

YMCA TOTTENHAM LANE

OPERATIONAL WASTE MANAGEMENT STRATEGY

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 This Operational Waste Management Strategy (OWMS) has been prepared by Velocity Transport Planning, on behalf of YMCA London City and North (hereafter referred to as the 'Applicant') in support of an application for full planning permission for the redevelopment at 184 Tottenham Lane, Crouch End, London N8 8SG (hereafter referred to as the 'Proposed Development'). The local planning authority is the London Borough of Haringey (LBH).
- 1.1.2 This OWMS 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 arising.

1.2 SITE LOCATION AND CONTEXT

- 1.2.1 The site currently operates as a YMCA hostel for young people, as well as ancillary functions. The existing accommodation is no longer fit for purpose and the buildings currently fail to meet the YMCA's hostel requirements.
- 1.2.2 The site is located in Crouch End and sits at the junction of the A103 Tottenham Lane, Elmfield Avenue and Roseberry Gardens.
- 1.2.3 The site is bound by the A103 Tottenham Lane to the south, Elmfield Avenue to the east, Roseberry Gardens to the west, and residential properties and their rear gardens to the north.
- 1.2.4 The site location is shown in **Figure 1-1** below.

Figure 1-1 Site Location



1.3 PROPOSED DEVELOPMENT

1.3.1 The Proposed Development comprises 174 hostel beds, split over 37 cluster units (Use Class Sui Generis), as well as ancillary office space at ground level.

1.3.2 The Proposed Development is described as follows:

“Demolition of the existing building and erection of a new, improved hostel facility with ancillary office, training and communal facilities within a part four to part six storey building”.

1.3.3 The configuration of the Proposed Development is shown in **Figure 1-2** below.

Figure 1-2 Proposed Development Configuration



1.4 DOCUMENT STRUCTURE

1.4.1 This report is set out in the following format:

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



2 WASTE LEGISLATION, POLICY & GUIDANCE

2.1 INTRODUCTION

- 2.1.1 The UK is no longer a member of the European Union. EU legislation as it applied to the UK on 31 December 2020 is now incorporated into UK domestic legislation.
- 2.1.2 This section focuses on the details of the national legislation that are relevant to the Proposed Development, in addition to waste policy and guidance at a local level, reviewed as part of the preparation of this OWMS.

2.2 NATIONAL LEGISLATION

- 2.2.1 A list of relevant national waste legislation is outlined below in reverse chronological order:
- 2.2.2 **The Separation of Waste (England) Regulations 2025** – These regulations came into force on 31 March 2025, revising how household and commercial recyclable and organic waste is managed. They introduce exemptions under the Environmental Protection Act 1990 so that waste collection authorities may collect metal, glass, and plastic together, and for households, food waste and garden waste together, without needing to satisfy the usual justification tests. Businesses defined as micro-firms (fewer than 10 full-time equivalent employees) are exempt from the stricter separation requirements until 31 March 2027.
- 2.2.3 **The Environment Act 2021** – The UK's new framework of environmental protection covering air quality, water, biodiversity and resource efficiency/waste reduction. Part 3 of the Act introduces measures which ensure all organisations across England, including local authorities, collect food waste separately from general waste.
- 2.2.4 **The Waste (Circular Economy) (Amendment) Regulations 2020** – these regulations came into force on 1 October 2020 and amended a raft of primary and secondary legislation on waste, to introduce a revised legislative framework to support the EU's Circular Economy Package (CEP) identifying steps for the reduction of waste and establishing an ambitious and credible long-term path for waste management and recycling.
- 2.2.5 **Waste Management, The Duty of Care Code of Practice (2020 update)** - This code of practice replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet waste duty of care requirements and is admissible as evidence in legal proceedings i.e. its rules will be taken into account where relevant in any case based on breach of the duty of care.
- 2.2.6 **The Waste (England and Wales) Regulations 2011 (as amended)** - Waste collection authorities must collect waste paper, metal, plastic, and glass separately. This legislation also imposes a duty on waste collection authorities, from that date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection.
- 2.2.7 **Environmental Protection Act 1990** – A fundamental statute which establishes the structure and authority for waste collection. Local authorities are tasked with the collection of household waste under Section 45, while businesses have a duty of care for the disposal of commercial waste under section 34. Part II of the Act was originally implemented by the Duty of Care Regulations 1991. National, London & Local waste Policy.



2.3 NATIONAL, LONDON & LOCAL WASTE POLICY

2.3.1 The relevant national, London and local waste policy reviewed during the preparation of this OWMS is outlined below and further detail is provided in **APPENDIX A**.

- ⊙ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (2024);
- ⊙ Department for Communities & Local Government (DCLG), *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);
- ⊙ HM Government, *A Green Future: Our 25 Year Plan to Improve the Environment* (2018);
- ⊙ Greater London Authority (GLA), *The London Plan 2021* (March 2021);
- ⊙ GLA, *London Environment Strategy* (2018);
- ⊙ GLA, *London Plan Guidance: Circular Economy Statements* (2022);
- ⊙ NLWA, *Residual Waste Reduction Plan* (2020);
- ⊙ NLWA, *North London Waste Plan: Proposed Submission Plan* (January 2019);
- ⊙ LBH, *Local Plan Strategic Policies 2013-2026* (March 2013);
- ⊙ LBH, *Draft Local Plan* (September 2025);
- ⊙ LBH, *Development Management DPD* (July 2017); and
- ⊙ LBH, *Waste Management Guidance Note for Residential and Mixed-Use Developments* (June 2024).

2.4 CIRCULAR ECONOMY CONSIDERATIONS

- 2.4.1 Once operational, waste generated by the Proposed Development will be managed in accordance with the Waste Hierarchy.
- 2.4.2 The *London Plan* Policy SI 7 target will be targeted, which involves 65% of any municipal waste to be recycled by 2030.
- 2.4.3 The target set in the *London Environment Strategy* expects 75% business waste recycling by 2030 will be targeted.
- 2.4.4 Once operational, waste within the Proposed Development will be separated and temporarily stored into the following waste streams:
- ⊙ Residual waste;
 - ⊙ Dry-Mixed Recycling (DMR); and
 - ⊙ Food waste.
- 2.4.5 Mixed plastics, glass waste, paper, cardboard and metals will be collected together as part of the DMR waste stream.
- 2.4.6 As the overall storage capacity would not increase (only the number of separate waste streams) the waste storage could be configured to accommodate further waste stream segregation should it become necessary due to changes in prevailing legislation.



2.4.7 A total of **46 tonnes** of municipal waste is estimated to be generated by the Proposed Development per annum once operational based on the average tonnage of waste per cluster unit in LBH for residential waste and storage capacity proposed for commercial waste.

2.4.8 It is anticipated that the volume of commercial waste generated will be significantly less than estimated as the calculation assumes 100% fill levels of all containers on site.

2.4.9 **Table 2-1** below summarises the estimated annual municipal waste generation for the Proposed Development.

Table 2-1 Annual Municipal Waste Generation

Source	Annual Tonnage per Waste Stream			
	Residual Waste	DMR	Food Waste	Total
Hostel	15	11	3	29
Ancillary Office	5	11	1	17
Total Municipal	20	22	4	46
% Composition	44	48	8	100

2.4.10 Based on the information summarised in **Table 2-1** above, the municipal recycling rate for the Proposed Development is 56%.

2.4.11 All waste facilities have been designed to allow all future occupants to be able to meet this target.

2.4.12 The communal waste store is large enough for the total weekly volume of waste produced, so the ratio of recycling bins can be altered in the future to allow occupants to meet the target of a 65% municipal recycling rate as performance improves.

2.4.13 Individual waste streams will be transported to suitably licensed facilities for processing at a Materials Recycling Facility (MRF), Energy from Waste (EfW), Anaerobic Digestion (AD), or In-Vessel Composting (IVC) facility or bulking and onward transfer at a Waste Transfer Station (WTS).

2.4.14 **Table 2-2** below details a number of licensed waste facilities that could accept the operational waste generated by the Site.



Table 2-2 Local Licensed Waste Facilities

Contractor	Facility Type	Permit Number	Address	Contact	Distance (Miles)	EWG Codes
South East London Combined Heat & Power Ltd	EfW	NP3738SY	The Kennels Site, Landmann Way, Lewisham, London, SE14 5RS	0203 567 6162	9.4	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry - Mixed Municipal Waste (03 01)
London Energy Ltd	EfW	LB3301HL	Edmonton Ecopark, Advent Way, Edmonton, Edmonton, London, N18 3AG	0207 000 9595	6	
Riverside Resource Recovery Limited	EfW	BK0825IU	Riverside Resource Recovery Facility, Norman Road, Belvedere, Bexley, Kent, DA17 6JY	0208 320 3310	18.2	
Grundon Waste Management Limited	EfW	BT2866IG	Grundon Waste Management Ltd, Lakeside Road, Colnbrook, Slough, Buckinghamshire, SL3 0EG	01753 688430	26.2	
Biffa Waste Management North London	MRF / WTS	HP3098EW	12 Unit 2, Ardra Road, Enfield, London, N9 0BD	0800 307 307	5.6	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry – Paper and Cardboard (01 01) Glass (01 02) Plastics (01 39) Metals (01 40)
Bywaters (Leyton) Limited	MRF / WTS	SP3093EA	Unit J Prologis Park, Twelvvetrees Crescent, Bow, London, E3 3JG	0207 001 6000	8.4	
Recorra Recycling Facility	MRF / WTS	EB3135AD	Units 38-39, Juliette Way, Purfleet Ind Park, Purfleet, Essex, RM15 4YA	0207 442 2202	22.5	
Veolia	MRF / WTS	DP3390EL	Greenwich Integrated Waste Management Facility, Nathan Way, Plumstead Marsh, City of London, London, SE28 0AF	07463 225762	15.5	
Refood Ltd	AD	AP3938EJ	London Sustainable Industries Park, Choats Rd, Barking, Dagenham RM9 6LF	0800 011 3214	18.8	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry – Biodegradable Kitchen and Canteen Waste (01 08)
Severn Trent Green Power South Mimms Composting Facility	AD	LP3334DC	Ridge, Potters Bar EN6 3NA	0203 887 5345	12.3	

OPERATIONAL WASTE REPORTING

- 2.4.15 The developer will be contractually responsible for all operational waste reporting for the Proposed Development. This reporting will be based either on number of container lifts per waste stream, or collection weight data if available. Data requirements and reporting methods will be agreed with the relevant authorities once all elements are occupied.

SMART LOGISTICS & WASTE MINIMISATION

- 2.4.16 Smart logistics and waste minimisation principles have been embedded into the design of the Proposed Development from the pre-application stage. The design team undertook early consultation to review waste storage capacity requirements, collection arrangements and ongoing management considerations across the scheme.
- 2.4.17 As part of this process, the following matters were incorporated into the scheme layout:
- ⊙ Appropriately sized and accessible waste storage areas for residential uses, designed in accordance with the Guidance;
 - ⊙ Provision for the separate storage of food waste, DMR and residual waste;
 - ⊙ Dedicated space for the segregation of waste streams at source;
 - ⊙ Convenient access routes for residents and facilities management staff;
 - ⊙ Allowance for additional capacity during changeovers; and



- ⦿ A servicing strategy that enables safe and efficient collection without adverse impact on the public highway or wider servicing operations.
- 2.4.18 Waste storage and servicing arrangements were reviewed alongside the Proposed Development's wider delivery and servicing strategy in order to ensure coordinated logistics, minimise vehicle movements and support efficient operation throughout the lifetime of the development.
- 2.4.19 In accordance with London Plan (2021) Policy SI 7 and relevant local guidance, the OWMS incorporates measures to minimise operational waste arisings and promote reuse, recycling and efficient servicing across all residential uses within the Proposed Development.
- 2.4.20 The building management operator will implement waste minimisation initiatives upon occupation. These may include welcome pack guidance, occupier manuals, digital communications and clear signage within communal areas, providing practical advice on:
 - ⦿ Reducing avoidable food waste;
 - ⦿ Minimising single-use items and excessive packaging;
 - ⦿ Correct segregation of recyclable materials; and
 - ⦿ Responsible management of bulky items.
- 2.4.21 Separate internal food waste bins will be provided within residential kitchens (including shared kitchens, where applicable), with dedicated food waste bins located within the communal waste store in order to maximise diversion from residual waste streams.
- 2.4.22 Given the high turnover associated with YMCA hostels, targeted initiatives will be implemented to reduce bulky waste generation. The building management operator will coordinate structured "move-out" campaigns to encourage redistribution and reuse of unwanted items, including furniture, kitchenware and small appliances.
- 2.4.23 Partnerships with recognised reuse organisations may include:
 - ⦿ Warp-it;
 - ⦿ Collecteco;
 - ⦿ Reuse Network; and
 - ⦿ Local LBH charities and community groups.
- 2.4.24 Temporary reuse collection points may be established during move-in / move-out periods, where practicable, in order to reduce fly-tipping risk, avoid contamination of waste streams and support the reuse of serviceable items.
- 2.4.25 Residents will also be encouraged to donate, sell or reuse unwanted items through appropriate channels, which may include local charities, reuse organisations, online resale platforms, textile recycling banks and community-led swap initiatives.
- 2.4.26 Waste collections will be managed by the building management with a suitably licensed commercial waste contractors to ensure efficient and low-impact servicing. Collection arrangements will:
 - ⦿ Utilise consolidated and well-managed internal storage areas and presentation spaces;
 - ⦿ Minimise vehicle dwell time and avoid conflict with pedestrian routes and wider servicing activity;
 - ⦿ Be scheduled to reduce peak period congestion where practicable; and



- ④ Encourage the use of low-emission collection vehicles where available.

2.4.27 The building management operator will monitor waste arisings and recycling performance and review operational measures periodically to ensure continued compliance with relevant policy, guidance and recycling targets, and to identify opportunities to improve waste minimisation and circular economy performance over time.



3 MANAGEMENT OF COMMERCIAL WASTE

3.1 INTRODUCTION

3.1.1 This section outlines the proposed strategy that will be used to manage the operational waste arising from the Proposed Development, which includes a YMCA hostel with ancillary office space at ground level.

3.1.2 This strategy has been developed in accordance with standards detailed within LBH's *Waste Management Guidance Note for Residential and Mixed-Use Developments* and British Standard BS5906:2005 *Waste Management in Buildings - Code of Practice* (hereafter collectively referred to as 'the Guidance').

3.2 SCHEDULE OF AREAS AND ACCOMMODATION

3.2.1 **Figure 3-1** shows the ground level configuration of the Proposed Development.

Figure 3-1 Proposed Development – Ground Level Configuration



3.2.2 **Table 3-1** and **Table 3-2** summarise the hostel accommodation schedule and ancillary office space within the Proposed Development.

Table 3-1 Hostel Accommodation Schedule

Commercial Area	Number of Clusters					Total	No. Beds
	2-Bed	3-Bed	4-Bed	5-Bed	6-Bed		
Hostel	5	5	2	9	16	37	174

Table 3-2 Ground Level Ancillary Office Area Schedule

Commercial Area	GIA (m ²)
Ancillary Office	297



3.3 WASTE GENERATION MODELLING

3.3.1 Estimated weekly waste generation for the hostel units and ground level ancillary office space have been calculated using relevant metrics found in the Guidance.

3.3.2 **Table 3-3** below shows the metrics applied to the hostel clusters and ground level commercial areas.

Table 3-3 Waste Metrics

Commercial Area	Metric Applied	Waste Stream	Metric	Source	Assumptions	Waste Composition
Hostel	Residential	Residual Waste	1,100-litres per 6 dwellings	LBH	-	-
		DMR	1,100-litres per 10 dwellings			
		Food Waste	20 litres per dwelling			
Ancillary Office	Office	-	Volume arising per employee [50 l] × number of employees	BS5906:2005	1 employee per 10m ²	• 25% Residual Waste • 70% DMR • 5% Food Waste

3.3.3 In line with LBH HMO guidelines¹, kitchen facilities are designed to serve multiples of three occupants. As a result, 4–6 bed clusters are provided with two sets of kitchen facilities (e.g. hobs and sinks). For waste storage calculations, 20 litres of food waste capacity have been allocated per kitchen bin location. Accordingly, 4–6 bed clusters with two kitchen bin locations will be provided with a total of 40 litres of food waste storage. This provides a total 162 kitchen bin locations to be provided for the future occupants

3.3.4 Applying the waste metrics in **Table 3-3** to the ancillary office area in **Table 3-2** and the hostel accommodation schedule in **Table 3-1**, **Table 3-4** provides estimated levels of commercial waste arising from the Proposed Development once operational.

Table 3-4 Estimated Weekly Waste Generation

Commercial Area	Weekly Waste Generation (Litres)			Total
	Residual Waste	DMR	Food Waste	
Hostel	6,784	4,070	1,280	12,134
Ancillary Office	353	1,059	75	1,487
Total	7,137	5,129	1,355	13,621

3.4 PROPOSED WASTE MANAGEMENT STRATEGY

3.4.1 The proposed strategy to manage waste has been devised to provide a high-quality service to residents whilst also being compliant with the Guidance.

¹ LBH, Standards for Houses in Multiple Occupation (2017)

https://haringey.gov.uk/sites/default/files/2023-11/hmo_standards.pdf?utm_source=chatgpt.com



3.4.2 The proposed waste management strategy has been split into the following parts:

- ⦿ Internal Waste Storage (Refer to Section 3.5);
- ⦿ Waste Management Strategy (Refer to Section 3.6); and
- ⦿ Management of Bulky Waste (Refer to Section 3.7).

3.5 INTERNAL WASTE STORAGE

3.5.1 The following section outlines the proposed internal waste storage provisions for the shared kitchens, office space and communal areas.

3.5.2 Each communal area, including office space and shared kitchen/dining spaces, will be provided with suitable bins for the separation of individual waste streams.

3.5.3 **Figure 3-2** shows an example of commercially available segregated bins.

Figure 3-2 Example Segregated Bins²



3.5.4 The segregated waste bin shown in **Figure 3-2** includes the following bin capacities:

- ⦿ Residual Waste: 60 litres;
- ⦿ Recyclables: 60 litres; and
- ⦿ Food Waste: 60 litres.

3.6 WASTE MANAGEMENT STRATEGY

3.6.1 The strategy for managing waste generated within the Proposed Development has been devised to provide a high-quality service to future occupiers whilst also being compliant with the Guidance.

3.6.2 The Proposed Development will be provided with a dedicated communal waste store at ground level.

3.6.3 It is anticipated that an on-site Facilities Management (FM) team will be contracted to cleanse shared kitchens, the ancillary office space and communal areas as part of scheduled cleansing duties in suitable trolleys and transfer it to the ground level communal waste store.

² Example Kitchen Bins <https://www.bin-shop.co.uk/simpler-recycling-rubbermaid-station-slim-jim-60l>



3.6.4 An example cleaning trolley is shown in **Figure 3-3**³ below.

Figure 3-3 Example Cleaning Trolley



3.6.5 Additionally, residents will be provided with access to the ground level communal waste store to deposit their own segregated waste from within their rooms or communal kitchen areas.

3.6.6 The communal waste store will be designed in accordance with British Standard BS5906:2005 *Waste Management in Buildings - Code of Practice*. In summary, the facility should include the following:

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

WASTE STORAGE

3.6.7 As per the Guidance, residual waste and DMR will be stored in 1,100-litre Eurobins as shown in **Figure 3-4** below.

Figure 3-4 Example 1,100-Litre Eurobin



3.6.8 Food waste will be stored in 240-litre wheeled bins as shown in **Figure 3-5** below.

³ <https://storagenstuff.co.uk/product/rubbermaid-triple-capacity-cleaning-cart/>



Figure 3-5 Example 240-Litre Food Bin



- 3.6.9 The waste will be collected by a suitably licensed commercial waste contractor on a twice-weekly basis.
- 3.6.10 Based on the estimated weekly waste generation summarised in **Table 3-4**, **Table 3-5** details the number of bins required to store the waste generated within the Proposed Development, assuming a twice-weekly collection frequency.

Table 3-5 Container Requirements – Twice-Weekly Collections

Waste Stream	Container	Number of Containers
Residual Waste	1,100-Litre Eurobin	4
DMR		3
Food Waste	240-Litre Wheeled Bins	4

- 3.6.11 **Table 3-6** below summarises the types of bins used within the communal waste store, and their dimensions, as per the Guidance.

Table 3-6 Container Dimensions

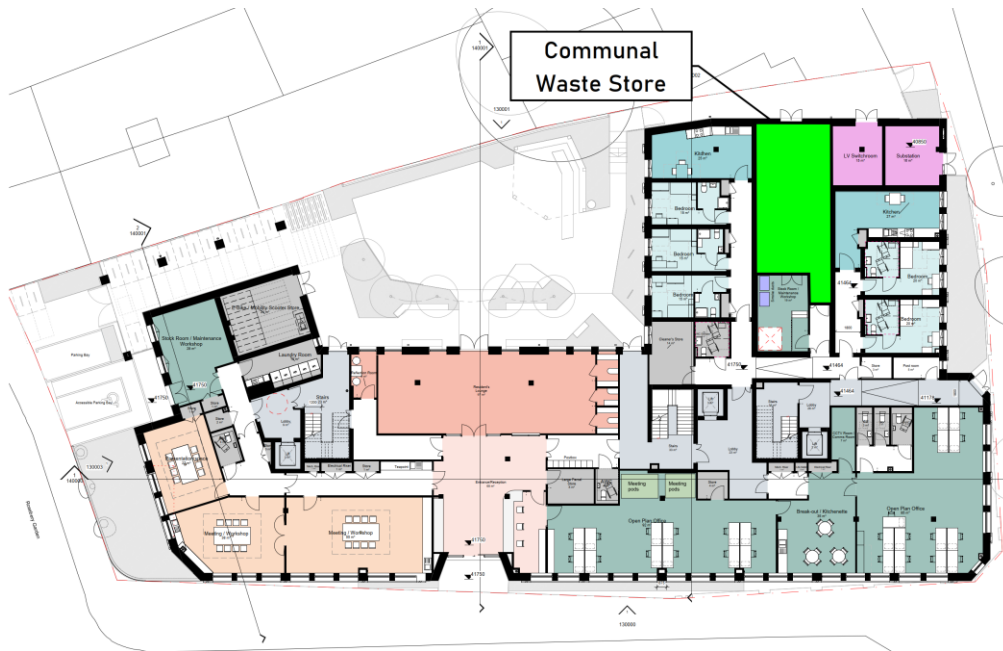
Container	Dimensions (mm)		
	Height	Width	Depth
1,100 Litre Eurobin	1,370	1,260	985
240-Litre Wheeled Bins	1,080	590	740

COMMUNAL WASTE STORES

- 3.6.12 Residents will be required to transport the waste from their studio or communal kitchen directly to the ground level communal waste store using the passenger lifts (where necessary) where they will segregate the waste into the appropriately labelled bins.
- 3.6.13 Segregated waste streams in the communal kitchens, office space and communal areas will be transported to the communal waste stores by the on-site FM team on an agreed schedule.
- 3.6.14 The communal waste store will be regularly maintained by the on-site FM team and kept free of obstacles to ensure that residents have clear access as required.
- 3.6.15 The location of the ground level communal waste store is shown in **Figure 3-6** below.

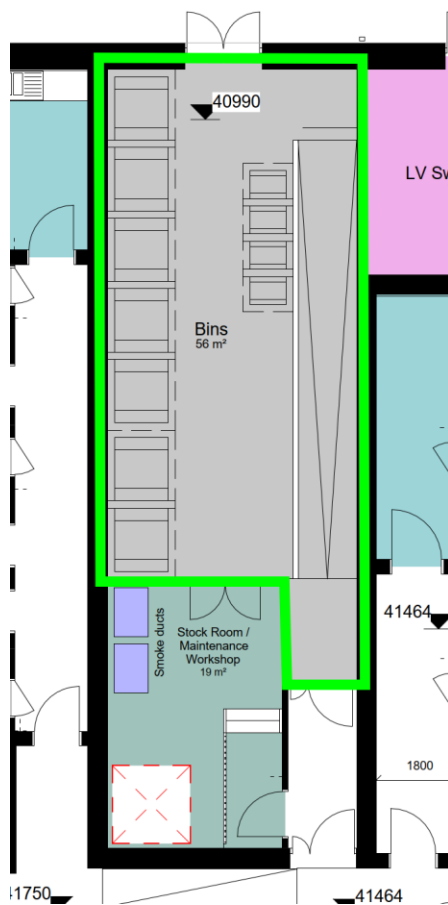


Figure 3-6 Communal Waste Store Location



3.6.16 The configuration of the communal waste store is shown in **Figure 3-7** below.

Figure 3-7 Communal Waste Store Configuration

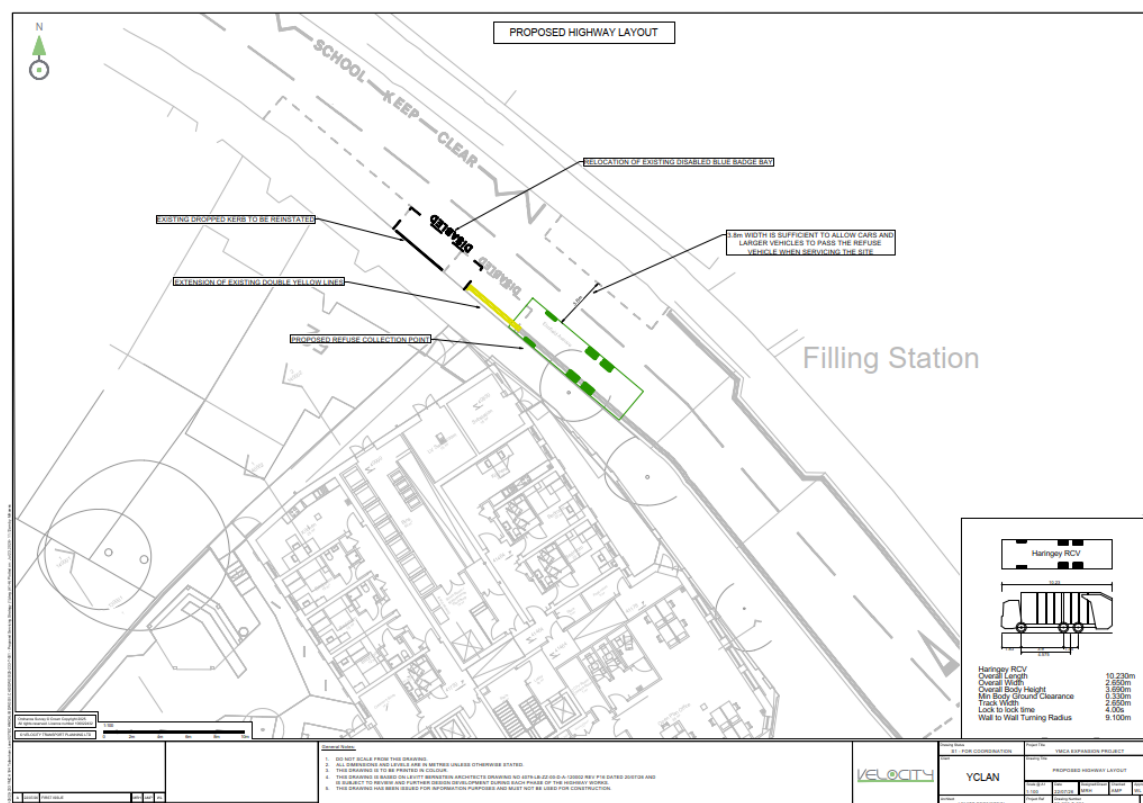


WASTE COLLECTION

- 3.6.17 A commercial waste contractor will be appointed to service the Proposed Development once operational.
- 3.6.18 In accordance with the Guidance, the route between the communal waste store and the (Refuse Collection Vehicle) RCV will:
- ⦿ be free from steps or kerbs;
 - ⦿ have a solid foundation;
 - ⦿ have a smooth solid surface; and
 - ⦿ be level and have a gradient of no more than 1:12, with a minimum width of 2 metres.
- 3.6.19 On collection days, the RCV will approach the Proposed Development and stop in a safe and legal leading position on the kerbside of Elmfield Avenue.
- 3.6.20 The commercial waste operatives will access the bins in the communal waste store directly, returning them once emptied.
- 3.6.21 Elmfield Avenue forms part of the School Street serving Rokesly Infant and Primary Schools. During the signed morning and afternoon restriction periods, Monday to Friday during school term time, motor vehicles are prohibited from entering the School Street unless exempt. Refuse collections associated with the development will comply with these restrictions and will be scheduled outside the School Street operating periods.
- 3.6.22 Refuse collections will take place during normal daytime hours and will avoid restriction times (8:15-9:15am and 2.45-3.45pm). The collection schedule will be agreed with the appointed waste contractor and controlled by the on-site management team.
- 3.6.23 **Figure 3-8** shows the proposed rearrangement of the highway layout on Elmfield Avenue, also provided in **APPENDIX B**. The proposed layout includes:
- ⦿ Reinstated kerb;
 - ⦿ Relocation of existing Blue Badge space; and
 - ⦿ Extension of double yellow lines.



Figure 3-8 Proposed Highway Layout



- 3.6.24 The layout retains sufficient carriageway width alongside the refuse vehicle stopping position to allow other vehicles to pass. Refuse collection would therefore not block Elmfield Avenue or prevent access to neighbouring properties. The on-site management team will also ensure that the collection area remains clear and that bins and collection activity do not obstruct the footway or pedestrian routes.
- 3.6.25 Through the restriction of collections to appropriate daytime periods, coordination with the waste contractor and active management by the on-site team, refuse collection will avoid conflict with pupils and parents, comply with the School Street restrictions and minimise disturbance to neighbouring residents. The arrangements will therefore not have an adverse impact on highway safety, residential amenity or the operation of Elmfield Avenue.
- 3.6.26 See the Delivery and Servicing Plan (DSP) submitted with the application for further details

3.7 BULKY WASTE

- 3.7.1 Due to the nature of the Proposed Development, it is not anticipated that significant volumes of bulky waste will be generated.
- 3.7.2 Tenants will be provided with access to services for the removal of bulky waste and will be instructed to contact the on-site FM team to arrange for collection of their bulky waste items as necessary.
- 3.7.3 The collection crew will enter the Proposed Development and collect the presented items in the agreed collection window.
- 3.7.4 The operator will be responsible for managing bulky waste and ensuring that the communal waste store remains clear.





4 SUMMARY AND CONCLUSION

4.1 SUMMARY

RESIDENTIAL WASTE

- 4.1.1 Estimated waste generation for the Proposed Development once operational has been calculated using appropriate metrics extracted from the Guidance.
- 4.1.2 Each shared kitchen, the office space and communal areas will incorporate sufficient internal waste storage containers to promote the separation of recyclable materials at the source.
- 4.1.3 The Proposed Development will be provided with a ground level communal waste store for residents and the on-site FM team to deposit segregated waste.
- 4.1.4 All waste facilities will be designed to standards provided in British Standard BS5906:2005.
- 4.1.5 Waste within the communal waste store will be stored in separate containers by waste stream, segregated into residual waste, DMR, and food waste.
- 4.1.6 Residual waste and DMR will be stored in 1,100-litre Eurobins, while food waste will be stored in 240-litre wheeled bins.
- 4.1.7 The appointed commercial waste contractor will access the bins directly from the communal waste store and return them once emptied.
- 4.1.8 No bins will be presented on the public highway.

BULKY WASTE

- 4.1.9 Tenants will be provided with access to services for the removal of bulky waste and will be instructed to contact the on-site FM team to arrange for collection of their bulky waste items as necessary.
- 4.1.10 The collection crew will enter the Proposed Development and collect the presented items in the agreed collection window.
- 4.1.11 The operator will be responsible for managing bulky waste and ensuring that the communal waste store remains clear.

4.2 CONCLUSION

- 4.2.1 This waste management strategy has taken into account the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development.
- 4.2.2 The proposals set out in this OWMS meet the requirements of relevant waste policy and follow applicable guidance.



APPENDIX A

NATIONAL, LONDON AND LOCAL WASTE POLICY & GUIDANCE

NATIONAL WASTE POLICY

MHCLG, NATIONAL PLANNING POLICY FRAMEWORK (2024)⁴

The revised National Planning Policy Framework was updated in December 2024 and sets out the government's planning policies for England and how these are expected to be applied. It does not include anything of relevance to waste management that would be applicable to the Proposed Development.

DCLG, NATIONAL PLANNING POLICY FOR WASTE (2014)⁵

The National Planning Policy for Waste is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England. As the primary focus is on planning for waste management facilities, it is not considered relevant to the Proposed Development.

DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS (DEFRA), OUR WASTE, OUR RESOURCES: A STRATEGY FOR ENGLAND (2018)⁶

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 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.

DEFRA, WASTE MANAGEMENT PLAN FOR ENGLAND (2021)⁷

The Waste Management Plan for England fulfils the requirements of the Waste (England and Wales) Regulations 2011 for the waste management plan to be reviewed every six years. It focuses on waste arisings and their management. It is a high-level, non-site-specific document and provides an analysis of the current waste management situation in England. It does not include anything of relevance to waste management that would be applicable to the Proposed Development.

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**.

⁴ https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

⁵ <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf

⁷ <https://www.gov.uk/government/publications/waste-management-plan-for-england-2021>

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.

HM GOVERNMENT, A GREEN FUTURE: OUR 25 YEAR PLAN TO IMPROVE THE ENVIRONMENT (2018)⁸

The 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. Its aim is to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

With regard to waste management, the plan details aims which include:

- ⦿ Zero avoidable plastic waste by 2042;
- ⦿ Reduce food waste; and
- ⦿ Improving the management of residual waste.

⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

LONDON WASTE POLICY & GUIDANCE

GLA, THE LONDON PLAN (MARCH 2021)⁹

The London Plan is the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

The strategy includes the following waste management policy that has influenced the development of more specific business waste guidance:

'Policy D3 Optimising site capacity through the design-led approach

3.1B.18 Shared and easily accessible storage space supporting separate collection of dry recyclables, food waste and other waste should be considered in the early design stages to help improve recycling rates, reduce smell, odour and vehicle movements, and improve street scene and community safety.'

'Policy SI7 Reducing waste and supporting the circular economy

Resource conservation, waste reduction, increases in material re-use and recycling, and reduction in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:

5) 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.'

GLA, LONDON ENVIRONMENT STRATEGY (2018)¹⁰

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.

⁹ GLA (2021) *The London Plan*

https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

¹⁰ 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).'

LOCAL WASTE POLICY & GUIDANCE

NLWA, RESIDUAL WASTE REDUCTION PLAN (2020)

The residual waste reduction plan (the plan) is NLWA's two-year plan of communications (including face-to-face outreach and presentations) and policy work to encourage a reduction in residual waste in north London, supporting borough activities and services in north London.

Whilst this document is worthy of inclusion as part of this policy review, there is no direct relevance to operational waste management at the Proposed Development.

NLWA, NORTH LONDON WASTE PLAN: PROPOSED SUBMISSION PLAN (JANUARY 2019)

The NLWP has two main purposes:

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

Whilst this document is worthy of inclusion as part of this policy review, there is no direct relevance to operational waste management at the Proposed Development.

LBH, LOCAL PLAN STRATEGIC POLICIES 2013-2026 (MARCH 2013)

The Local Plan sets out a vision and key policies for the future development of the borough up to 2026. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies, to identify a vision for Haringey as a place to live, work and visit, and contains key policies and an implementation framework to deliver the vision.

The policies applicable to waste management and of reference to the development are as follows:

'SP6: Waste and recycling:

The Council supports the objectives of sustainable waste management set out by the Government in PPS10 Planning for Sustainable Waste Management and the Mayor's London Plan. To achieve these, the Council shall:

- ⊙ *Safeguard existing waste sites unless compensatory provision is made; ▪ Maximise self-sufficiency in waste management capacity;*
- ⊙ *Seek to minimise waste creation, increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets;*
- ⊙ *Address waste as a resource and look to disposal as the last option, in line with the Mayor's waste hierarchy;*
- ⊙ *Require integrated, well-designed recycling facilities to be incorporated into all new developments;*
- ⊙ *Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered, and going for disposal; and*
- ⊙ *Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of 1.9 2.1m tonnes and the Haringey apportionment of 237,000 182,000 tonnes.*

Haringey will require Site Waste Management Plans for all major applications to identify volume and types of demolition and construction waste and to demonstrate how waste will be minimised and managed during construction and occupation.

New waste management facilities will be required to take into account and minimise pollution and nuisance issues. This is addressed in more detail in the Development Management Policies document.'

LBH, Draft Local Plan (September 2025)¹¹

The draft Haringey Local Plan sets out a long-term vision for how the borough will grow and develop up to 2041, with the aim of creating more sustainable communities. It will guide the delivery of affordable housing, employment opportunities, green spaces, social infrastructure and measures to address the climate emergency. As the borough's primary planning document, it will form part of the statutory Development Plan used to determine planning applications. Replacing the current Local Plan adopted in 2017, the new plan provides a framework for managing future growth and change across Haringey, while giving residents and stakeholders an opportunity to help shape the borough's future.

The policies applicable to waste management and of reference to the development are as follows:

'Policy D12: Waste Storage

- A. *All new development must provide sufficient storage for waste in accordance with the standards below, Tables 1 and 2, and the Haringey Waste Services Developers Guide document.*

Large developments (including mixed-use) and Communal Collections

(4) Developments of 6 or more units must incorporate a bin store and use bulk bins for refuse and recycling

(5) Any development proposal of over ten residential units must be supported by a waste strategy using Re: London's building strategy template to encourage residents to apply the waste hierarchy

(6) Safe access to the collection point must be secured including adequate manoeuvring space for bins to be transferred to collection vehicles, and any locking gates must be code activated to enable crew's access

(7) Areas where bins are stored from must be no further than 10 metres from the point of collection with no kerbs or steps between the two, and a maximum gradient of 1:20, and have height clearances of 4.75 metres and be load bearing to 26 tonnes

(8) The site design must ensure all non-residential and residential waste are stored separate from each other in separate bin areas.

(9) The maximum design capacity for commercial waste storage should not rely on high frequency collections. To do so would promote higher levels of vehicle movements adding traffic congestion and pollution as well as risk overflows

(10) No bins, be they commercial or residential, will be permitted to be stored on the public highway

Bin storage design

(11) Bin stores must be large enough to fit as many containers as are necessary to facilitate once per week collection, as indicated in Table 1, with roof heights sufficient to allow residents to freely stand up inside while fully opening/closing bin lids

(12) Internal housing layouts must allow all containers to be easily accessed by users so that one container must be able to be safely and easily removed from/put back to its original location within the bin store without the need to move other waste containers.

(13) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Housings must have the necessary lighting to facilitate safe usage for residents and collection crews.

(14) A separate covered storage area for bulky household waste or reusable items, e.g., white goods and furniture, with direct vehicle access, must be considered for all developments over ten units.'

¹¹ LBH (2025) Draft Local Plan

LBH, Development Management DPD (July 2017)¹²

This document gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development in accordance with the strategy, and providing a clear framework for resisting development that would be at odds with the Local Plan.

The policies applicable to waste management and of reference to the development are as follows:

'Policy DM4: Provision and design of waste management facilities:

All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases of new developments.

All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:

- ⦿ *Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;*
- ⦿ *Provide accessible and safe access to onsite storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy;*
- ⦿ *Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and*
- ⦿ *For mixed-use development, suitably separate household and commercial waste.*

In addition, proposals for new multi-storey flatted residential development will be required to make provision for:

- ⦿ *Adequate temporary storage space within each flat, allowing for separate storage of recyclable materials;*
- ⦿ *Adequate communal storage for waste, including separate storage for recyclables, pending its collection; and*
- ⦿ *Storage and collection systems at each floor (such as dedicated rooms, storage areas and chutes or underground waste collection systems) which are sensitively integrated into the development, with the Council giving preference to basement servicing over the use of forecourts or ground floor internal storage.'*

LBH, WASTE MANAGEMENT GUIDANCE NOTE FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS (JUNE 2024)¹³

This document sets out the details of the Council's requirements for its recycling and waste collection service.

¹²LBH (2017), *Development Management DPD*

https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf

¹³ LBH (2024), *Waste Management Guidance Note for Residential and Mixed-use Developments*

https://www.haringey.gov.uk/sites/haringeygovuk/files/waste_storage_guidance_document.pdf

APPENDIX B

ELMFIELD AVENUE PROPOSED HIGHWAY LAYOUT

PROPOSED HIGHWAY LAYOUT

SCHOOL — KEEP — CLEAR

EXISTING DROPPED KERB TO BE REINSTATED

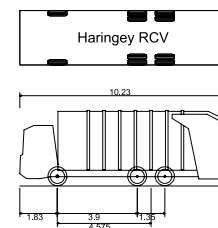
EXTENSION OF EXISTING DOUBLE YELLOW LINES

PROPOSED REFUSE COLLECTION POINT

RELOCATION OF EXISTING DISABLED BLUE BADGE BAY

3.8m WIDTH IS SUFFICIENT TO ALLOW CARS AND LARGER VEHICLES TO PASS THE REFUSE VEHICLE WHEN SERVICING THE SITE

Filling Station



Haringey RCV	
Overall Length	10.230m
Overall Width	2.650m
Overall Body Height	3.690m
Min Body Ground Clearance	0.330m
Track Width	2.650m
Lock to lock time	4.00s
Wall to Wall Turning Radius	9.100m

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2. ALL DIMENSIONS AND LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
3. THIS DRAWING IS TO BE PRINTED IN COLOUR.
4. THIS DRAWING IS BASED ON LEVITT BERNSTEIN ARCHITECTS DRAWING NO 4079A-B-ZZ-00-0-A-120002 REV P16 DATED 20/07/26 AND IS SUBJECT TO REVIEW AND FURTHER DESIGN DEVELOPMENT DURING EACH PHASE OF THE HIGHWAY WORKS.
5. THIS DRAWING HAS BEEN ISSUED FOR INFORMATION PURPOSES AND MUST NOT BE USED FOR CONSTRUCTION.

Drawing Status S1 - FOR COORDINATION		Project Title YMCA EXPANSION PROJECT				
Client YCLAN		Drawing Title PROPOSED HIGHWAY LAYOUT				
		Scale @ A1 1:100	Date 22/07/26	Designed/Drawn MRH	Checked AMP	Approved WL
Architect LEVITT BERNSTEIN		Project Ref 25-233	Drawing Number 25-233-T-001			

