facilities Management (FM) team in a sustainable, efficient and discreet manner; and
- To ensure that national, regional and local policies, as well as the Applicant's waste management aims and aspirations, are met. Relevant national, regional and local policies are detailed in full in Appendix A.

It should be emphasised that developing the waste strategy is an iterative process. In line with this, it is recommended that the OWMS is kept under review, ensuring that new waste management practices are considered and implemented once the Proposed Development becomes operational.

1.3 Report Structure

This report is broken down into the following sections:

- **The Waste Hierarchy and Circular Economy:** this section summarises the different initiatives the Applicant should consider to reduce waste generation and improve recycling rates;
- **Relevant Waste Management Policy and Guidance:** this section provides a high-level summary of relevant waste management policies and guidance documents. A more detailed overview is included in Appendix A;
- **Waste Management Strategy:** this section outlines the proposed strategy for segregating, storing, moving, collecting and treating all operational wastes generated by the Proposed Development;
- **Waste Generation Estimates and Storage Requirements:** this section includes an estimate of the amount of waste generated by the Proposed Development. It also includes details of waste storage provision in the Proposed Development;
- **Conclusions:** this section summarises the proposed waste management strategy and highlights how it aligns with relevant policy requirements; and
- **Appendix A – Waste Management Policy and Guidance:** this appendix includes a more detailed overview of relevant waste management policy requirements at the national, regional and local level.

2 The Waste Hierarchy and Circular Economy

2.1 Section Overview

The Applicant will promote the principles of the waste hierarchy (Figure 2-1) and a circular economy (Figure 2-2) across all aspects of its operations. The Proposed Development's waste management strategy will first look to prevent and reduce waste generation, before re-using, recycling or recovering value from discarded material. Only after these options have been deemed unfeasible should the safe treatment and final disposal of waste be considered.



Figure 2-1 The waste hierarchy

The Proposed Development's waste management strategy will facilitate staff and visitors in making sustainable choices and will look to move beyond the traditional linear approach of 'make, use, dispose'. Instead, a circular economy model will be promoted, with the aim of keeping resources in use for as long as possible, so that the maximum value possible can be extracted from them. In line with this ambition, the necessary provision will be made in the design and strategy to encourage reuse over disposal and to enable the effective segregation and recycling of materials.

The key principles of a circular economy model are shown in Figure 2-2.

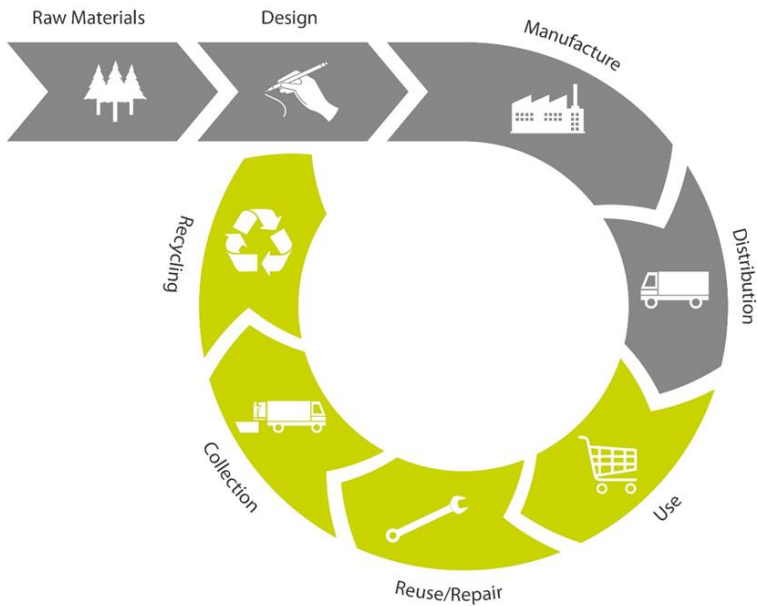


Figure 2-2 Principles of a circular economy

As detailed in the following sections, it is recommended that the Applicant consider implementing a range of initiatives to help reduce waste generation and improve recycling rates in its existing operations.

2.2 Reduce

It is recommended that the following waste reduction initiatives are explored by the Applicant once the Proposed Development becomes operational:

- Educating staff and visitors on how they can reduce, reuse and recycle effectively;
- Regularly monitoring waste management performance e.g. through audits and setting targets;
- Incorporating drinking water points across the Proposed Development in suitable locations to help reduce waste from plastic bottles;
- Procuring products from suppliers that allow for the backhauling of packaging waste or the re-use of packaging crates;
- Reducing food waste through tracking food consumption; and;
- Reviewing and developing supplier guidance on how goods are packaged (e.g. using no packaging, less packaging or packaging that is made up of a proportion of recycled materials).

2.3 Reuse

Where preventing waste generation is not possible, efforts should be made to re-use items as many times as possible. It is recommended that employees are encouraged to bring food/lunch from home in reusable containers. It is also recommended that cleaning products are procured in reusable/refillable containers.

2.4 Recycle/Upcycle

Where possible, materials that can no longer be re-used or are no longer needed should be recycled/upcycled. It is recommended that the following measures are implemented to help improve the quality of recyclate:

- Ensuring that packaging materials are ‘streamlined’ to reduce the contamination of recycling streams;
- Procure products that are easily recyclable, compostable or upcycled;
- Providing clear signage with recycling and disposal guidance;
- Training staff to ensure they are fully aware of how the waste management and disposal system works; and
- Engaging and educating visitors to encourage proper disposal of waste and to reduce the potential for contamination.

In addition, the development of a centralised system for sharing surplus items between staff, such as supplies, books and stationery, could help reduce waste.

2.5 Duty of Care

In line with the Environmental Protection (Duty of Care) Regulations 1990, the Applicant has a duty of care to ensure that its waste is managed properly. All waste materials will therefore be stored safely and securely and, when collected, will be taken by a registered waste carrier to an appropriate permitted facility, with all relevant documentation completed.

3 Relevant Waste Management Policy and Guidance

3.1 Section Overview

The Proposed Development will be designed and operated in line with national, regional and local waste management policies. This section gives an overview of the most relevant policies and guidance documents. A more detailed overview is included in Appendix A.

3.2 National

- Environment Act 2021;
- Waste Management Plan for England (Department for Environment, Food and Rural Affairs, 2021);
- Waste Prevention Programme for England (Department for Environment, Food and Rural Affairs, 2021);
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2021);
- National Planning Policy for Waste (Ministry of Housing, Communities and Local Government, 2014);
- Our Waste, Our Resources: A Strategy for England (Department for Environment, Food and Rural Affairs, 2018);
- Circular Economy Package (CEP) (2020); and
- UK Green Building Council (UKGBC) guidance on the circular economy in the built environment (2019).

3.3 Regional

- The London Plan (Greater London Authority, 2021);
- North London Waste Plan (NLWP, 2022) which sets out the planning framework for waste management in North London until 2036; and
- Greater London Authority Circular Economy Policy.

3.4 Local

- Haringey's Local Plan Strategic Policies 2013-2026;
- Haringey New Local Plan (under consultation); and
- Haringey Local Plan: Sustainable Design & Construction Supplementary Planning Document (SPD) (Haringey Council, 2013).

3.5 Other Relevant Waste Guidance

- Building Regulations 2010 Part H6; and
- British Standards 5906:2005.

4 Waste Management Strategy

4.1 Section Overview

This section describes the proposed strategy to segregate, store, move and collect all waste generated within the Proposed Development.

4.2 Waste Definition

The Proposed Development is likely to generate a range of different types of waste, as summarised in Table 4-1.

Table 4-1 Main waste streams generated by the Proposed Development

Symbol	Waste material
	General waste: these are wastes which are not suitable for recycling
	Dry mixed recyclables: including metal cans, cardboard packaging, paper and some plastics
	Organic waste: mainly comprising organic wastes produced from food preparation and cooking activities
	Confidential wastes: wastes that contain sensitive information and require special management procedures
	Hazardous wastes: includes cleaning products and chemicals, batteries, soiled cleaning wipes, fluorescent tubes, paint solvents, pesticides and herbicides
	Waste electrical and electronic equipment (WEEE): includes IT equipment, small and large appliances
	Bulky wastes: includes furniture and large, unusable equipment
	Hygiene/sanitary wastes: items which are soiled with solid or liquid human wastes, and that are not known to be infectious

4.3 Waste Segregation

Waste will be segregated at source into three main streams (residual waste, dry mixed recyclables and organics), with separate litter bins provided for the different waste streams. Litter bins will be located in strategic positions throughout the Proposed Development. Bins will use signage that will help users dispose of the correct materials in the correct containers. Where appropriate, provision will be made for segregating additional specialist waste streams (e.g. batteries, WEEE, etc.).

4.4 Waste Movement and Storage

The facilities management (FM) team will remove bagged waste from the litter bins as needed throughout the day and transfer this waste to a dedicated waste store at ground level. To help minimise the visual impact of transferring waste through front-of-house (FOH) areas and to reduce the distance that waste travels across the site, two waste stores have been incorporated. There is one internal waste store which serves the Annex building and another external waste store which serves the Civic Centre.

The FM team will use waste trolleys or similar to move waste from the litter bins to the stores. It is also recommended that the FM team move waste during quieter periods of the day to ensure that waste movement operations do not have an adverse effect on staff or visitors. Indicative waste movement routes are shown in Figure 4-1. To minimise strain on the FM team, waste will be moved via lifts and ramps, rather than stairs.

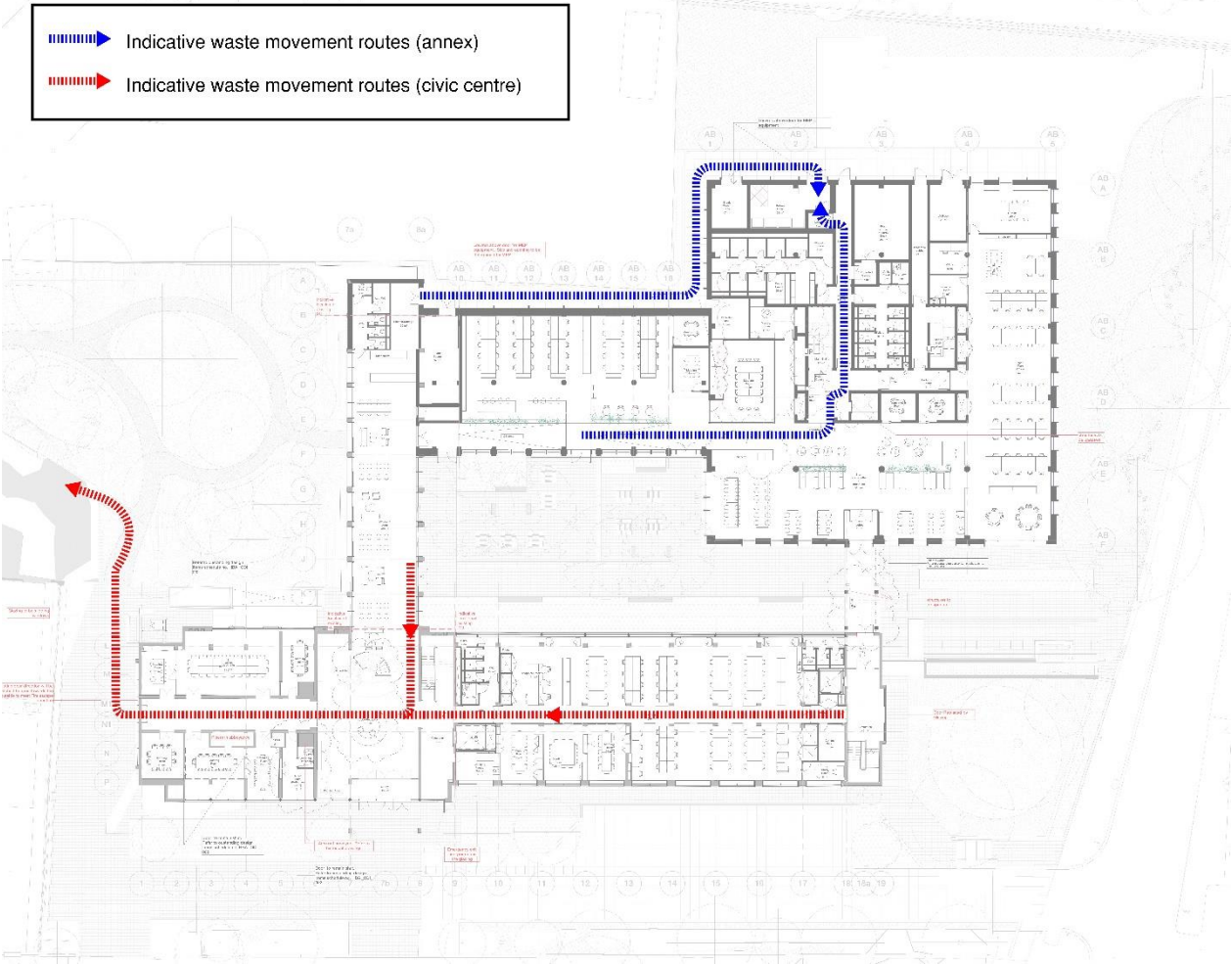


Figure 4-1 Indicative waste movement routes (ground level)

Figure 4-2 shows the location of the two waste stores. As explained above, the Annex waste store is internal, while the Civic Centre waste store is external.

The waste stores provide sufficient space to hold the estimated amount of waste generated between collections (further details of waste generation and storage requirements are provided in Section 5). The stores have been positioned in close proximity to where the waste vehicles will stop and make collections.

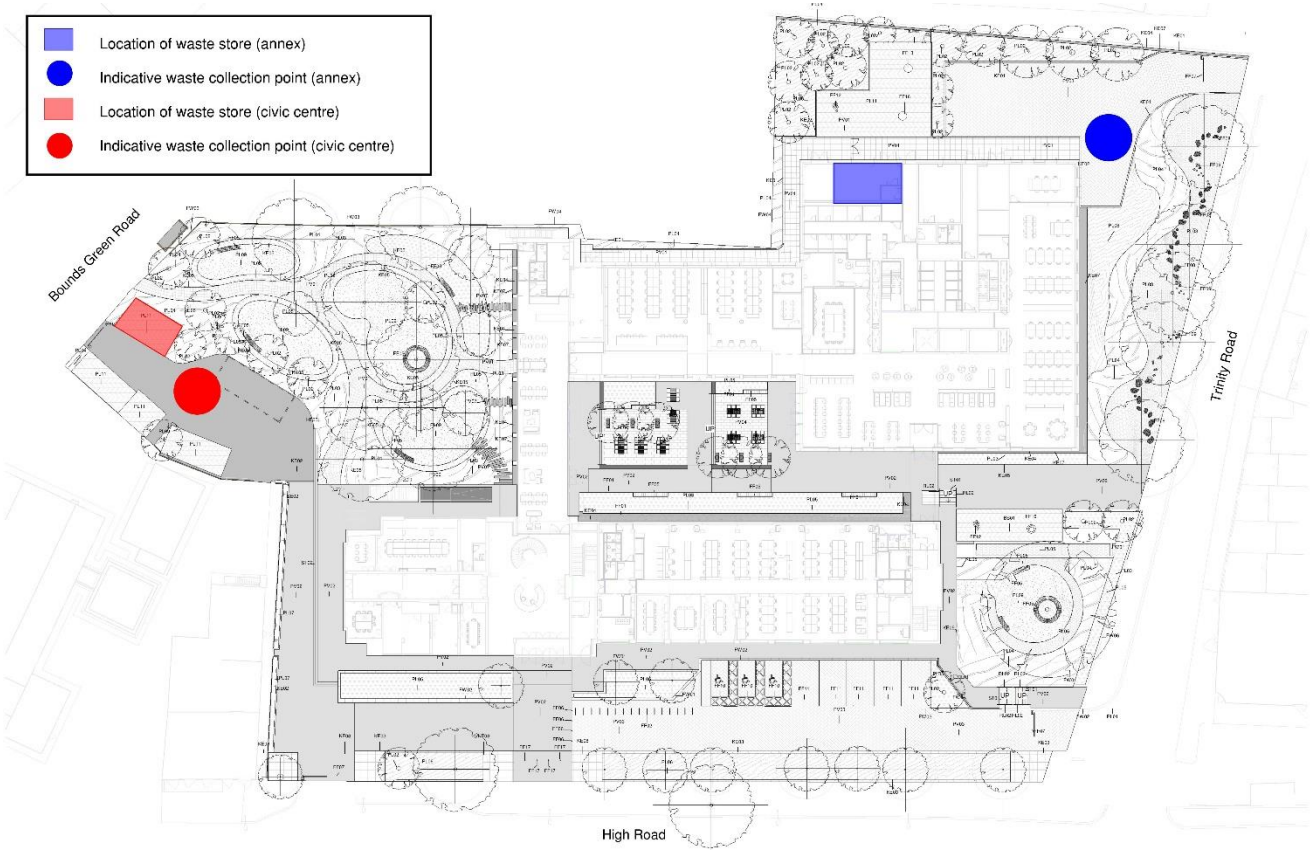


Figure 4-2 Location of waste stores and collection points

4.5 Waste Collection

Waste will be collected from the waste stores three times per week using a rear-end loader refuse vehicle. Vehicle tracking for a 10.22m (L) x 2.55m (W) vehicle has been undertaken, as shown in Figure 4-3. As illustrated, the landscape design provides sufficient space to allow for a large waste truck to access each collection point.



Figure 4-3 Illustration of waste vehicle access and egress manoeuvres

4.6 Waste Treatment/Disposal

As discussed in Section 2, the Applicant will aim to apply the principles of the waste hierarchy and circular economy principles to all aspects of its operations, prioritising waste prevention, reduction, re-use, recycling and energy recovery over landfill disposal.

All waste will be treated off-site at an appropriate facility. Wherever possible, waste will be diverted from landfill in order to support Haringey Council in improving their environmental performance. It is anticipated that mixed recyclables will be directed to a materials recovery facility (MRF) for sorting and onward transfer to recycling processing facilities, organic waste will be transferred to a bio-treatment facility and residual waste to an energy-from-waste plant.

The waste management strategy is illustrated schematically in Figure 4-4.

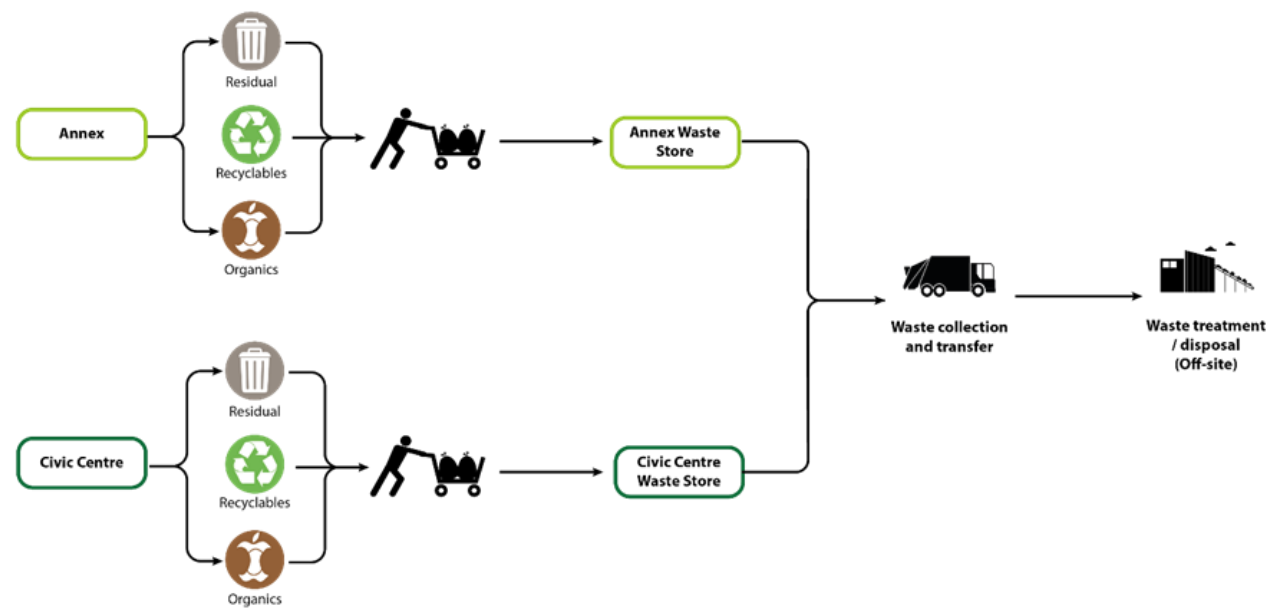


Figure 4-4 Illustration of waste management strategy

5 Waste Generation Estimates and Storage Requirements

5.1 Section Overview

A key element in developing an effective waste strategy is to understand how much waste will be generated once the site is operational and what the likely composition of the waste will be. Waste generation estimates have been undertaken to help determine the spatial requirements for waste storage. The key working assumptions are outlined in Section 5.2.

5.2 Key Working Assumptions

For the purposes of a conservative assessment, waste arisings have been estimated for an assumed peak waste generation scenario.

The assumed generation rates are summarised in Table 5-1. Haringey Council’s Supplementary Planning Guidance does not include specific waste generation rates for non-residential land uses. As such, waste volumes have been estimated using Buro Happold survey data from similar office buildings in London.

Table 5-1 also includes the assumed compositional breakdown for each land use (i.e. the percentage split between different waste streams). These compositional splits have been informed by benchmarks from similar developments, as well as published guidance and industry experience.

Table 5-1 Waste generation rates and compositional splits

Building	Land Use	Generation Rate	Assumed composition split (%)		
			Residual	Recyclables	Organics
Annex	Office/Civic Use	3 litres/m ² GIA/ week	27%	70%	3%
Civic Centre	Office/Civic Use	3 litres/m ² GIA/ week	27%	70%	3%

5.3 Waste Generation Estimates

The benchmarks in Table 5-2 have been applied to a unit of floor area (m²) to yield weekly waste generation values for each land use. In total, it is estimated that the Proposed Development could generate up to 31,670 litres of waste per week.

Table 5-2 Estimated weekly waste generation

Building	Land Use	Waste generation and composition (litres/week)*			
		Residual	Recyclables	Organics	Total
Annex	Office/Civic Use	4,110	10,650	460	15,220
Civic Centre	Office/Civic Use	4,440	11,520	490	16,450
TOTAL		8,550	22,170	950	31,670

*waste volumes rounded to nearest 10 litres

5.4 Waste Storage Requirements

The waste generation estimates and assumed compositional splits have been used to estimate waste storage requirements.

It is proposed that 1,100L Eurobins are used to store residual waste and recyclables, with 240L Eurobins used for denser waste streams (i.e. organics). It has been assumed that each waste stream will be collected three times per week. Meanwhile, specialist wastes (e.g. bulky waste) will be collected from the stores on an ad-hoc basis.

Separating three waste streams and collecting three times per week is typical for non-residential developments, including office and civic centre uses. As such, these assumptions are deemed to provide a robust basis of design.

Table 5-3 shows the indicative bin numbers and recommended spatial provision for both the Annex and the Civic Centre waste stores. It is recommended that the Annex and Civic Centre waste stores provide a minimum of 30m² of storage space each.

Table 5-3 Estimated bin numbers and waste storage requirements

Waste Store	Estimated number of bins			Recommended spatial requirement (m ²)*
	Residual (1,100L)	Recyclables (1,100L)	Organics (240L)	
Annex	2	4	1	30
Civic Centre	2	4	1	30
TOTAL	4	8	2	60

*Waste storage areas include space for bins, bin manoeuvring/access, as well as space for special waste streams (e.g. bulky, WEEE, etc.) and space for bin wash down.

Figure 5-1 shows an indicative layout of the Annex waste store, with containers drawn in situ. Figure 5-2 shows an indicative layout of the Civic Centre waste store. As shown, there is sufficient space provided to hold the estimated amount of waste generated between collections.

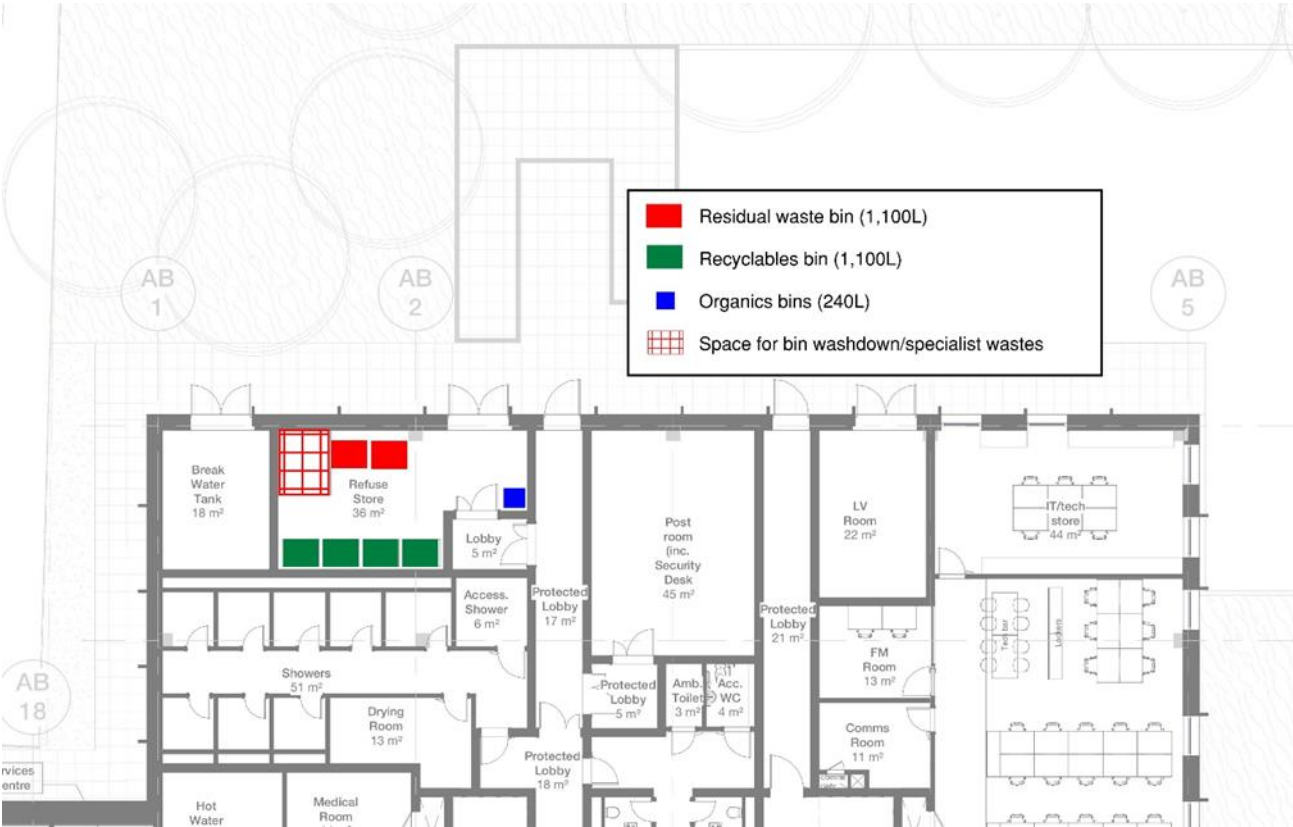


Figure 5-1 Indicative layout of Annex waste store with containers drawn in situ

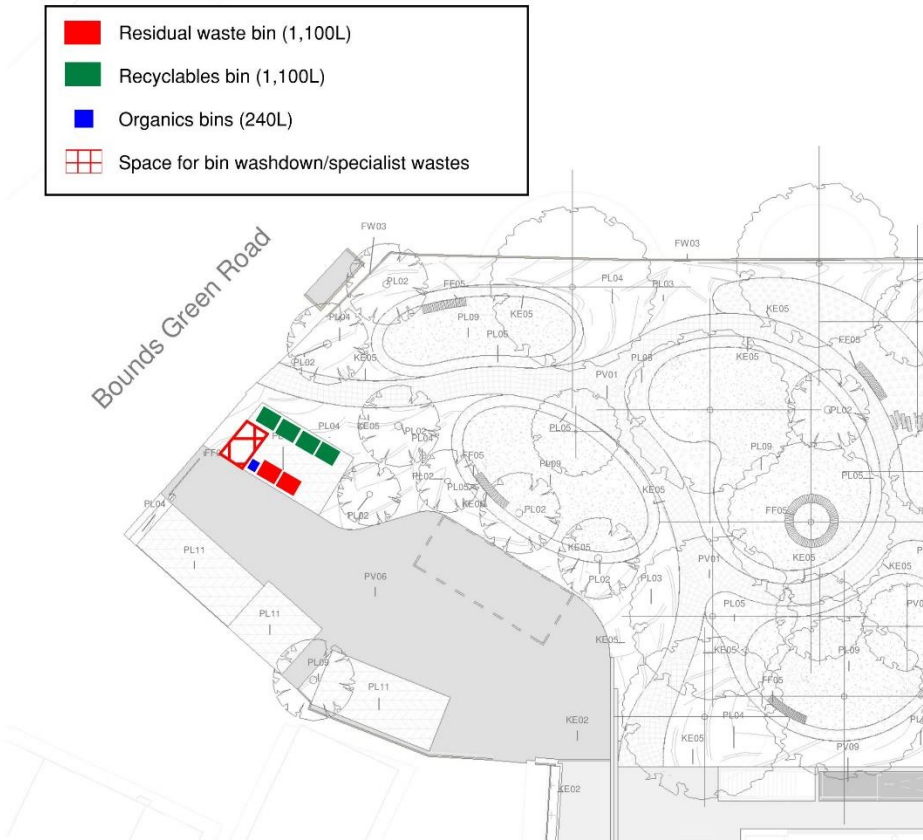


Figure 5-2 Indicative layout of Civic Centre waste store with containers drawn in situ

6 Conclusions

This OWMS has outlined how operational waste generated from the proposed Haringey Civic Centre development will be managed in compliance with relevant national, regional and local waste management policy requirements (see Appendix A).

The waste management strategy has been formulated with the guiding vision of helping the Proposed Development to operate efficiently, sustainably and safely, while minimising impacts on building performance, the users of the site, and the environment.

In line with the Haringey Local Plan: Sustainable Design & Construction Supplementary Planning Document (SPD), the strategy will efficiently and safely manage waste from the point of disposal to the point of collection, with flat and straight routes provided for waste movement, and waste stored in secure containers.

In line with the London Plan (2021), the Applicant will aim to promote the principles of the waste hierarchy and a circular economy, encouraging the re-use and recycling of materials, and reducing the amount of waste being disposed of in landfill.

Finally, in line with the recent requirements set out in the Environmental Improvement Plan (2023), the Applicant will aim to minimise waste generation and maximise resources. Specific targets include diverting all biodegradable waste from landfill, delivering a substantial reduction in litter and littering behaviour and banning more single use plastics.

In total, it is estimated that the Proposed Development will produce approximately 31,670 litres of waste per week. Adequate provision has been made for the estimated waste generation, with waste storage space provided in two waste stores (one serving the Annex; one serving the Civic Centre). Waste will be collected from the waste stores three times per week using a rear-end loader refuse vehicle. As demonstrated in Section 4, adequate space has been provided to allow waste vehicles to access and egress the collection points in forward gear.

Appendix A Waste Management Policy and Guidance

A.1 Overview

This appendix provides an overview of the most relevant national, regional and local waste management policies and guidance.

A.2 Relevant National Policy and Guidance

Environment Act 2021

The Environment Act forms part of a new legal framework for environmental protection in the UK. It aims to improve air and water quality, protect wildlife, increase recycling and reduce plastic waste.

Regarding waste and resource efficiency, the Environment Act covers the four areas listed below:

- Producer responsibility – the Act confers power on national authorities to make regulations about producer responsibility obligations and disposal costs;
- Resource efficiency – the Act includes requirements regarding resource efficiency and relevant information on deposit return schemes and the associated charges assigned to single use items and carrier bags;
- Managing waste – the Act explains the protocol for appropriately separating waste, for waste electrical and electronic equipment (WEEE) tracking, and for the regulation of hazardous waste in the UK; and
- Waste enforcement and regulation – the Act describes the enforcement powers and how waste is charged in the UK, as well as additional information on waste regulation.

Waste Management Plan for England (Department for Environment, Food and Rural Affairs, 2021)

At its core, the Plan describes how the government intends to work towards a more efficient and sustainable approach to waste and resource use/management. The plan links to other policy documents, including the Environmental Improvement Plan (2023), the Resources and Waste Strategy (2018) and the Waste Prevention Programme for England (2021).

Waste Prevention Programme for England (Department for Environment, Food and Rural Affairs, 2021)

The Waste Prevention Programme for England articulates actions for government and for others which will result in reduced waste arisings and increased resource efficiency. The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced, whilst promoting sustainable economic growth.

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2021)

The National Planning Policy Framework (NPPF) notes that the purpose of the planning system is to contribute to the achievement of sustainable development. The document identifies three dimensions to sustainable development: economic, social and environmental. As part of its environmental role, the planning system should help to use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. The NPPF was revised on 20 July 2021, in response to the government’s Building Better, Building Beautiful Commission findings. The revised NPPF puts greater emphasis on place-making, sustainable development and the need to reflect local design policies and government guidance on developments.

The NPPF should be read in conjunction with the National Planning Policy for Waste and the National Waste Management Plan for England.

National Planning Policy for Waste (Ministry of Housing, Communities and Local Government, 2014)

The National Planning Policy for Waste document states that non-waste planning applications should consider the impact on existing and planned waste infrastructure and that suitable provision should be made for managing waste within new developments.

Our Waste, Our Resources: A Strategy for England (Department for Environment, Food and Rural Affairs, 2018)

This document was published in the wake of the Government’s 25 Year Environment Plan (Defra, 2018). The strategy sets out plans to double resource productivity and eliminate avoidable wastes of all kinds by 2050. It includes details of how waste will be minimised and managed to reduce damage to the environment. The strategy gives a policy direction in line with the 25 Year Environment Plan, with a particular focus on moving away from a traditional linear economic model towards a more sustainable and efficient circular model.

The Circular Economy Package (CEP) (2020)

The Circular Economy Package (CEP) introduces a revised legislative framework, identifying steps for the reduction of waste and establishing an ambitious and credible long-term path for waste management and recycling.

UK Green Building Council (UKGBC) guidance on the circular economy in the built environment (2019)

UKGBC guidance on the circular economy in the built environment offers three main principles to steer this transition:

- Design out waste and pollution;
- Keep products and materials in use; and
- Regenerate natural systems.

A.3 Relevant Regional Policy and Guidance

The London Plan (Greater London Authority, 2021)

This document describes an integrated economic, social, environmental and transport framework for the development of London over the 20 to 25 years following the issue of the Plan. The Plan sets out to improve the environment and tackle climate change, in part by improving London’s recycling performance and waste management. The Plan provides guidance and targets for London boroughs to achieve improved adoption of the waste hierarchy through promotion of circular economy initiatives and the waste hierarchy, encouraging the re-use and recycling of materials, and reducing the amount of waste being disposed of.

The waste policies included in the Plan seek to manage as much of London’s waste within London as practicable, with the aim of managing the equivalent of 100% of London’s waste (municipal and commercial/industrial waste) arisings in London.

North London Waste Plan (NLWP, 2022)

The North London Waste Plan (NLWP) has been prepared jointly by the seven North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

The NLWP sets out the planning framework for waste management in North London until 2036. It identifies existing waste sites and capacity, Priority Areas for new waste management facilities and sets out policies for determining waste planning applications.

Greater London Authority (GLA) Circular Economy policy

The reduction of waste and the support of a Circular Economy form one of the key policies in the GLA’s London Plan 2021. Policy SI 7 ‘Reducing waste and supporting the circular economy’ requires referable developments proposals to submit a Circular Economy Statement. The GLA have produced supplementary planning guidance (SPG) to support the production

of Circular Economy Statements. This guidance considers the key policies outlined above and assists in interpreting them for the writing of a clear and coherent statement.

A.4 Relevant Local Policy and Guidance

Haringey’s Local Plan Strategic Policies 2013-2026

Haringey’s Local Plan: Strategic Policies was adopted by the council in 2013, to replace the Unitary Development Plan (UDP) - with subsequent alterations adopted on the 24 July 2017.

The purpose of the document is to set out the long-term vision of how Haringey should develop by 2026 and set out the council’s strategy for achieving that vision including high-level strategic policies used in determining planning applications.

Haringey’s New Local Plan (under consultation)

The Local Plan is used to decide on planning applications for new development and buildings in Haringey. Haringey’s New Local Plan will replace the existing Local Plan documents adopted in July 2017. The ‘First Steps Engagement’ process ran from 16 November 2020 until 1 March 2021.

Haringey Local Plan: Sustainable Design & Construction Supplementary Planning Document (SPD) (Haringey Council, 2013)

The SPD supports the Local Plan Strategic Policies and includes the following guidance:

- Bulk waste containers should be located no further than 10 metres from the point of collection;
- Routes from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20;
- If waste containers are housed, housings must be big enough to fit as many containers as are necessary and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users; and
- All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

The SPD guidance replaces the previous Supplementary Planning Guidance, notably SPG 8a – Waste.

A.5 Other Relevant Guidance

Building Regulations Approved Document H6 Drainage and Waste Disposal and British Standards 5906:2005

These documents set out a number of requirements and guidelines for solid waste storage within buildings. The following requirements and guidelines are most relevant to the Proposed Development:

- Adequate provision shall be made for the storage of solid waste;
- Adequate means of access shall be provided for people in the building to the place of storage and from the place of storage to a collection point;
- A minimum clear space of 150mm should be provided between and around all bins in waste storage rooms;
- Adequate space must be provided for the easy and efficient movement of bins over smooth, continuous surfaces;
- Waste storage areas should be secure to prevent access by vermin unless the waste is to be stored in secure containers with close fitting lids;
- Adequate lighting, drainage and ventilation should be provided in these areas; and

- Road layout should have a minimum width of 5m, with vehicles continuing mainly in a forward direction.

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