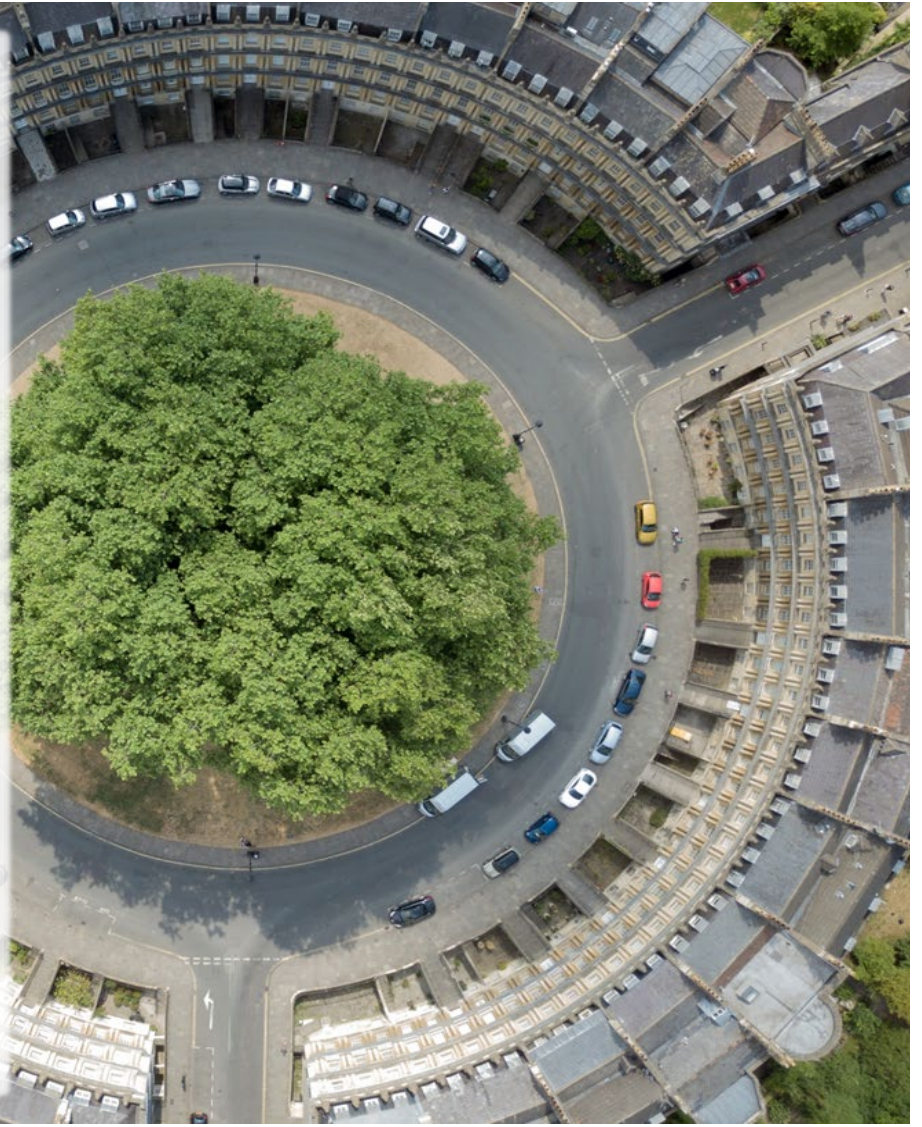


**707-725 Lordship Lane,
Wood Green, London**

Operational Waste Management Plan

**Ensphere Group Ltd on behalf of
Atri7 2 Limited & Fusion Global Management LLP**



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707-725 Lordship Lane, Wood Green, London

Operational Waste Management Plan

Client Name: Atri7 2 Limited & Fusion Global Management LLP

Document Reference: 23-E033-024

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Quality Assurance Approval Status

This document has been prepared and checked in accordance with Ensphere Group Ltd's Quality Management System.

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Final	V5	Scott Plumridge	Pete Jeavons	June 2024

Sustainability	Energy	Climate Change	Socio-Economic
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1. Executive Summary

- 1.1 This Operational Waste Management Plan presents the waste management strategy for the proposed scheme at 707-725 Lordship Lane, Wood Green, London.
- 1.2 The proposed development will comprise a mixed-use scheme consisting of affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.
- 1.3 Consideration has been given to the most appropriate strategic approaches based on the nature and design of the development, as well as to the planning policy outlined in the Circular Economy Statement prepared for the proposed scheme.
- 1.4 Anticipated arisings have been calculated to guide the implementation of suitable waste management facilities.
- 1.5 Overall, the scheme will consider each likely stream of operational waste and ensure measures are implemented to reduce and manage arisings effectively, in accordance with the requirements of the planning authority and London Plan policy.

2. Introduction

- 2.1 Ensphere Group Ltd was commissioned by Atri7 2 Limited & Fusion Global Management LLP to produce an Operational Waste Management Plan for the proposed development at 707-725 Lordship Lane, Wood Green, London.

Site and Surroundings

- 2.2 The Site is located within the Wood Green Town Centre, approximately 150m east of Wood Green Station.
- 2.3 The Site is approximately 0.86 hectares (ha) in size and is currently occupied by a single storey building, in use by Mecca Bingo as a bingo hall. The remainder of the Site is occupied by surface level car parking. The site is bound by:
- Lordship Lane (A109) to the north of the site;
 - Sultan Terrace and Vincent Square to the east of the site;
 - Residential properties along Moselle Avenue to the south of the site; and
 - Omnibus House and Redvers Road to the west of the site.
- 2.4 Within the surrounding context, Lordship Lane is characterised by a variety of two and three storey properties, to the east of the application site is bound by a housing estate with three storey blocks, the southern boundary is characterised by Wellesley Road with two and three storey town houses and the rear gardens of the properties along Moselle Avenue. The West of the application site is bound by Omnibus House, a seven to nine storey residential building.
- 2.5 The Site is not located within a Conservation Area, nor does it contain any listed buildings. The Noel Park Conservation Area is located immediately to the south of the site.

Proposed Development

- 2.6 Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.

Report Objectives

- 2.7 The aim of this Operational Waste Management Report is to demonstrate how the proposed development will achieve the relevant targets set out in the London Plan 2021 and include shared, adequate, flexible, and easily accessible storage space and collection systems.

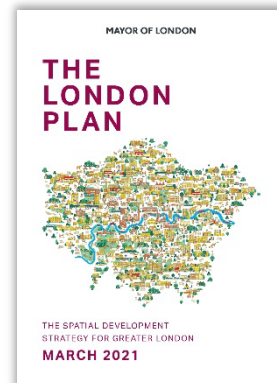
3. Relevant Waste Planning Framework

London Context

London Plan (2021)

- 3.1 The London Plan is a broad plan setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The Plan introducing the concept of “Circular Economy”, defining it as:

“An economic model in which resources are kept in use at the highest level possible for as long as possible in order to maximise value and reduce waste, moving away from the traditional linear economic model of ‘make, use, dispose’.”



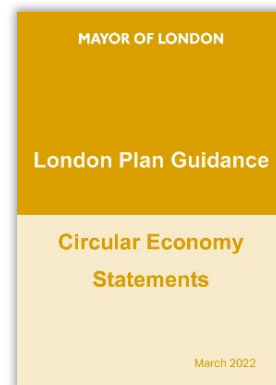
- 3.2 Policies considered pertinent waste are listed below:

- Policy D3 (*Optimising Site Capacity Through the Design-led Approach*) - Development proposals should aim for high sustainability standards and take into account the principles of the circular economy. Proposals should facilitate efficient servicing and maintenance of buildings and the public realm, that minimise negative impacts on the environment, public realm and vulnerable road users.
- Policy D6 (*Housing Quality and Standards*) – Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste.
- Policy SI7 (*Reducing Waste and Supporting the Circular Economy*) – requires applications to promote circular economy outcomes and aim to be net zero-waste. Targets include ensuring that there is zero biodegradable or recyclable waste to landfill by 2026, meet or exceed the municipal waste recycling target of 65 per cent by 2030 as well as meet or exceed the targets for construction and demolition (95 per cent reuse/recycling/recovery), and excavation (95 per cent beneficial use). Developments should be designed 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. Requires submission of a Circular Economy Statement with referable applications.
- Policy SI8 (*Waste Capacity and Net Waste Self-Sufficiency*) – seeks to manage London’s waste sustainably with a target of net self-sufficiency. Requires development proposals to implement the waste hierarchy and contribute to London’s circular economy.

The London Plan Guidance for Circular Economy Statements (2022)

3.3 The London Plan Guidance for Circular Economy Statements outlines that an Operational Waste Management Plan should be submitted to demonstrate that the proposed development will:

- achieve the relevant targets (depending on the operational activity) set out in London Plan Policy SI 7
- include shared, adequate, flexible, and easily accessible storage space and collection systems, as required by London Plan policies D3, SI 7 and D6.



3.4 The guidance states that Operational Waste Management Plan should demonstrate the following:

- The quantity of operational and municipal waste the proposed development (resulting from occupants) expected to be generated (where the final use is not known, some scenarios for potential land uses should be provided);
- Techniques for the management of operational waste in accordance with the waste hierarchy;
- Adequate, flexible, easily accessible and shared storage space and collection systems;
- Separate collection of dry recyclables (at least card, paper, mixed plastics, metals and glass), food waste and other waste;
- Justification for how operational performance will be monitored and reported;
- Measures such as consolidated, smart logistics and community-led waste minimisation schemes have been explored.

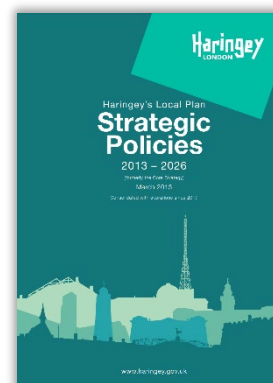
Local Context

Haringey's Local Plan Strategic Policies (2013; consolidated with alterations since 2017)

3.5 The Local Plan sets out the key planning policies for the future development of the borough up to 2026 and provide a consistent basis for deciding planning applications.

3.6 The following policies are seen as pertinent to this report:

- Policy SP4 (*Working Towards a Low Carbon Haringey*) - requires a 25% improvement on Part L 2010 (equivalent to a 19% improvement on Part L 2013 and Code Level 4 energy

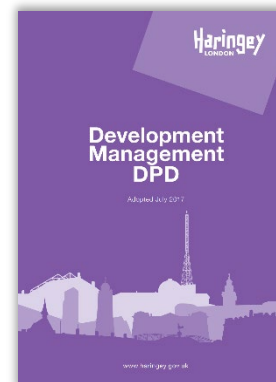


performance). Non-residential to achieve BREEAM “Very Good” and aspire to “Excellent”. Promotes low carbon technologies;

- Policy SP6 (*Waste and Recycling*) – requires integrated, well-designed recycling facilities to be incorporated into all new developments;
- Policy SP11 (*Design*) – encourages all new developments to be sustainable and impacts on biodiversity, natural resources, climate change, and health are minimised;

Haringey’s Development Management DPD – July (2017)

3.7 This Development Plan Document (DPD) provides support to help contribute to the delivery of sustainable development in accordance with the Haringey strategy. It sets out criteria based policies against which planning applications will be assessed.



3.8 The following policies are highlighted:

- 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;
- Policy DM21 (*Sustainable Design, Layout and Construction*) – Promotes new developments to consider and implement sustainable design, layout and construction techniques;
- Policy DM23 (*Environmental Protection*) – requires new development proposals to consider air quality, noise and vibration, light pollution, contaminated land and hazardous substances;

4. Review of Waste Streams

- 4.1 The scheme involves the demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated work.
- 4.2 The ensuing section will review the likely sources of waste produced by each building area. The plan will outline the proposed measures to manage and control arisings.

Domestic Waste - PBSA & Residential Units

- 4.3 Refuse on the household scale is easier to predict than the flexible commercial space of this development, due to the consistent nature of domestic waste. Household waste can be categorised into three primary groups: organic waste, recyclables, and residual waste. Domestic scale refuse will be highly unlikely to produce any hazardous waste and therefore this is not included in this assessment.
- 4.4 Primary waste streams relevant to residential & PBSA spaces are:
- Dry mixed recycling – clean and dry cardboard, paper, plastic, and some metals.
 - Food waste – unused, rotten and surplus food waste.
 - General waste – all items that cannot be recycled or composted.

Flexible Commercial Space

- 4.5 An element of the application is for flexible ground floor commercial (Class E) floorspace in Block A. There is currently no information available in relation to the type of commercial and retail outlets that will be present in this space, although it aims to enable a range of town centre uses which will front directly onto Lordship Lane. For the purposes of the planning application, indicatively the Proposed Development has been designed to accommodate a community café, food hall and workspace.
- 4.6 In order to estimate waste arisings and appropriate management strategies, the building type had to be assumed for this flexible Class E space, given exact use of the commercial area is not yet determined. This could comprise, offices, shops, restaurants & cafés, as mentioned above, and management of waste will likely need to be confirmed in the detailed OWMP once finalised. For the purpose of this analysis, potential waste arisings and anticipated management has been presented based on possible future scenarios regarding occupancy of this space.
- 4.7 The nature of this space means that likely waste streams would derive from employees and commercial users. Given that this space is to be frequently used by different types of users,

the waste produced may be unpredictable. Also, food consumed in this space may or may not be prepared on-site.

4.8 Primary waste streams relevant to commercial spaces are:

- Dry mixed recycling – clean and dry cardboard, paper, plastic, and some metals.
- Food waste – unused, rotten and surplus food waste.
- General waste – all items that cannot be recycled or composted.
- E-Waste - fans, cords, computers, monitors, TVs, and other electronics.

5. Anticipated Arisings

5.1 Consideration has been given to anticipated waste arisings associated with the operation of the buildings. These anticipated arisings align with the methodology presented in the Circular Economy Statement for the development.

5.2 There are a broad range of waste management systems available to handle operational waste from various types of residential and non-residential buildings. However, system and equipment selection will depend upon the types and quantities of the waste to be handled and the frequency of collection. Therefore, it is useful to understand the anticipated waste arisings associated with the proposed scheme.

Residential Units (Building B, C and D)

5.3 Using the latest accommodation schedule, an estimated 288 people are anticipated to reside in the 78 dwelling units (a combination of flats and townhouses). Using this figure and the 2022 average waste arising per person of 377 kg (DEFRA; March 2024)¹, an estimated 108.6 tonnes of waste arisings can be expected.

PBSA (Building A)

5.4 Using the same methodology above, assuming the 2022 average waste arising per person of 377kg (DEFRA; March 2024)¹, an annual waste arising estimate of 239.8 tonnes is anticipated from the 636 PBSA student rooms. This assumes maximum occupancy numbers in regards to the schedule of accommodation.

Flexible Commercial Space (Building A – Level 0)

5.5 As mentioned previously, due to the flexible use nature of the commercial space, benchmarking has been applied to generate an estimate.

5.6 The BS 5906:2005 typical weekly waste arisings benchmarks have been applied to provide an understanding of different waste arising potentials for this ground floor space. The equation for weekly waste arisings has been used, assuming both an office space and a department store / shopping centre area, in the absence of more detailed information or other applicable benchmarks.

5.7 For a scenario where retail units are provided, by using a weekly waste arising benchmark of 10 litres arising per m² of sales area as per BS 5906:2005 and the GIA of 799 m² as per the latest area schedule (including back of house), an estimate for weekly waste arising stands at 7,991 litres. Using the WRAP conversion factor for co-mingled (plastic bottles, news and prams, cardboard, mixed cans and glass) of 84 kg/m³ as measured from samples taken from 240 litre wheeled bins); the total arisings are estimated to be ~34.9 tonnes annually.

¹ <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results/local-authority-collected-waste-management-annual-results-202223>

- 5.8 Furthermore, following the same approach, the BS 5906:2005 benchmark for an office space has been used to predict an alternate waste output for the flexible space. The Homes & Communities Agency Employment Density Guide (2015) employee benchmark for a typical office space of this size has been used, which estimates around 62 employees in a corporate office with a GIA of 799 m². This is then multiplied by a benchmark of 50 litres of waste per employee to get an estimate of weekly waste at 3,074 litres. The WRAP conversion factor is again used to reach an annual anticipated waste arising of 13.4 tonnes for the space if it were used as an office.
- 5.9 To reiterate, as the use of the space is yet to be confirmed, these anticipated arising are based on two example uses of the commercial ground floor area and represent a high-level benchmark. The space will be designed to accommodate a range of commercial uses, with the occupier to fit out and manage refuse storage, with suitable space provided.

6. Waste Management Proposals

6.1 The following section of the report will consider the likely waste streams alongside the design of the building, to provide a set of recommendations for efficient management of operational waste via accessible, dedicated areas with segregated waste volumes.

6.2 The provision of waste storage has been calculated in accordance with council requirements and relevant planning policy.

Bin Capacity, Refuse and Servicing Strategy

6.3 The Design and Access Statement (DAS), also provided within the application, details the refuse and servicing strategy for the proposed scheme. The internal carriageways of the development have been designed using suitable geometry to accommodate refuse vehicles, meaning that they will be able to utilise the Lordship Lane access point of the site, collect the waste, manoeuvre within the turning point provided at the south-east of the site, and exit via Wellesley Road.

Residential Units

6.4 Residents will be responsible for taking their refuse and recycling from their respective units to the central stores of building B and C.

6.5 In order to prevent internal odours and to ensure protection from fire, each store can be accessed externally (see layouts in Appendix A). The stores will be secure, in one contained room that will be sufficiently ventilated. The refuse storerooms are sized to allow for appropriate waste segregation and situated to enable easy access for refuse collection.

6.6 The domestic waste will be collected by the Haringey local council bin collection services. Collection for low rise properties are weekly for recycling and every two weeks for refuse. The collection vehicle stopping points are 10m or less for Building B, C and D.

6.7 The refuse strategy has been designed to meet the borough requirements and are in accordance with the London Plan with refuse / recycling distribution in line with comments received from Haringey's NLWA & Waste Strategy Team. The following bin capacities will be provided:

- For building B (shared ownership), 3x 1,100 litre Eurobins for recycling and 3x 1,100 litre Eurobins for general refuse are proposed, with 3x 140 litre Eurobins for food waste.
- For building C (social rent), 5x 1,100 litre Eurobins for recycling and 6x 1,100 litre Eurobins for general refuse are proposed, with 6x 140 litre Eurobins for food waste. These are provided across two waste stores on the ground floor of the block.

- For 'building' D (social rent), for each townhouse a 240 litre plus 120 litre Eurobin will be provided for refuse. One 360 litre Eurobin for mixed dry recycling is also proposed, with a food waste box (350mm x 300mm x 360mm) for each house.

6.8 The residential town houses ('building' D) within the development will be provided a space at the front of the property within the garden to allow for the general waste and recycling bins. These bins will be put out on the road by residents for weekly collection day in a similar manner to the existing homes in the surrounding area.

6.9 The stores are therefore deemed adequately sized to accommodate the bin specifications required to meet current and proposed recycling and residual waste regimes of the Council refuse collection services.

PBSA

6.10 The latest proposals are for 636 bedrooms which is made up of ensembles and studios. A central bin store will be provided at ground floor level, see location plan in Appendix A, which will be positioned near the management facilities with a primary internal access point for students through a corridor serving both the bin store and the bike store. This be managed by a private subcontractor with twice a week collection.

6.11 Service collections will be managed externally with entrance off Lordship Lane and then exit via the access road onto Wellesley Road (see proposed route drawing below). All internal carriageways have been designed using suitable geometry to accommodate refuse vehicles (as stated above).

Refuse Vehicle Access (Corstorphine & Wright Ltd)



- 6.12 Doors will be programmed to restricted access and will be managed using the site's access control network and a unique fob will be provided to the waste collection service contractor to allow access.
- 6.13 Each dwelling will be provided with one 70 litre dual compartment bin which allows for residents to segregate their waste at source into general waste and dry mixed recycling. Further to this, each dwelling will be provided with a 7 litre food caddy and compost bin bags to encourage food waste to be collected and recycled. In addition, a smaller waste bin for each bedroom will also be provided.
- 6.14 Responsibility for taking waste from the apartments to the bin store lies with students who will be able to walk from the apartments to the central store. The bin store has been designed so that students are able to walk in and able to drop their waste into either a marked up General Waste container or marked up Recycling container.
- 6.15 The bin store will be clearly labelled and bins will be grouped into areas by waste type and made clearly identifiable highlighting what type of waste goes where. The store will be fitted with appropriate ventilation, a BIB tap and appropriate drainage so a regular programme of high pressure washing can be carried out to both the stores and bins to eliminate odour and help with pest control.
- 6.16 Fusion Students have extensive experience in managing & operating student accommodation across the UK, housing both internal and external bin stores. Experience proves larger stores, containing a greater number of bins, are difficult to manage. It is more efficient and hygienic to increase the number of collections, ensuring collated waste is on site for shorter periods of time. For this reason, as stated previously, bi-weekly collections are proposed.
- 6.17 Given that collections will be twice a week, bin provision is reduced by half in the central store as less waste will accumulate. This strategy will ensure the build-up of any waste collated for a pro-longed period of time is heavily reduced which will not only help reduce possible pest problems but will also reduce the volume of combustible materials accumulated within the internal bin store.
- 6.18 10x 1,100 litre Eurobins for recycling and 10x 1,100 litre Eurobins for general refuse are therefore proposed, with 3x 1,100 litre Eurobins for food waste. Suitable space for these bins are evident in the drawings for PBSA in Appendix A. These align with Haringey's requirements as the ratio between recycling and waste is 50:50, catering for 70 litres per bedroom (with the bi-weekly collection).
- 6.19 Collection frequency will initially be scheduled twice weekly, typically Tuesday and Friday, between the hours of 7am & 11am. As part of the overall student management plan, the site team will monitor the volume of waste being collected and will seek to either increase or decrease the collections according to the needs of the bin store and the overall residence. The

management team will increase the frequency of waste collections during peak periods during the academic calendar (e.g. shortly after move-in, Black Friday, and end of term) in order to prevent the over-accumulation of any waste.

- 6.20 The Refuse Store will provide guidance on recycling procedures with signage, and waste management/control protocols will be outlined to new residents in their induction (please see following section).

Flexible Commercial Space

- 6.21 To facilitate the management of potential waste outputs, as calculated above, suitable storage will be located within the development on the ground floor of building A for the non-residential space. It will be designed to allow building users and refuse collectors to easily access the bin storage areas, which are anticipated to be collected by a private company.
- 6.22 The Occupier will be responsible for fit out and management of the refuse storage and collection, with consideration to the final use. It is anticipated that the commercial space will have suitable storage for waste, which will be able to accommodate any potential future uses of the area.
- 6.23 The indicative layout in Appendix A presents a store where up to 10x 1,100 litre Eurobins can be provided, but this will need to be determined by the final use of this space.

Waste Management Principles

- 6.24 The development will also seek to reduce waste during the operational phase of the building. Information packs on recycling and waste prevention good practice measures should be given to all new residents and tenants to encourage the correct use of the waste facilities provided on site and help achieve the development's waste targets.
- 6.25 As part of the induction programme, students will also be encouraged to employ responsible recycling practice. As part of Fusion student's ESG strategy, an environmental policy has been adopted which outlines the benefits of avoiding landfill waste and encourages & promotes recycling amongst its residents. Through the adoption of this policy, Fusion will encourage all residents to recycle where possible. It's Fusion's aim to work towards a 75 / 25% split in favour of recycling bins to general waste bins therefore reducing the volume of waste going to landfill and reducing their overall carbon footprint. This is deemed to be achievable in the short to medium term on full occupation through good education, a well-managed clean store, regular pick-ups and regular updates & feedback to residents on the volume of waste being recycled & sent to landfill.
- 6.26 All refuse stores across the site will be compartmentalised appropriately, with clear signage in accordance with the information packs, to allow users to easily and correctly segregate operational waste, to maximise recycling.

- 6.27 The Information Packs provided on recycling and waste prevention should be considerate the waste hierarchy, and include user specific recommendations to avoid disposal and encourage the prevention of operational waste.
- 6.28 Recommendations in line with the Waste Hierarchy could include:
- Avoid packaging and single-use plastic.
 - Separate waste materials and identify opportunities to recycle or recover items.
 - Provide adequate staff training on recycling and waste prevention in the non-domestic areas of the development.

Waste Hierarchy (Guidance on applying the Waste Hierarchy, DEFRA)



- 6.29 The building management should also consider that it is common for sludge to adhere to the inside of waste containers and therefore regular cleansing is essential and frequent cleansing of waste containers should be arranged.
- 6.30 The Building User Guide should be provided to building management prior to handover, which is anticipated to include information on waste management.

Community-Led Waste Minimisation Schemes

- 6.31 Community initiatives can be important in influencing a persons' behaviour and thus are essential in promoting a more circular economic lifestyle. The possibility of supporting and implementing community initiatives on site should be considered for the development where feasible, focusing primarily on household waste during the building's occupation.
- 6.32 There are multiple community schemes promoting a more sustainable, cleaner and healthier local environment, usually operated and managed via social media groups. For example, the

information packs provided to residents could include details on waste prevention schemes and resources within the Wood Green area. One community initiative includes online reuse groups, which provides a recycling network for people to donate and buy unwanted items in the local area. In Haringey, local community groups that collect items for reuse or recycling could get paid for the materials they send to the reuse and recycling credits scheme.

6.33 For the student accommodation specifically, Fusion, the PSBA management, is partnering up with charities such as The British Heart Foundation who supply donation stations during key periods of the academic year. During this time, residents are encouraged to donate items they no longer wish to possess such as clothing, small furniture and small household items which may end up in landfill. These items are then collected by BHF's national logistics team and distributed amongst its retail stores for sorting and general sale.

6.34 Other services that promote circular economy principles include:

- Litter Collection.
- Food Donations – the community has a number of food banks.
- Community Gardens – for food growing opportunities and composting.

Council Waste & Recycling Services

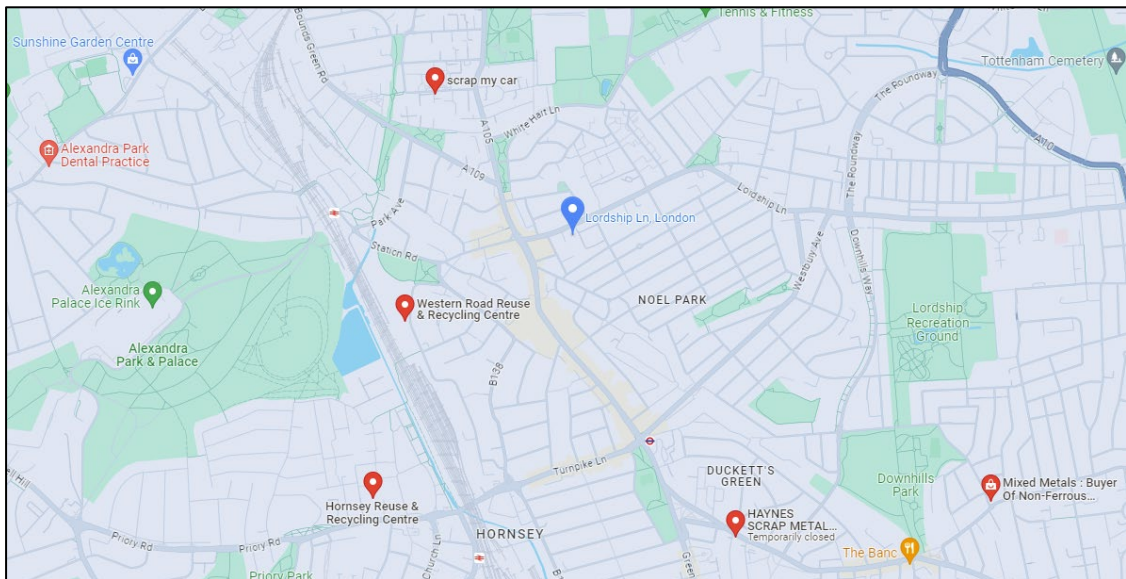
6.35 Haringey Council provides a number of services with the purpose of managing waste arisings in the local area.

6.36 The following items are accepted by the council for recycling:

- Dry Recycling - including glass bottles and jars, food tins, paper and cardboard, plastic containers and bottles as well as food cartons.
- Food Waste – for most unused food scrapings.
- Garden Waste – including grass cuttings, leaves and prunings, small branches and flowers.

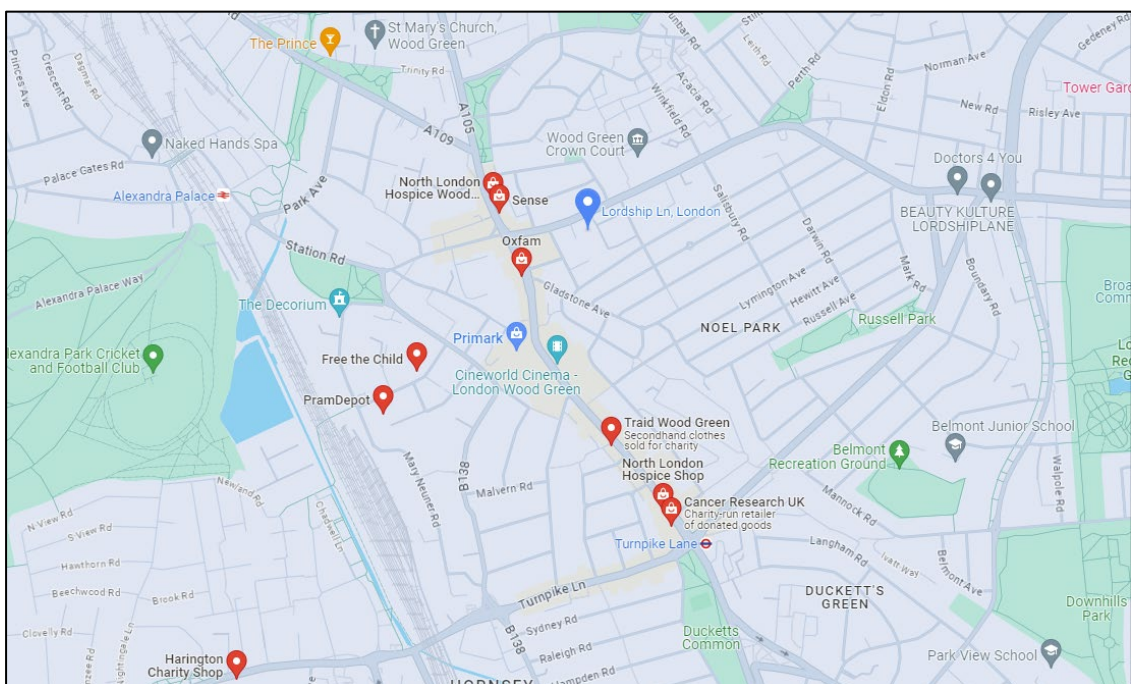
6.37 There are also numerous recycling centres in the local area, as shown in the map below.

Figure 12.4 Recycling Centers near the proposed development (Google Maps)



6.38 Several charity shops are located within a mile of the proposed development. These give occupants an alternative method to discard unwanted items and allow others in the community to reuse them, thus contributing to a circular economy.

Figure 12.5 Local charity shops near the proposed development (Google Maps)



6.39 Tenants in the commercial spaces of this property should similarly be made aware of these kinds of opportunities, for instance, by providing information in the building management documentation. To reflect the importance of community-led schemes local to the proposed scheme, volunteer time off (VTO) could be an effective means of contributing to the

programmes already in place. VTO can also facilitate a greater sense of purpose for employees. This will however be dependent on the occupants of this space.

7. Monitoring and Reporting

- 7.1 It is understood that waste and recycling levels will be monitored to identify trends and allow the necessary action to be taken when falling below targets.
- 7.2 The scheme will aim to meet the London Plan Policy SI 7 municipal waste recycling target of 65% (by weight/tonnage) for the residential and PBSA aspects of the development. Best endeavours to achieve the London Environment Strategy business waste recycling target of 75% (by weight/tonnage) by 2030 for the commercial space is also aspired to.
- 7.3 Waste transfer notes and relevant documentation will be sought where available, and a record will be kept tracking waste quantities. The waste maintenance/management team in building A, who are responsible for transferring the waste to the main store for refuse collectors' access, should also document arisings where possible. For the student accommodation this will fall into the housekeeping and building management services. The same arrangement is also anticipated for the flexible commercial space, where a third-party waste management organisation will be brought on by the final users.
- 7.4 Whilst the flatted residential accommodation will have some building management, like the townhouses this waste will be collected by the Council and therefore monitoring will be more difficult. Nevertheless, it is anticipated that waste reduction and achievement of the above targets will be supported by the information packs provided to residents with details on recycling, as well as aided by accessible bin storage with clearly labelled split of waste types. For instance, separately collecting food waste would allow higher recycling targets to be achieved as it is a high proportion of the waste stream.

8. Summary

- 8.1 This Operational Waste Management Plan presents the waste management strategy for the proposed scheme at 707-725 Lordship Lane, Wood Green, London.
- 8.2 The proposed development will comprise a mixed-use scheme consisting of affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.
- 8.3 Consideration has been given to the most appropriate strategic approaches based on the nature and design of the development, as well as to the planning policy outlined in the Circular Economy Statement prepared for the proposed scheme.
- 8.4 Anticipated arisings have been calculated to guide the implementation of suitable waste management facilities.
- 8.5 The refuse stores will provide adequate, flexible, easily accessible and shared storage space and collection systems.
- 8.6 The Information packs provided to residents and building occupants on recycling and waste prevention should consider the waste hierarchy, and include user specific recommendations to avoid disposal and encourage the prevention of operational waste.
- 8.7 Overall, the scheme will consider each likely stream of operational waste and ensure measures are implemented to reduce and manage arisings effectively.

A. Plans Showing Operational Waste Collection Strategy



21820 - Lordship Lane, Wood Green Operational Waste Collection Strategy

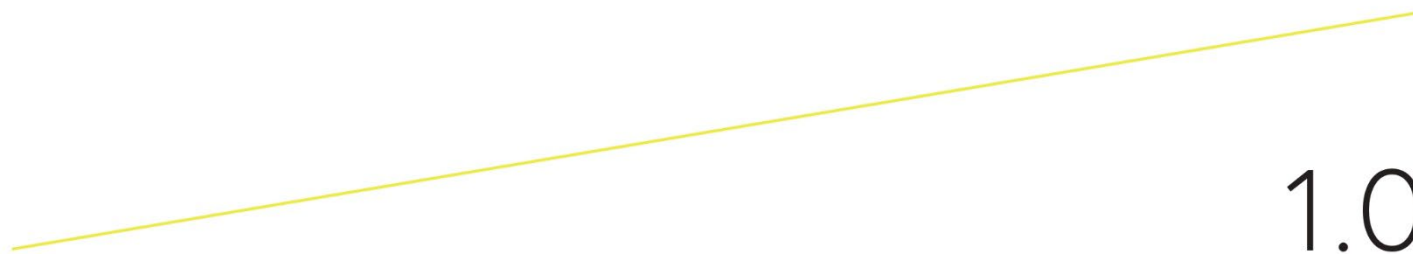
Lordship Lane, Wood Green | June 2024

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	13/06/2024	First Issue.
01	13/06/2024	Updated following comments received from LBH.
02	25/06/2024	Building B & C Amended to provide 3X140L Foodwaste Bins

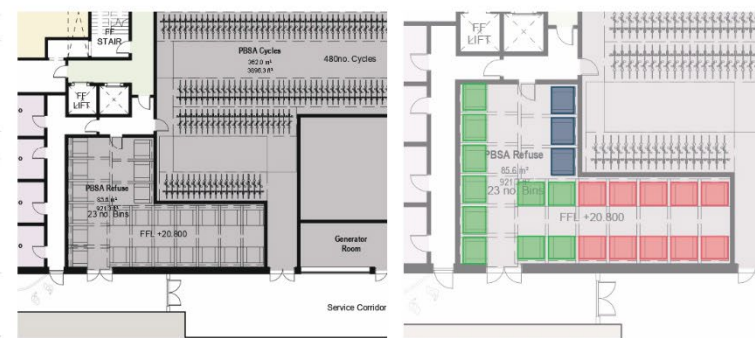
Building A



1.0 Building A

1.1 PBSA

Corstorphine & Wright



In accordance with BS506:2005

Building A PBSA waste to be collected twice a week via a private subcontractor.

-  1100l Eurobin - Refuse
-  1100l Eurobin - Recycling
-  1100l Eurobin - Foodwaste



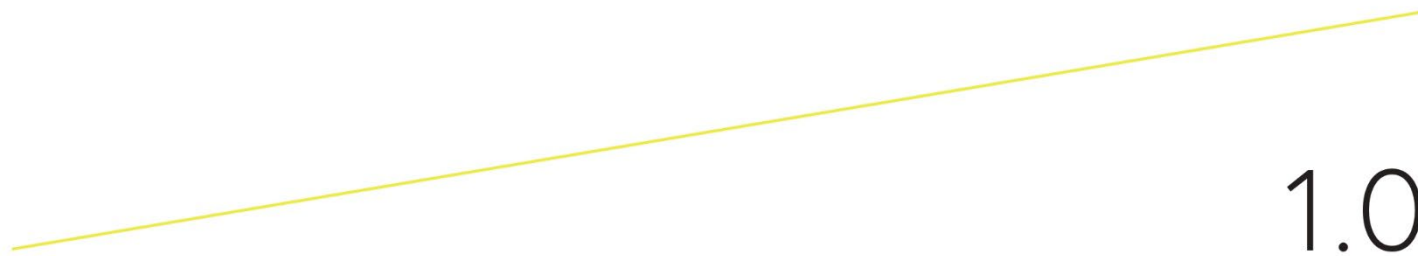
[illegible]

1100l Eurobin

Occupier to fit out and manage refuse storage and collection with consideration to the final use.



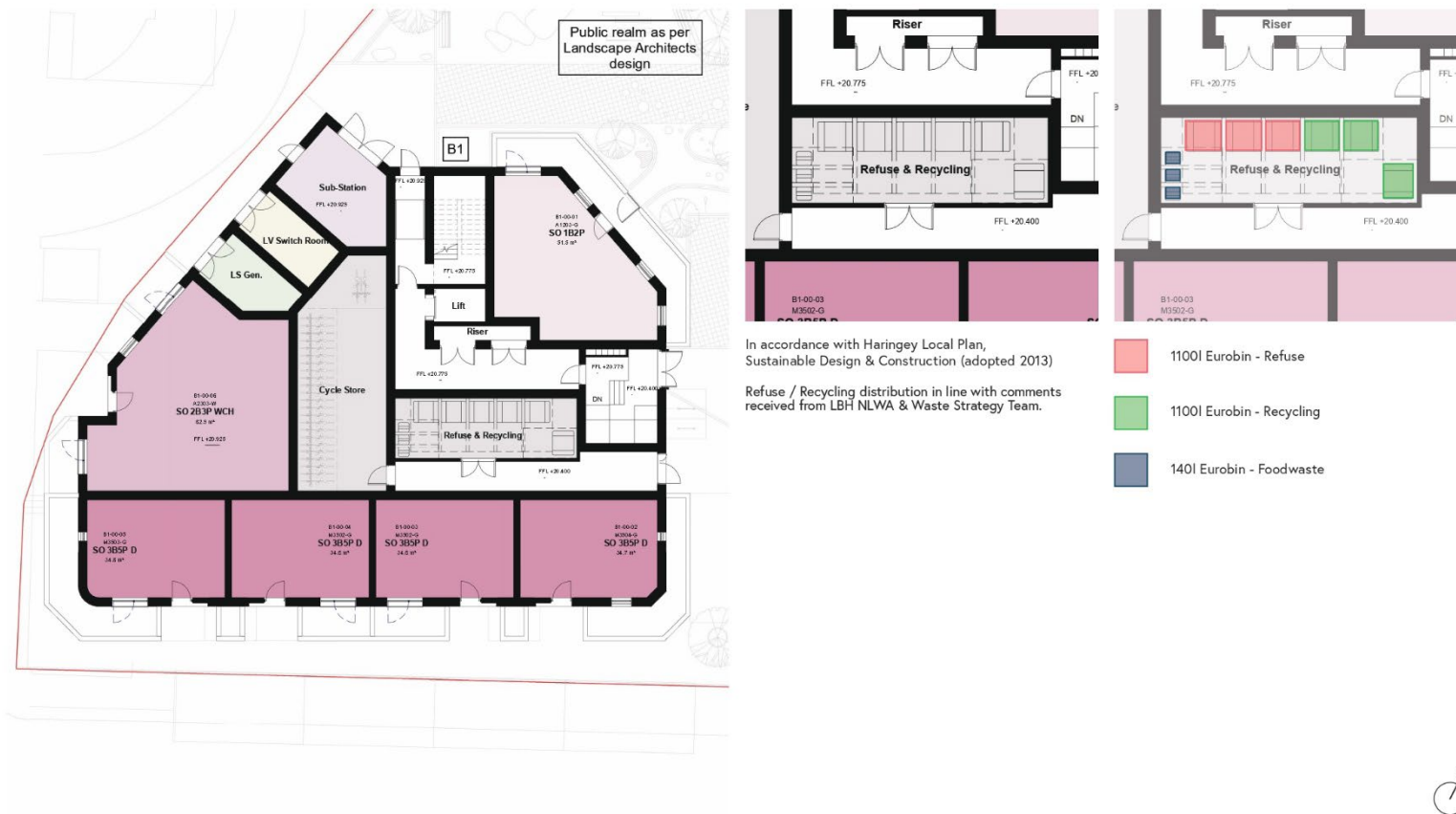
Building B, C & D

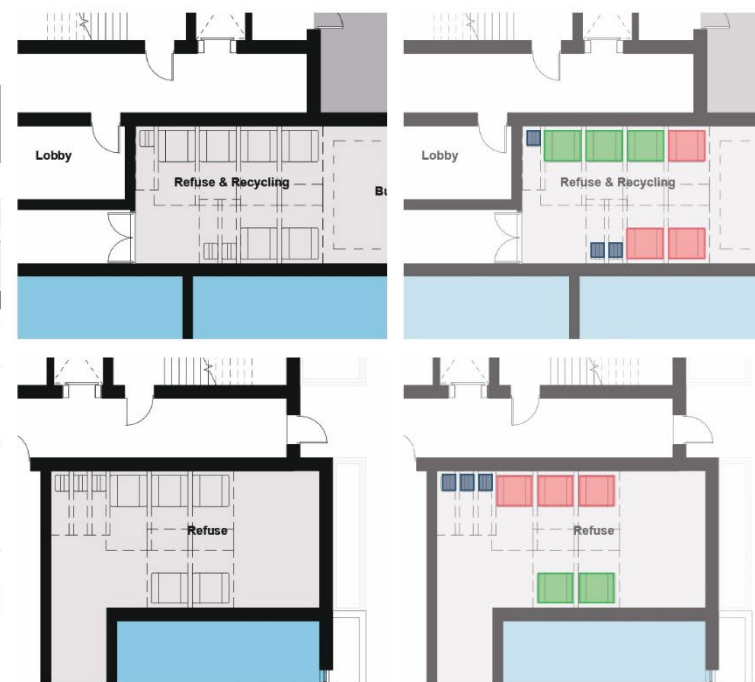


2.0 Building B, C & D

2.1 Building B - Shared Ownership

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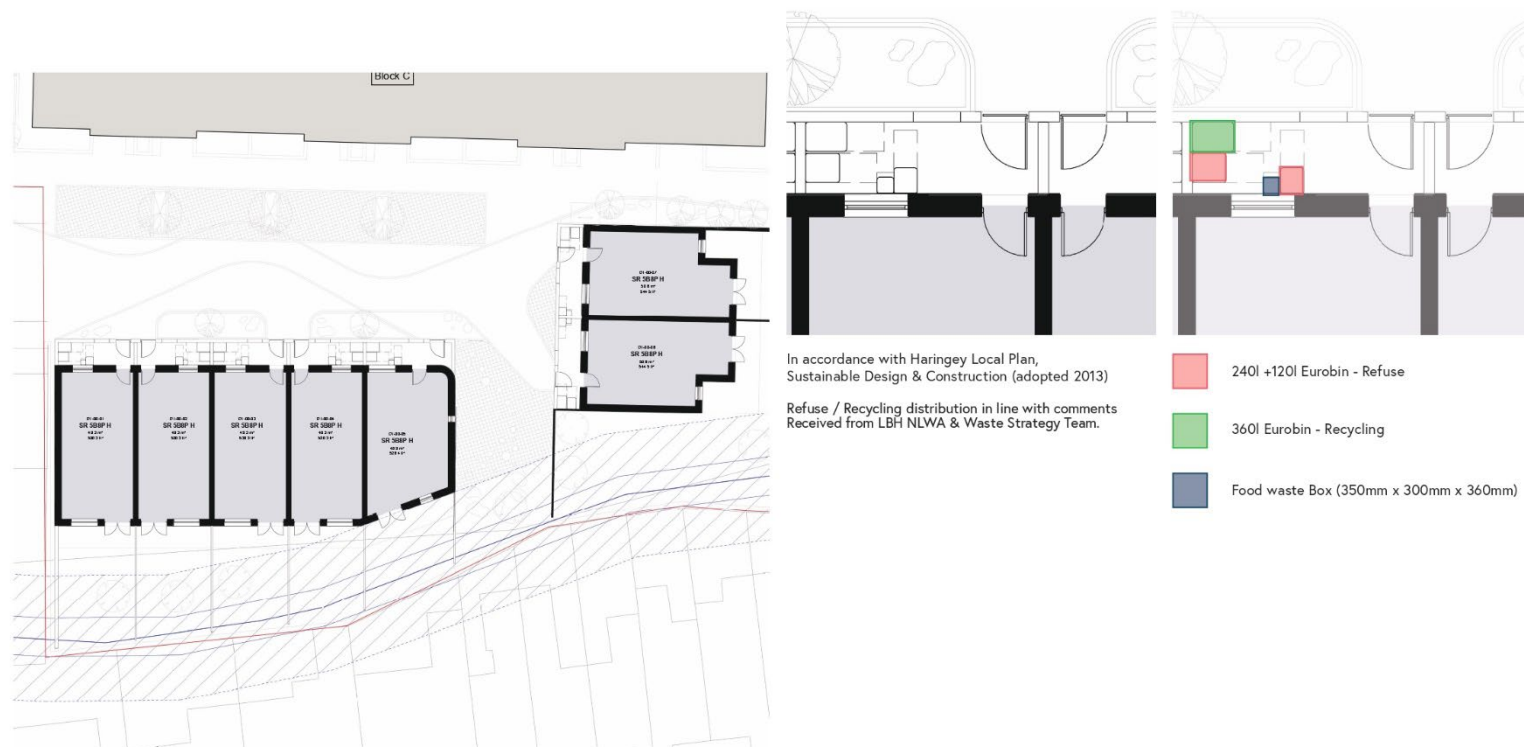


[illegible]

Refuse / Recycling distribution in line with comments
Received from LBH NLWA & Waste Strategy Team.

-  1100l Eurobin - Refuse
-  1100l Eurobin - Recycling
-  140l Eurobin - Foodwaste

2.3 Building D - Social Rent



Corstorphine & Wright

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B. General Notes

The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Ensphere Group Ltd for inaccuracies in the data supplied by any other party.

The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.

No site visits have been carried out, unless otherwise specified.

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