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GUILD LIVING
SERVICING AND WASTE MANAGEMENT PLAN - 329 UNIT APPLICATION
EPSOM

FEBRUARY 2021

the journey is the reward

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Guild Living

Servicing and Waste Management Plan - 329 Unit Application

Epsom

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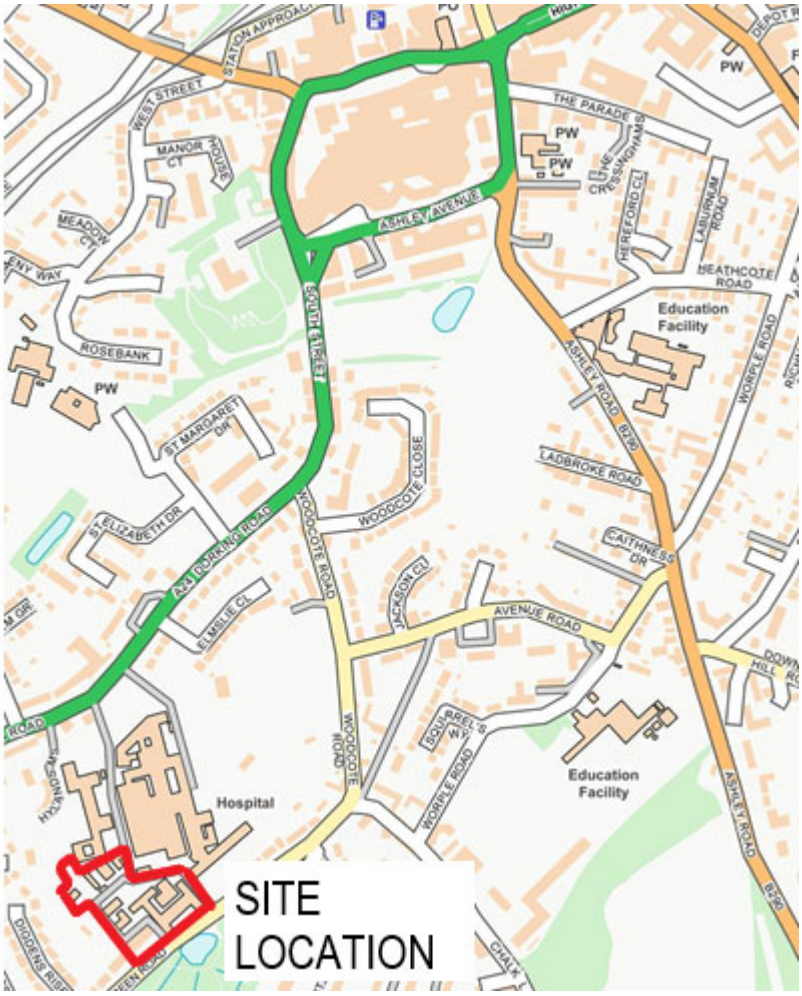
1 Introduction

1.1 Mayer Brown Limited (MBL) was commissioned by Guild Living in 2019 to provide a Servicing and Waste Management Plan (SWMP) in support of planning application no. 19/01722/FUL for the re-development of part of the Epsom General Hospital. This SWMP is provided in support of the revised application which is for the demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 267 Living Residences, 10 Care Apartments and 28 Care Suites proving transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, children's nursery Use Class E, as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space.

1.2 The waste streams associated with the land uses as set out in the schedule of accommodation (Status S3 Rev P06) are associated with the following uses:

- Residential;
- Retail / Commercial;
- Care Amenity, Amenity, Amenity support;
- Wellness;
- Food and Beverage;
- Childcare; and
- Clinical

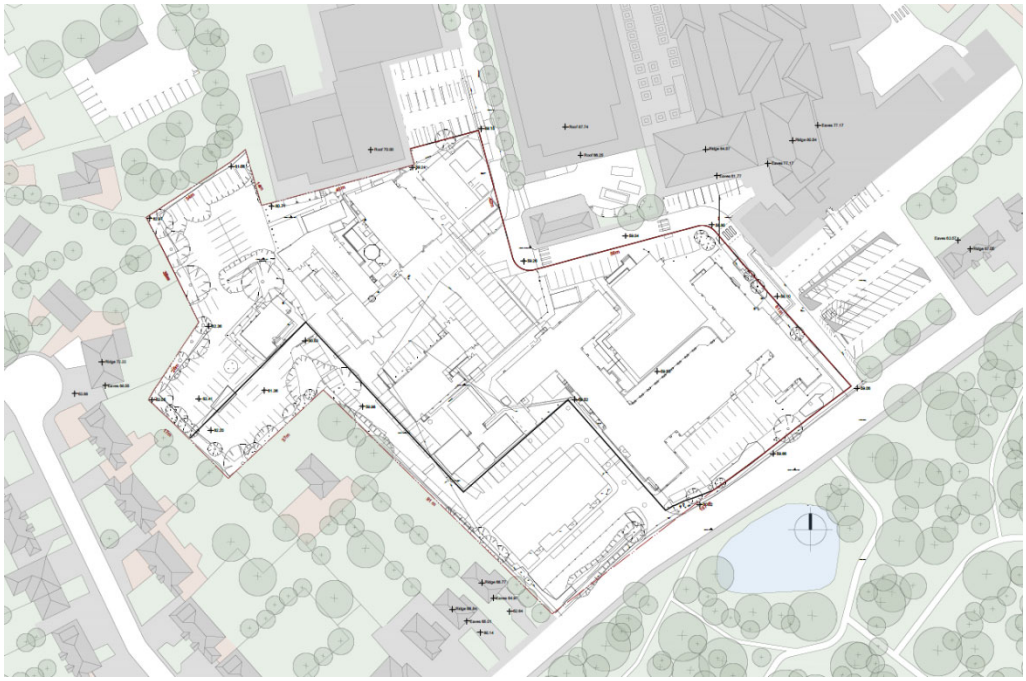
1.3 Epsom General Hospital site is located within the Borough of Epsom & Ewell (EEBC) in the south west of Epsom. The site location is illustrated within **Figure 1.1** below.



SOURCE: EMAPSITE LICENCE NO. 0100031673

Figure 1.1: Site Location

1.4 The site extends to 1.47 hectares and the current layout of the area is depicted within the redline boundary set out in **Figure 1.1**.



SOURCE: MARCHESEPARTNERS – DRAWING A1.01 Rev A

Figure 1.2: Proposed Redevelopment Area

1.5 The site currently contains a number of buildings and areas of hardstanding designated for removal. These are shown in the aerial photograph below:

SOURCE: EMAPSITE LICENCE NO. 0100031673

Figure 1.3: Existing Buildings to be removed.

1.6 Whilst some structures have already been removed from site, a number remain and an application for the demolition of these has been submitted. The buildings to be removed include:

- York House;
- Boiler house and ancillary buildings;
- Elective Orthopaedic Centre;
- Woodcote Lodge; and
- Rowan House

1.7 This has been approved subject to condition and is discussed later in the plan.

1.8 A number of the elements contained herein will be the responsibility of the waste contractors at different points in the construction and operational processes. However, the contracts for these works has not yet been awarded. Therefore, this SWMP has been provided to set out the requirements of the appointed contractors. It will become part of the contract documents provided to any potential contractors and it will form an annex to any contracts with sub-contractors.

2 Legislation, Policy and Guidance

2.1 Defra advises that a material is considered to be waste when the producer or holder discards it, intends to discard it, or is required to discard it. The revised Waste Framework Directive (2008/98/EC)[1] and its transposition into The Waste (England and Wales) (Amendment) Regulations 2012 provides the overarching legislative framework for the collection, transport, recovery and disposal of waste. This document requires the 'waste hierarchy' to be the adopted approach to waste management throughout the UK. This hierarchy will be applied to any waste generated by the proposals and is set out below:

Figure 2.1: Waste Hierarchy

2.2 All household, industrial and commercial waste is classed as 'controlled waste' and as such is subject to the provision of section 34(1) of The Environmental Protection Act 1990[2] which notes that all waste producers have a 'Duty of Care'[3] to:

- prevent unauthorised or harmful deposit, treatment of disposal of waste;
- prevent a breach by another person to meet the requirement to have an environmental permit, or a breach of a permit condition;
- prevent the escape of waste from your control; and

1 The European Parliament and the Council of the European Union (2008) *Revised Waste Framework Directive08/98/EC*. European Union. Brussels.
[2] *The Environmental Protection Act 1990*. (c34). London: The Stationery Office.
[3] Department for Environment Food and Rural Affairs (2018) *Waste Duty of Care Code of Practice*. DEFRA, London.

- ensure that any person you transfer waste to has the correct authorisation.

2.3 As such, waste producers are required to ensure that those collecting the waste are registered Waste Carriers and that they are transporting the waste to a designated Waste Site or Waste Transfer Station using appropriate Waste Transfer or Consignment Notes.

2.4 In addition to the above, there are a number of additional sources of national and local guidance which have been applied within the SWMP. These are discussed below.

Epsom and Ewell Core Strategy [4]

2.5 The Core Strategy was adopted in 2007 and includes for Policy CS6 which states that in relation to design, construction and operational waste:

"*Proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development - both new build and conversion.*

In order to conserve natural resources, minimise waste and encourage recycling, the Council will ensure that new development:

- *minimises the energy requirements of construction, for example by using sustainable construction technologies and encouraging the recycling of materials;*
- *incorporates waste management processes, for example for the recycling of water and waste. The waste hierarchy (Reduce-Reuse-Recycle-Recover-Dispose) should be applied to all stages of development design, construction and final operation."*

2.6 This policy is applied to all new developments and has been applied here insofar as it has been possible.

[4] Epsom and Ewell Borough Council (2016) *Core Strategy*. EEBC, Epsom

Epsom and Ewell Revised Sustainable Design Supplementary Planning Document [5]

2.7 The document highlights the need to maximise the use of materials with a low embodied energy within the design process, in order to minimise waste both in the production process and to aid subsequent recycling. For example, timber frame has a much lower embodied energy than uPVC and are much more easily recyclable and biodegradable.

2.8 Locally resourced materials are also highlighted as desirable to reduce waste, again due to their lower embodied energy.

2.9 The efficient use of materials within a development project, including good housekeeping, is also discussed as good practice to reduce waste and it is noted that developments must be planned and monitored carefully from this perspective.

2.10 With regards to operational waste management, Annex 2 of the planning document describes the waste storage requirements for specific development types and waste streams and the relevant design considerations. This is contained within **Appendix A**.

2.11 In addition, the requirements of Building Regulations Approved document H6[6] have been taken into account in the development of the Guild Living residential Waste Strategy. A summary of these is set out in **Appendix B.**

2.12 Further to the above a selection of guidance applies to the specific wastes likely to be produced by the proposals and these are discussed in the following section in relation to the specific waste streams.

[5] Epsom and Ewell Borough Council (2007) *Revised Sustainable Design Supplementary Planning Document*. EEBC, Epsom.
[6] HM Government (2015) *The Building Regulations 2010: Drainage and Waste Disposal Approved Document H6*.

3 Construction Demolition Excavation

Construction

3.1 The main source of waste minimisation, which applies to the construction phase is in the resource-efficient approach to design and procurement, including the use of sustainable construction technologies. This is required within Policy C6 of Epsom and Ewells Core Strategy. In addition to this, the Sustainable Design Supplementary Planning Document requires a maximisation of materials with a low embodied energy within the design process in order to minimise waste both in the production process and to aid recycling. In order to comply with the Core Strategy, the development has been designed with a high sustainably performance. This includes designing waste out of the construction process.

3.2 Therefore, in accordance with the BREEAM Communities Manual[7] and the Non-Domestic Buildings Manual[8], the developer will ensure that the contractor commits to recycling building and/or infrastructure materials and (where possible) using the materials on the development site. In addition, where possible, road construction material will be reclaimed from site or constituted from local recycled material.

3.3 It is also the case that the design team has embedded resource efficiency within the overall scheme design with specific reference to WRAP's Designing out Waste principles[9].

Demolition

3.4 In order to undertake the works proposed, existing structures will need to be demolished/deconstructed and removed from the site. A demolition plan has been submitted to EEBC. An excerpt of the plan is reproduced below:

[7] Building Research Establishment (2012) BREEAM Communities Technical Manual SD202 – 0.:2012. BRE Global Limited. Watford
[8] Building Research Establishment (2014) BREEAM UK New Construction Non-Domestic Buildings (UK) Technical Manual SD5076:1.0 - 2014
[9] http://www.wrap.org.uk/content/designing-out-waste-design-team-guide-buildings-0

SOURCE: MARCHESE PARTNERS

Figure 3.1: Demolition Plan

3.5 The buildings to be removed, subject to condition include:

- York House;
- Boiler house and ancillary buildings;
- Elective Orthopaedic Centre;
- Woodcote Lodge; and
- Rowan House

3.6 Demolition and Excavation (CDE) works on site may to give rise to inactive or active, controlled wastes such as[10]:

- Non coal tar containing asphalt, bricks, rocks, stones, cement, concrete and hard core (rubble);
- Construction wood: internal fitted elements and outdoor wood such as fence panels/posts, sheds;
- Stone and paving, concrete posts and panels;
- Tiles, ceramics (includes sinks, toilets and shower trays);
- Earth, soils including turfs;
- Waste Electrical and Electronic Equipment Regulations (WEEE); and

[10]Derived from: https://www.surreycc.gov.uk/waste-and-recycling/recycling-search-tool/construction-waste

- Scrap metals.

3.7 Active waste such as plasterboard which contains gypsum, may also be present. This is classified as 'non-hazardous' however, when disposed of alongside biodegradable waste, it can result in the evolution of toxic gases such as hydrogen sulphide. Therefore, gypsum containing materials must be separated from other waste and disposed of to landfills where no biodegradable waste is permitted or, preferably, recycled into new plasterboard.

3.8 CDE works may also give rise to 'hazardous' wastes which may include substances such as:

- Pre 19080 coal tar containing tarmac;
- asbestos and respirable crystalline silica (RCS).
- acids from industrial processes; paints;
- flammable liquids;
- unidentified drums;
- microbiological hazards (potentially in old hospital buildings); and
- Waste Electrical and Electronic Equipment Regulations (WEEE)

3.9 **The site owner is aware that they have a Duty of Care to ensure that:**

a) If their site produces Hazardous Waste they are obliged to obtain a Premises Code from the Environment Agency if more than 500 kg of hazardous waste is produced, held or removed in any 12-month period; and to;

b) Ensure that the appropriate waste licensing and management is obtained.

Excavation

3.10 Where required, all soil testing will be completed prior to excavation. Any topsoil for re-use on site will be removed and stored in accordance with the appropriate Construction Code of Practice[11].

[11] Department for Food and Rural Affairs (2009) *Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*. Defra, London.

3.11 Where discarded soil or spoil is to be removed from site, i.e. where the producer 'intends to discard it, or is required to discard it', spoil then becomes 'waste' and appropriate waste transfer procedures will be followed.

3.12 As a result, the following are required to be undertaken by the demolition contractor prior to the commencement of works:

- A full Site Waste Inventory including the recycling potential of the wastes encountered;
- Completion of the requirements for a demolition notice; and
- Provision of the elements required within a Site Waste Management Layout.

Site Waste Inventory

3.13 Prior to works commencing on site, the principal contractor will undertake a waste inventory to record all the materials that are present, quantify them and establish how they are to be dealt with. This will be cited in a full Site Waste Management Plan and will involve a detailed site inspection and may refer to the nature of any contamination identified in any future Site Investigations.

3.14 The inventory will also establish the location and outfall of any drainage gullies or pipes to ensure these are protected during site works. It will also identify the location and state of repair of any underground storage tanks.

3.15 If there is any electrical or electronic equipment in the buildings to be removed. this will come under the Waste Electrical and Electronic Equipment Regulations (WEEE). It will, therefore, be added to the SWMP and an appropriate licensed carrier and facility identified.

3.16 Where possible, demolition materials such as bricks and concrete will be re-used on site, e.g. for new structures or as aggregate material. Uncontaminated construction and demolition materials, which cannot be re-used on-site will be sent to a local identified transfer station for recycling.

3.17 Some waste generated during construction and demolition activities, including hazardous wastes, will not be suitable for re-use or recycling and will require disposal. Where possible, scrap metal will be sent for recycling, although this will depend on the quality of the material, the quantities involved and the demand for such material.

Demolition Notice

3.18 Section 80 and 81 of the Building Act 1984 requires that any person intending to carry out demolition works must give notice to EEBC Building Control. The demolition contractor will submit a written demolition notice to the building control team before demolition works are able to commence. The demolition notice will clearly state the following:

- The location address of the building to be demolished as set out on an OS map;
- A description of the nature of the works that are to be carried out:
- The contract details of the demolition contractor if the demolition contractor does not service the demolition notice;
- That the demolition notice has also been served to any adjacent landowners;
- That the demolition notice has also been served to any relevant service providers.

3.19 An application for the demolition of existing buildings and structures on site was validated on 18/09/20 and includes the demolition plan dated 20/12/19. The decision notice states that 'prior approval is required and approved…' subject to conditions which include that works are carried out in accordance with the Demolition Method Statement, Traffic Management Plan and Construction Environmental Management Plan produced by Morgan Sindall[12].

3.20 **The demolition contractor is required to adhere to the conditions of this approval.**

Site Waste Management Layout

3.21 An indicative site layout will be provided by both the demolition and the construction contractors. These will include the following elements:

- Enough skips to allow for easy segregation of waste. Skips need to be located as close to the area where the specific waste is generated

[12] Morgan Sindall Guild Living Construction Environmental Management Plan Rev 5

as possible, whilst also being easily accessible for waste carriers to collect or otherwise empty;

- All skips will be clearly signed and colour coded;
- Where appropriate, skips will be sealed; and
- All known drainage routes on to and off the site will be marked up.

3.22 **These requirements will form part of the contract documents provided to any potential contractors and will form an annex to any contracts with sub-contractors.**

4 Residential

4.1 Whilst it is intended that residential waste will be collected by a commercial waste contractor, Annex 2 of the Epsom and Ewell revised Sustainable Design Supplementary Planning Document (Guidance on the storage and collection of household waste) has been used to inform the likely number and size of bins required and the collection regime.

Storage Requirements

4.2 Annex 2 suggests that for flats and communal dwellings of 8 properties, the following will be required:

- 1 x 1100 litre refuse/residual bin;
- 2 x 1100 litre mixed recycling bins;
- 2 x 240 litre glass (bottles and jars) recycling bins; and
- 1 x 180 litre food waste recycling bins.

4.3 A number of assumptions have been made for the Guild Living development based upon this guidance and these are set out below:

- Where a commercial operator is used, mixed recycling bins include for glass, therefore separate bins are not required for this waste stream. However, the required capacity has been accommodated within the storage capacity requirements;
- Across the two buildings, 90% of units are 1 or 2 bedroom and this is assumed to be a significantly lower occupation than that anticipated in a typical EEBC communal dwelling;
- It is further assumed that the waste requirements for a Guild Living resident is likely to be lower than those associated with a typical communal dwelling due to e.g. the fully furnished nature of the units and the catering facilities available; and
- Two collections per week are available.

4.4 As a result of the above it has been concluded that the storage requirements for residential waste are:

Building A

- 6.5 x 1100 litre residual bins;
- 15.8 x 1100 litre dry mixed recycling bins;
- 6.5 x 180 litre food

Building B

- 3.8 x 1100 litre residual bins;
- 9.2 x 1100 litre dry mixed recycling
- 3.8 x 180 litre food

4.5 It is assumed within this management plan that bin use is shared between site uses, excepting clinical and F&B waste. The total amount of bins required by the combined site uses is discussed in **Section 12.**

Servicing and Management

4.6 Residential waste will be collected from residents at several pre agreed times throughout the week and removed via trollies to the closest non clinical or non F&B refuse area.

5 Retail / Commercial

5.1 Retail / Commercial uses are located on the ground level within Block A & B at 2 No. locations. These are illustrated in purple in **Figure 5.1** below:

SOURCE: DRAWING NO: EPS001-MPI-ZZ-00-DR-A-01-100 MARCHESEPARTNERS

Figure 5.1 Retail / Commercial Locations Blocks A & B

5.2 Retail / Commercial floor area is taken from the Schedule of Accommodation Status S3 Rev P06. Waste storage and collection requirements will depend upon the type and size of operator within the allocated retail unit, but also upon their own waste management regime. In the absence of this information guidance has been taken from the City of Westminster, 'Recycling and Waste Storage Requirements' guidance[13].

5.3 This suggests that:

[13] Westminster City Council (2015 – 2016) 'Recycling and Waste Storage Requirements.' WCC, Westminster.

- $3m^3$ of storage should be provided for every $1,000m^2$ of gross retail floor area;
- 70% of the capacity must be retained for the storage of separated waste for recycling; and
- The above provides sufficient capacity for collection three times per week or less.

5.4 The total Retail/Commercial area indicated within the Accommodation Schedule for **Building A** is stated as **48.9 m^2.**

5.5 Therefore:

(48.9000 x 0.003) $0.1467m^3$ = 146.700 litres

70% = 103 litres mixed recycling waste or 0.09 of 1 x 1100 litre bin

Remaining = 44 litres residual waste or 0.04 of 1 x 1100 litre bin

5.6 The total Retail/Commercial area indicated within the Accommodation Schedule for **Building B** is stated as **121.110 m^2.**

5.7 Therefore:

(121.110 x 0.003) $0.3633m^3$ = 363.330 litres

70% = 254 litres mixed recycling waste or 0.2 of 1 x 1100 litre bin

Remaining = 109 litres residual waste or 0.1 of 1 x 1100 litre bin

5.8 It is assumed within this management plan that bin use is shared between site uses, excepting clinical and restaurant waste. The total amount of bins required by the combined site uses is discussed in **Section 12.**

Servicing and Management

5.9 Retail uses will have access to the bins located in closest proximity to their location. Refuse locations and external journey plans are discussed in **Section 10**

6 Wellness, Care Amenity, Amenity & Amenity Support

Wellness, Care Amenity, Amenity & Amenity Support floor areas are taken from the Schedule of Accommodation Status S3 Rev P06. Whilst wellness and Care Amenity are located within Building A, amenity and amenity support are located across both buildings.

6.1 No specific guidance is available to identify the waste storage requirements associated with these uses, however waste associated with these site uses is not anticipated to be of a specific type or in significant quantities to require specialised waste management. Therefore, Westminster guidance on the calculation of office-based waste generation has been applied.

6.2 This suggests that:

- 1.7m^3 of storage should be provided for every 1,000m^2 of gross retail floor area;
- 70% of the capacity must be retained for the storage of separated waste for recycling; and
- The above provides sufficient capacity for collection three times per week or less

6.3 The total Wellness, Care Amenity, Amenity and Amenity Support area indicated for **Building A** within the Accommodation Schedule is stated as **2822.9800m^2.**

6.4 Therefore:

(2822.980 x 0.0017) 4.7991m^3 = 4799 litres

70% = 3359 litres mixed recycling waste or 3.1 of 1 x 1100 litre bin

Remaining = 1440 litres residual waste or 1.3 of 1 x 1100 litre bin

6.5 The total Amenity, Amenity Support and Wellness area indicated for **Building B** within the Accommodation Schedule is stated as **568.3600m^2.**

6.6 Therefore:

(568.3600 x 0.0017) 0.9662m^3 = 966 litres

70% = 676 litres mixed recycling waste or 0.6 of 1 x 1100 litre bin

Remaining = 290 litres residual waste or 0.3 of 1 x 1100 litre bin

6.7 It is assumed within this management plan that bin use is shared between site uses, excepting clinical and F&B waste. The total amount of bins required by the combined site uses is discussed in **Section 12.**

Servicing and Management

6.8 Wellness, amenity and amenity support uses will have access to the bins located in closest proximity to their location. Refuse locations and journey plans are discussed in **Section 10**

7 Food and Beverage

7.1 Food and Beverage (F&B) uses are located within Block B. These are illustrated in blue in **Figure 7.1** below:

SOURCE: DRAWING NO: EPS001-MPI-ZZ-00-DR-A-01-100 MARCHESEPARTNERS

Figure 7.1 F&B Location Building B

7.2 At this time, the details of the F&B operators are not known. Therefore, in the absence of this information guidance has been taken from the City of Westminster, 'Recycling and Waste Storage Requirements' guidance[14].

7.3 This suggests that:

- 1m^3 of storage should be provided for every 60m^2 of gross retail floor area;
- 70% of the capacity must be retained for the storage of separated waste for recycling; and
- The above represents a minimum capacity and assumes that food outlets will have a daily waste collection.

[14] Westminster City Council (2015 – 2016) 'Recycling and Waste Storage Requirements.' WCC, Westminster.

7.4 The total F&B area for Building B as indicated within the Accommodation Schedule is stated as **416.0000m^2.**

7.5 Therefore:

(416.0500 x 0.0167) 6.9342m^3 = 6,934 litres

70% = 4,854 litre mixed recycling waste = 4 x 1100 litre bin allocation

Remaining = 2,080 litre residual waste = 2 x 1100 litre bin allocation

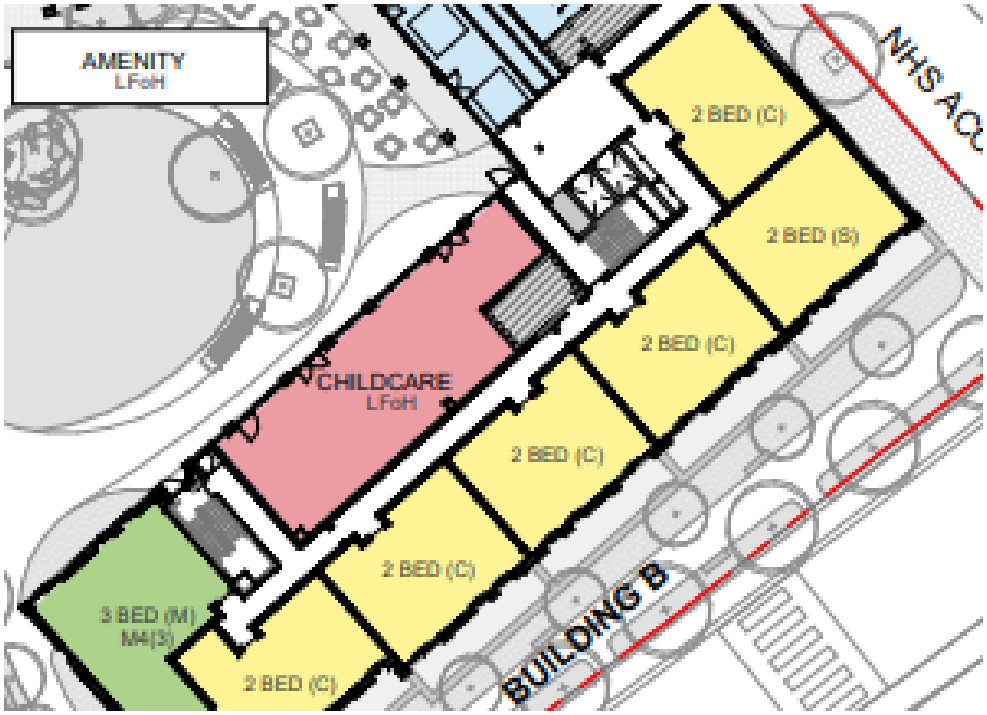
7.6 It is considered that where daily collections are arranged for the F&B uses, 6 x 1100 litre will be sufficient to accommodate the F&B waste generation**.**

Servicing and Management

7.7 F&B uses will have access to the bins located in closest proximity to their location. Refuse locations and journey plans are discussed in **Section 10.**

8 Childcare

8.1 The childcare floor area in Building B is taken from the Schedule of Accommodation Status S3 Rev P06. The childcare location is illustrated in red within **Figure 8.1** below.



SOURCE: DRAWING NO: EPS001-MPI-ZZ-00-DR-A-01-100 MARCHESEPARTNERS

Figure 8.1 Childcare Location Building B

8.2 Waste associated with childcare facilities is anticipated to include that of typical residential and office origin as well as disposable nappies and wipes. Any nursery within the Guild Living complex will be expected to use sanitary materials which are of high biodegradability and suitable for maceration disposal into the drainage system.

8.3 Westminster guidance on the calculation of office-based waste generation has been applied to the other childcare based waste streams.

8.4 This suggests that:

- 1.7m^3 of storage should be provided for every 1,000m^2 of gross retail floor area;
- 70% of the capacity must be retained for the storage of separated waste for recycling; and

- The above provides sufficient capacity for collection three times per week or less

8.5 The total childcare area indicated for **Building B** within the Accommodation Schedule is stated as **156.6400m^2.**

8.6 Therefore:

(156.6400 x 0.0017) 0.2663m^3 = 266 litres

70% = 186 litres mixed recycling waste or 0.2 of 1 x 1100 litre bin

Remaining = 80 litres residual waste or 0.1 of 1 x 1100 litre bin

Servicing and Management

8.7 Childcare uses will have access to the bins located in closest proximity to their location. Refuse locations and journey plans are discussed in **Section 12**

9 Clinical

9.1 The nature of the care floor is that whilst it will generate residential waste, which has been accounted for, there will also be a quantity of waste associated with the medical nature of the facilities. In the UK, medical or 'clinical' waste is defined within the Controlled Waste Regulations 2012 as waste arising from the health care sector (or similar waste from a non-healthcare sector). This waste may be hazardous and /or offensive and so packaging, storage, removal and disposal is strictly regulated.

9.2 Waste types likely to be associated with the care floor and the required colours of their waste storage containment are:

- Infectious waste - including waste contaminated with human tissue and used surgical dressings and PPE [yellow - blood and medicines / orange - blood];
- Sharps - [yellow - blood and medicines / orange - blood];
- Offensive waste – including materials contaminated with faecal and other human waste [black and yellow stripped];
- Pharmaceutical Waste – including out of date, unused, unwanted or contaminated pharmaceutical drugs and controlled drugs 'rendered safe' [blue];
- Cytotoxic / Cytostatic Waste and Controlled drugs – including blister packs, medicinal vials and contaminated disposable garments [purple];

9.3 The management of these wastes is discussed below.

Care Quality Commission

9.4 The Care Quality Commission (CQC) is the independent regulator of all health and social care services in England. The CQC state 5 fundamental standards in their assessment of care provision and these are:

- Are they safe?
- Are they effective?
- Are they caring?
- Are they responsive to people's needs? and
- Are they well led?

9.5 These standards have been used to develop a resident centred approach to clinical waste management within the Guild Care Floor. This is focussed around the development of a Waste Care Plan (WCP) and is discussed below.

Safety

9.6 All staff within the care floor will be trained in the understanding and management of clinical waste types to ensure that all waste is appropriately handled and contained ready for removal.

9.7 One refuse area will be given over to the storage of clinical waste only. No clinical waste will be stored outside this area and no residential, amenity or retail waste may be stored within it. Only authorised personnel be able to gain access to the clinical waste area. This location is highlighted in brown in **Figure 9.1** below:

SOURCE: DRAWING NO: EPS001-MPI-ZZ-00-DR-A-01-100 MARCHESEPARTNERS

Figure 9.1 Clinical Waste Storage Area

9.8 Clinical waste will be removed from units twice daily or as required and transferred by trolley to either:

- the clinical waste storage area where it will be stored in the appropriate container ready for removal; or

- a controlled sluice room where materials may be placed in a macerator if appropriate.

9.9 The types and amounts of storage contained and the frequency of collection will form part of a contract with an approved clinical waste operator.

Effectiveness

9.10 A 'Clinical Waste Team' will be appointed with named staff responsible for:

- assessing the waste needs of individuals within the WCP as they arrive at the care floor and on a weekly or monthly basis, thereafter, depending upon the nature of their care;
- collecting appropriately packaged clinical waste from units via trollies at a time and frequency as directed within the residents WCP or as requested by staff or residents, and transferring this to the clinical waste storage area;
- management of the clinical waste storage area including:
    - stock levels of disposable items such as sacks;
    - repair and replacement of equipment such as trollies; and
    - collection of waste by approved clinical waste operators

Caring

9.11 The dignity of residents will be protected by the use of the WCP which will ensure:

- Their waste needs are assessed by staff at the outset with appropriate procedures and equipment in place upon their arrival;
- Waste materials will be dealt with and removed from the unit and into trolleys effectively, discretely and in a timely manner;
- The waste needs of the resident will be kept updated by staff aware of the resident's condition e.g. if they become in need of pads or wipes or a sharps box needs to be provided.

Responsive

9.12 The WCP will be reviewed on a weekly or monthly basis, to ensure that the resident's waste care requirements are being met and will include a named

point of contact which will be made known to the resident, should they have queries or additional requirements.

Well Led

9.13 As noted above, the Waste Care Team will include named individuals and this will include the Clinical Waste Care Manager who will be responsible for the resident's waste care.

10 Refuse Journey Plans

10.1 The external waste journey plan has been created by project architects Marchese Partners. **Figure 10.1** below demonstrates how waste will be moved to points at which it can be collected by waste operators.

Residential, amenity, wellness, childcare and retail

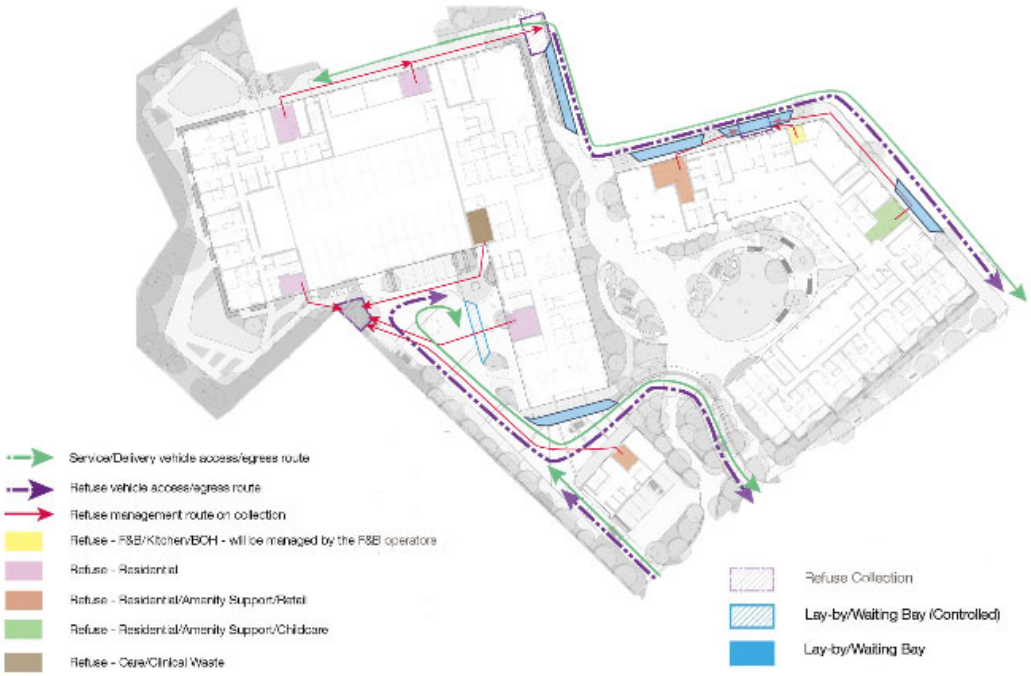
10.2 The waste management company will transfer residential, amenity, wellness, childcare and retail waste to locations where it can be collected by external waste operators.

F&B

10.3 Food and beverage waste areas will be managed by F&B staff and will be removed to locations where it can be collected by external operators.

Clinical Waste

10.4 The clinical waste streams are likely to be collected at different times, under differing conditions depending upon the nature and volume of the waste. This process will be managed by the clinical waste management team.



SOURCE: DESIGN AND ACCESS STATEMENT – MARCHESE PARTNERS

Figure 10.1 External Waste Journey Plan

11 Management Systems

Construction / Demolition Phases

11.1 The full SWMP will operate within the Morgan Sindall Construction Environmental Management Plan and this will provide the management framework required for the planning and implementation of site works, in accordance with any environmental commitments made by the Client and any requirements of planning conditions or Section 106 legal agreements.

11.2 The team involved in the co-ordination of the SWMP will be clearly stipulated at the outset of the project and this will include at least one and ideally several individuals with responsibilities for specific waste containers, i.e. ensuring they only contain the correct waste, are protected from the elements, (where necessary) and are regularly collected by the appropriate carrier with the correct paper work.

Commitment to Training

11.3 Training is a vital part of ensuring that the waste generated by the site is minimised. Toolbox talks will be used to ensure that site staff are clear on issues such as:

- How deconstruction should take place to maximise the re-use and recycling potential for materials;
- How waste must be segregated into the appropriate, clearly signed and colour coded containers;
- Where waste containers are located and how these should be maintained;
- How to estimate and record the volumes of material being collected for re-use and recycling for entry into the SWMP;
- The importance of good record keeping of waste carrier and management licences and transfer notes.
- Good housekeeping on site to minimise the chance of pollution incidents.

11.4 The use of targets, action plans and Key Performance Indicators (KPI) may be used in keeping waste costs minimised.

11.5 Suggestions, schemes and progress updates may be used to help to ensure that staff are engaged with the waste minimisation process.

Operational Management

11.6 All waste collections from site will be undertaken by commercial operators and where described below, management by an on-site waste management team.

11.7 Any contracts with commercial operators and management companies will be drawn up in a manner which ensures that all of EEBC's waste management requirements for this site are adhered to.

Residential

11.8 As noted in the preceding sections, it is intended that a management company will be commissioned in order to facilitate the collection and management of operational residential waste. The company will be required to have a management team with specific roles attributed to named individuals. These roles will include

- Collection of residential waste from individual residential units at several points throughout the week (to be agreed);
- Manage and maintain the cleanliness and security of the waste storage areas under their control;
- Manage and maintain the contracts with waste operators;
- Where necessary, remove waste bins from storage areas to locations for collection and return upon collection;

Retail / Amenity / Wellness / Childcare

11.9 Rental agreements will include for waste collections. However, staff of the various site uses above will be required to remove waste from premises to the waste storage areas for subsequent management by the waste management team. These arrangements may be subject to further consideration by the waste management team where any significant management is required e.g. operation of a cardboard baler.

Food and Beverage

11.10 Rental agreements will include for waste collections. However, any F&B waste management will be undertaken by F&B staff and F&B refuse areas will be maintained separately to other site uses.

Bulk Waste

11.11 Where bulk waste requires removal, this will be arranged via the waste management company.

Clinical Waste

11.12 As discussed in **Section 9**, clinical waste will be strictly controlled and segregated from other site wastes. It will be subject to the management of the separate clinical waste management team and waste operator.

12 Summary

12.1 The preceding strategy sets out the reasonable steps necessary for the Principal Contractor to undertake, prior to site works commencing and for the management company or teams to apply during the operational phase. This is in order to ensure that waste duty of care is complied with at all stages and that the requirements of the guidance discussed herein are applied.

Construction and Demolition

12.2 With regards to construction and demolition, a full SWMP will be developed by the contractor using the following principles:

- The SWMP will operate within Construction Management Plan and will establish the waste responsibilities within the management team
- A Waste Inventory will be undertaken prior to site works commencing, which will ensure that where waste cannot be re-used it will be sent for local recycling or recovery where possible;
- A Demolition Notice will be obtained;
- Waste management recycling targets will be set that are specific to the development proposals;
- Procedures will be set for waste classification/determination of material as inert, non-inert and hazardous;
- Dedicated material storage areas and collection arrangements for waste requiring off-site disposal will be provided; and
- Good site management and careful construction scheduling will minimise the generation of unused materials.

Operational Waste Provision

12.3 The preceding sections set out the assumptions and guidance applied in the calculation the required waste storage provision. This total number of bins required within Building A is summarised in **Table 12.1** below.

Waste Stream	Storage Requirement 1100 litre		Storage Requirement 180 litre	No of weekly Collections
	Residual	Dry Mixed Recyclables		
Residential	6.50	15.84	6.50	2 x
Retail / Commercial	0.04	0.09		2 x
Wellness/Care Amenity/Amenity /Amenity Support	1.31	3.05		2 x
Total	7.85	18.98	6.50	

Table 12.1 Building A Refuse Storage Requirements

12.4 **Table 12.1** demonstrates that there is a total storage requirement in Building A (excluding clinical waste) of around 27 x 1100 litre bins and around 7 x 180 litre bins.

12.5 Clinal waste is not included within **Table 12.1** as this has not been specifically calculated. However, a dedicated, secure area of over 30m^2 has been provide on the ground floor of Building A (see Figure 9.1) for all clinical waste storage and management needs.

Waste Stream	Storage Requirement 1100 litre		Storage Requirement 180 litre	No of weekly Collections
	Residual	Dry Mixed Recyclables		
Residential	3.78	9.21	3.8	2 x
Retail / Commercial	0.10	0.23		2 x
Wellness/Care Amenity/Amenity /Amenity Support	0.26	0.61		2 x
Childcare	0.07	0.17		
Total	4.21	10.22		

Table 12.2 Building B Refuse Storage Requirements

12.6 **Table 12.2** demonstrates that there is a total storage requirement in Building B (excluding F&B) of around 14 x 1100 litre bins and around 4 x 180 litre bins.

12.7 Ground floor plans for Building A indicate that there is currently provision for 24 x 1100 bins and 11 x 180 bins (excluding clinical waste area provision) whilst ground floor plans for Building B indicate that there is currently provision for 17 x 1100 bins and 5 x 180 bins (excluding F&B area provision). It is concluded that any discrepancies between required and provided storage capacities are not of an order that cannot be managed on site. Moreover, any issues with storage capacity or increased waste load can be managed with additional collections if required.

12.8 F&B waste is not included within **Table 12.2** as this waste stream will be managed separately. It is concluded that F&B use on site is likely to generate waste for approximately 4 x dry mixed recyclable bins and 2 x residual waste bins. Ground floor plans for Building B indicate that space has been provided for 2 no 1100 litre bins plus 2 x 180 litre bins, however the nature of F&B waste

is such that these will be collected at a frequency of up to once a day and so this is considered sufficient storage for F&B needs.

Operational Waste Management

12.9 As noted, all non clinical and non F&B operational waste management will be undertaken by private management company. The company will be responsible for the collection of residential waste from residential units and the management of waste storage areas within their control as well as commercial waste collection contracts.

12.10 Rental agreements for all site uses will include for waste collection, however, any F&B waste management will be undertaken by F&B staff and F&B refuse areas will be maintained separately to other site uses.

12.11 It is proposed that all site users will receive a welcome pack which will set out the details of the waste management strategy for the development including:

- Information on the value of reducing, reusing and recycling municipal waste;
- How the management system works, with contact details of the waste management team;
- Where the bins are located – for those site users which require access;
- What can be recycled;
- How to dispose of bulky items etc

12.12 Clinical waste will be strictly controlled and segregated from other site wastes. It will be subject to the management of the separate clinical waste management team and waste operator

12.13 In this way, it is anticipated that the development will comply with the strategic waste requirements identified and set out within this document.

APPENDIX A: Epsom and Ewell Revised Sustainable Design Guide (February 2016) - Annex 2 Guidance on the storage and collection of Household Waste

Annex 2 – Guidance on the storage and collection of Household Waste

- **Introduction**

a. To ensure waste is collected cleanly, safely and efficiently and to encourage waste minimisation the Council has specified that it will only collect domestic waste and materials for recycling in the containers provided by the Council. It can make this a legal requirement under Section 46 of the Environmental Protection Act 1990.

b. Where new or redevelopment homes are being built, the Council may ask the developer to accommodate and contribute towards the cost of containers. The following information is therefore provided to assist developers in complying with planning conditions requiring the provision of storage areas for the containers. This note should be read in conjunction with Part H of the Building Regulations 2002. Manual for streets (paragraphs 6.8.4 to 6.8.18) and BS5906:2005 Waste Management in Buildings – Code of Practice.

c. Applications for planning permission should include appropriate provision for the storage and collection of household waste and materials for recycling on the application site. Details of the siting, size and design of the refuse and recycling storage areas for each property will be required with planning applications. These details, particularly the siting and size of the storage areas, should be included on the site layout plan.

- **Houses and Bungalows**

a. These properties will normally be provided with one 240 litre wheeled bin for waste, one 180 litre wheeled bin for plastic and cardboard recycling, one 23 litre food waste bin, one 47 litre recycling bag (for paper) and a 55 litre recycling box. Please see full dimensions of all containers listed in section 4.

b. Residents are also able to subscribe, at a cost, to a garden waste recycling service where a 240 litre wheeled bin or 60 litre recycling bag can be issued. A nappy waste service is also offered to residents where they would be issued with an additional 180 litre bin.

c. The Council may provide two 240 litre wheeled bins for waste for properties where there are more than eight occupants, where requested.

d. Wheeled bins, boxes and bags should be stored on a hard, impervious, free-draining surface, in a position with convenient access to the kitchen door but also where they can be easily moved by the residents to the property boundary for emptying by the Council.

e. Where it is intended for the wheeled bins and boxes to be permanently stored at the front of the property, a suitable enclosure should be constructed in an accessible, but inconspicuous position. Enclosures which are located in a prominent position are likely to be refused permission. Any enclosure should be of adequate height to permit the bin lids to be fully opened without having to move the bins.

f. For developments with limited or no vehicular access, the occupiers will need to bring the wheeled bins, box and bags to the kerbside adjacent to the highway for collection. These arrangements can cause obstruction of the footpath, vehicular accesses and annoyance to other local residents. In such circumstances the occupier(s) of such properties should make their own arrangements for removing the emptied bins and boxes from the kerbside as soon as practicable after they have been emptied. Paragraph 6.8.13 of the Manual for Streets states that “waste bins on the footway pose a hazard for blind or partially sighted people and may prevent wheelchair and pushchair users from getting past”.

- **Flats and Communal Properties**

a. For flats and communal developments with more than four properties, communal wheeled bins will be provided, at cost to the developer, for refuse and recycling collection. The total wheeled bin capacity will be based on the approximate total refuse and recycling litre requirement of 500 litres per property. This will be split among containers to allow waste streams to be separated. Please contact your planner to discuss the required litre capacity for your proposed development.

b. The average flats and communal property development will require capacity for the following refuse and recycling containers. This example is based on 8 properties; container dimensions are available in section 4.

    - 1 x 1100 litre refuse bin
    - 2 x 1100 litre mixed recycling bins[16]
    - 2 x 240 litre glass (bottles & jars) recycling bins
    - 1 x 180 litre food waste recycling bin

c. In these properties communal wheeled bins should be provided and stored in an area close to the access road with a suitable access pathway. The collectors will collect, empty and return the communal wheeled bins and boxes to the storage area.

d. The **storage areas** for communal wheeled bins and recycling needs to:

    - Be at ground level
    - Allow sufficient room for both refuse and recycling containers to be stored and manoeuvred.
    - Be within 6 metres of the public highway
    - Residents should not be required to carry waste and recycling more than 30 metres to the storage area
    - Have a suitable level hard surface
    - Access pathway
    - Dropped kerb
    - Hatching adjacent to the dropped kerb prohibiting parking

[16] Such co-mingling bins are provided on properties and sites where there is insufficient space to accommodate the full range of separate recycling bins. These bins are used for storage and collection of all forms of non-food recyclable waste.

e. **Access pathways** from the storage area to the collection point (where the vehicle stops) need to:

- Be level, unless the gradient falls away from the storage area in which case the gradient should not be steeper than 1:12
- Be at least 1.5 metres wide
- Be free from kerbs and steps
- Have solid foundations and a smooth continuous impervious surface
- Have shallow ramps where they meet roadways
- Be no more than 5 metres from the point where the collection vehicle will stop

f. The collection vehicle will need to park near the storage area. So **access roads** need to:

- Have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 26t GVW, 11.5t axle loading)
- Have heavy-duty manhole covers, gully gratings etc.
- Be designed to ensure reasonable convenience for the collection vehicle.
- Be a minimum of 5 metres wide.
- Be arranged for the collection vehicle to continue in a forward direction.
- Offer adequate space for turning. The minimum turning circles are 18.5m (kerb to kerb) and 20.3m (between walls).
- Allow a minimum of 4.1 metres clearance under any obstruction such as an archway or trees.
- Road hatchings at the entrance, to prevent parking at all times

g. For tracking purposes, the dimensions of the vehicles currently used in Epsom & Ewell are 10.8m long and 2.6m wide.

h. If more than four 240 litre bins (960 litres total) are to be emptied, then the collection vehicle should be able to enter the development to avoid the risk of obstructing traffic. In all such instances the road crossing the footway shall be designed so that the reversing vehicle does not encroach on the footway.

i. Collection vehicles should not generally be expected to reverse into a development from a busy main road. Collection vehicles can be reversed into the development over a distance not exceeding 12 metres to a point within 5 metres of the storage area. It is requested that where possible developments are designed to avoid the reversing of collection vehicles.

j. Appropriate measures must be incorporated into any scheme to control unauthorised parking of vehicles that would prevent access by the waste collection vehicle or the movement of bins and boxes from the enclosure to the collection vehicle.

- **Container Dimensions**

	Height	Width	Depth
1100L	132cm	122cm	92cm
660L	119cm	120cm	74cm
360L	105cm	55cm	86cm
240L	105cm	57cm	73cm
180L	99cm	48cm	65cm
Food waste Container	41cm	32ccm	40cm
Kerbisde recycling box	35cm	56cm	44cm

For further information please contact:

Planning Department
Epsom & Ewell Borough Council
Town Hall
The Parade
Epsom, Surrey
KT18 5BY
01372 732000
contactus@epsom-ewell.gov.uk

APPENDIX B: Building Regulations Approved Document H6 Summary

(as relevant to the proposals)

Summary of Building Regulations Approved Document H6:

Waste Storage – Domestic

Principal requirements

- Adequate provision for storage;
- Adequate provision for access;
    - For people in the building to the storage;
    - From the place of storage to the collection point.
- Separate storage should be provided for recyclable waste
- Consultation should take place with the waste collection authority to determine their requirements

Capacity

- Domestic
    - combined provision of 0.25m^3 per dwelling (if collections once a week)
- High Rise[15]
    - May share a single waste container for non-recyclable fed by chute[16];
        - Separate storage to be provided for recyclable[17];
    - May have separate storage rooms/compounds;
        - Will require a management arrangement;

[15] Dwelling above the 4th floor
[16] At least 450mm diameter, smooth non-absorbent surface, close fitting access doors at each storey with a dwelling and ventilated top and bottom
[17] Can provide residents only recycling centres

Siting of storage areas

- Distance for householders to travel with waste not > than 30m;
- Distance to collection point < 25m;
- Waste not to be taken through buildings[18];
- No steps[19]
- No slopes[20]
- Collection point accessible to the vehicles in use by the collection authority[21]
- External storage should be cited, away from windows, ventilators and in shade

Design of storage areas

- Shielded from public view;
- Clear space of 150mm required between and around containers for access;
- Container storage areas min 2m high;
- Individual bins storage areas high enough to raise lid;
- Permanent ventilation required top and bottom;
- Paved impervious floor;
- Provision for washing down and draining into a gully with a sealed pollutant trap;
- Compound secure from vermin or containers fitted with close fitting lids; and
- Separate rooms required for recyclable waste

[18] Unless a covered open space (porch, garage, car port)
[19] For containers up to 250 litres or at least not exceed 3.
[20] Should not exceed 1:12.
[21] Should not interfere with vehicle and pedestrian access