
Template Planning Policy for recycling and waste in flatted developments

For new build flats in London



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LONDON ENVIRONMENT:
THE LONDON ENVIRONMENT DIRECTORS' NETWORK

 London **Waste &**
Recycling Board

LWARB developed a partnership with LEDNET to commission this report.

The London Waste and Recycling Board (LWARB) was established by the GLA Act 2007 to promote and encourage the production of less waste, an increase in the proportion of waste that is re-used or recycled and the use of methods of collection, treatment and disposal of waste which are more beneficial to the environment in London. LWARB has a fund made up of money from central Government (DEFRA) to achieve these objectives.

Find out more at www.lwarb.gov.uk

The London Environment Directors' Network (LEDNET) is the membership association for London's Environment Directors, with representation from the GLA and London Councils. It provides a forum for Environment Directors to share learning and best practice and develop thinking on emerging policy. A London Environment Director acts as chair and deputy chair on a rotating basis.

Find out more at www.londoncouncils.gov.uk/londonfacts/londonlocalgovernment/a-z/j-l.htm#.VHhJesnraVl

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Introduction

Growth in London's population will result in requiring around an additional one million households by 2036¹. It is inevitable that due to space constraints, this will require the development of new-build medium to high-density flatted developments. The additional waste resulting from these developments is estimated to be in the region of 750,000 tonnes per annum². At the same time the European Commission is proposing to introduce 70% re-use and recycling targets for municipal waste by 2030.

The London Waste and Recycling Board (LWARB), working in partnership with the London Environment Directors' Network (LEDNET) wish to support London borough planning authorities to ensure that waste and recycling are adequately addressed at the planning stage. To this end LWARB and LEDNET have developed two template documents for use by planners, waste managers and developers:

- Template planning policy – text of a planning policy (and pre-ambles) that may be used in developing planning policy by borough planning officers.
- Template recycling and waste management strategy - template document with sections for developers to complete and submit with planning applications.

This document is the template planning policy covering the storage and collection of waste and recycle (including organics) from new build flatted properties.

The template policy requirement for submission of a recycling and waste management and strategy links to the template strategy that has also been prepared. Boroughs may choose to apply their own thresholds (e.g. more than 10 units) to this requirement. Boroughs may also choose to make the submission of such a strategy with the planning application a local validation requirement.

Notes on the use of this template

The template has been written as though it were in a local authority plan. Borough planning authorities may choose to use this template policy and pre-ambles as they see fit i.e. in accordance with their own circumstances. This may mean that the wording of the policy and pre-ambles is amended. Furthermore the pre-ambles and policy may be used in whichever part of a Local Plan that a Borough considers is appropriate.

The template policy has been designed for proposals for flatted residential developments but, with some minor amendments, the policy could also be used for other forms of residential developments. Where the proposals for flatted properties form part of a mixed use application the policy may be amended to reflect the management of waste arising from these other uses.

¹ Para 1.15B, Draft Further Alterations to the London Plan, January 2014

² Based upon an average dwelling creating 750 kg of waste per annum

1. **Pre-ample: Waste management in residential developments**

The sustainable management of waste is integral to any development and needs to be factored into its design at the outset. Local authorities have increasing targets to separate out materials for re-use and recycling. If managed well, waste materials can be a source of replacement for raw materials used in manufacturing, engineering and energy production and contribute to a more circular economy; however waste also has the potential to be a nuisance and may cause serious problems if it is not managed properly.

1.1. **Relevant legislation and policy**

The following legislation and policy is currently most relevant to local authorities for recycling and wastes management in new developments. There are a number of other useful and legal documents that should be referenced, these can be found in the main report to this planning policy.

1.1.1. *The Environmental Protection Act 1990*

The Environmental Protection Act 1990 is the primary legislation governing waste, and defines many of the roles and responsibilities of those involved with its management. In particular, it sets out the duties of a waste collection authority to collect waste (including materials for recycling) produced by residents, subject to this waste being presented in an appropriate manner. The Household Waste Recycling Act 2003 amended the Environmental Protection Act 1990 to require waste collection authorities to collect at least two different types of recyclable waste.

1.1.2. *The Waste (England and Wales) Regulations 2011 (amended 2012)*

The Waste (England and Wales) Regulations 2011 (amended 2012) have transposed the revised Waste Framework Directive (rWFD) from European into English law. These Regulations require local authorities, businesses and other bodies to ensure that the waste hierarchy (see Figure One) is taken into account in all aspects of waste management.

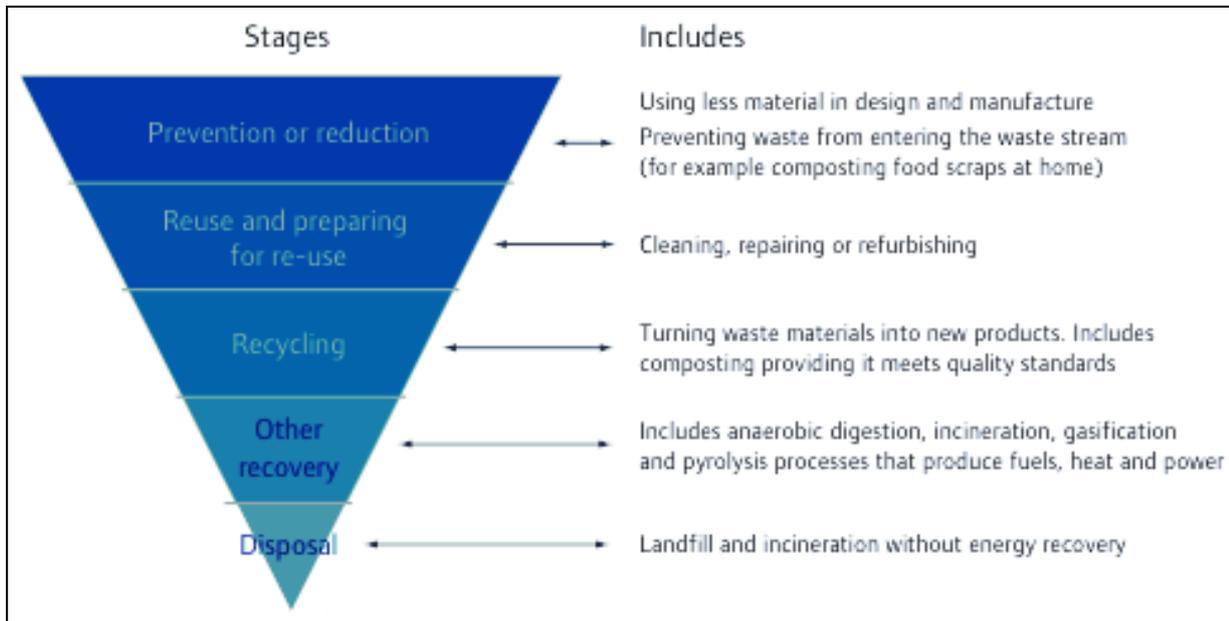


Figure One – The Waste Hierarchy. (Source: The Mayor's Municipal Waste Management Strategy, 2011)

The rWFD places obligations on all collectors of wastes, including local authorities and commercial collectors, to provide 'separate collections' of waste paper, metal, plastic and glass by January 2015. The other requirements include:

- Measures to promote high quality recycling including the setting up of separate collections of different waste materials (e.g. glass, paper, plastic and metal) where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors.
- As appropriate, measures to encourage the separate collection of bio-waste with a view to the composting and digestion of bio-waste.
- Measures to be taken to ensure that by 2020 at least 50% by weight of waste from households is prepared for re-use or recycled.
- The collection of mixed recyclate (or 'co-mingled' materials) for subsequent separation at a waste facility is only permissible where it can be demonstrated that separate collection of recyclate materials systems is not 'technically, environmentally or economically practicable' (TEEP).

1.1.3. *The National Waste Management Plan for England (2013)*

The National Waste Management Plan for England (2013) stresses that the Government supports local authorities in improving the quality and quantity of recycling. **The National Planning Policy for Waste (2014)** also highlights that planning should ensure the design and layout of new residential and commercial development and other infrastructure complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.

When determining planning applications planning authorities are expected to ensure that new non-waste development makes sufficient provision for waste management and promotes good

design to secure the integration of waste management facilities with the rest of the development. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for collection equipment or containers, to facilitate a high quality, comprehensive and frequent household collection service.

This means that architects and developers should make provision for waste to be stored and collected in a manner that maximises opportunities for recycling. Consideration should be given to the design of buildings and the procedures that will be required to ensure that those who inhabit and service the building can manage the waste produced in that building in a sustainable manner.

1.2. London's Wasted Resource: The Mayor's Municipal Waste Management Strategy

"London's Wasted Resource"³ sets out the Mayor's policies and proposals for reducing the amount of municipal waste produced, increasing the amount of waste re-used, recycled or composted, and generating low carbon energy from waste remaining. This strategy also sets out how the Mayor, through the London Waste and Recycling Board, will help develop more waste management infrastructure in London. This strategy notes the particular issues associated with the management of waste in flatted residential properties and the need for these to be addressed. The London waste authorities are to act in 'general conformity' with the Mayor's Municipal Waste Management Strategy,

1.3. Waste management in flatted properties

The management of waste in flatted properties poses particular challenges and needs to be factored into the design of a building at an early stage. The key considerations are as follows:

- a)** Adequate storage (internal and external)
- b)** Separation of materials for recycling
- c)** Collection of materials (e.g. sacks, containers)
- d)** Accessibility/convenience (to resident, on-site manager and collector)
- e)** Amenity impacts including management of odour, noise and visual impacts/design
- f)** Hygiene
- g)** Safety and security
- h)** Practicability of on-site treatment
- i)** Local authority waste management targets (e.g. regarding recycling)
- j)** Management of bulky waste

Developers of flatted properties are required to submit a recycling & waste management strategy with planning applications that addresses all of the above issues. A template strategy for completion by developers is available and can be used to ensure that all of these issues, and the various options for managing waste within the development, have been considered.

³ http://www.london.gov.uk/sites/default/files/Municipal%20Waste_FINAL.pdf

On-site management of waste is encouraged to minimise the movement of vehicles associated with the collection of wastes. Furthermore some management methods may result in energy or compost which can be used to the benefit of residents. Any on-site management should be in accordance with the policies of this plan and other policies concerned specifically with the management of waste.

2. Recycling and Waste management Policy:

In order to facilitate recycling, to meet London Plan waste management targets, while protecting visual and residential amenity and public health, proposals for flatted residential development should include detailed consideration of waste arising from the occupation of the development including consideration of how waste will be stored, collected and managed. In particular proposals should ensure that:

1. There is adequate temporary storage space within each flat/apartment for waste generated by that flat/apartment allowing for the separate storage of recyclable materials; and
2. There is adequate communal storage for waste, including separate recyclables, pending its collection; and
3. Storage and collection systems (e.g. dedicated rooms, storage areas and chutes or underground waste collection systems), for waste are of high quality design and are incorporated in a manner which will ensure there is adequate and convenient access for all residents and waste collection operatives and will contribute to the achievement of London Plan waste management targets; and
4. Measures are incorporated to manage, to acceptable levels, impacts on amenity including those that may be caused by odour, noise, and dust;
5. The on-site treatment of waste has been considered and any system to be incorporated will take into account the factors listed above and other relevant development plan policies; and
6. Adequate contingency measures are in place to manage any mechanical breakdowns.

All relevant proposals should be accompanied by a recycling & waste management strategy which considers the above matters and demonstrates the ability to meet local authority waste management targets.

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