

Waste Management, Storage and Collection Strategy



1A Throwley Way, Sutton, SM1 4AF

Continued use of the premises as a place of worship (Use Class F1)

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1. Introduction

- 1.1. This Waste Management, Storage and Collection Strategy (WMS) is submitted in conjunction with a planning application for the continued use of the premises as a place of worship. No external works are proposed to the building and internal works are limited to general repair and refurbishment.
- 1.2. The WMS is written in a manner appropriate to the scale and nature of the development. It is a "live" document that will evolve as necessary to address issues or concerns that may arise during the planning process or subsequent use of the building.

2. The Site and its Location

- 2.1. The application site is located on the western side of Throwley Way, to the rear of Times Square shopping mall within Sutton Town Centre.



*Figure 1 - Aerial photograph of the site
(Google Maps)*

- 2.2. Photographs of the site and its surroundings are provided within the accompanying photographic sheet. The building that occupies the site is a 2 and 3 storey building with rendered elevations to the front parts, and brick elevations to the rear. Behind the rendered front facade there is a mansard type roof, terminating half-way along the building, where there is then a flat roof to the 2 lower floors. To the front of the building there is a single

storey “vestibule” extension with predominantly glazed elevations and a monopitch tiled roof.

- 2.3. The building was formally occupied as a Snooker Hall, but more recently has been used as a place of worship under Use Class F1(f).



Figure 2 - Front and northern elevations and fire exits

- 2.4. The building has three levels, accessed from a staircase and lift at the front of the building, through the glazed vestibule.
- 2.5. The lower ground floor extends across the whole of the site and was used by the snooker hall as a playing area, offices, plant and storage space. As a place of worship this floor has been used as the main auditorium, with ancillary book store and auditory control room.
- 2.6. The upper ground floor also extends across the whole of the building and was used by the snooker hall as a playing area to the rear with a bar and lounge area to the front. The use of the premises as a place of worship has retained the bar and lounge area as a serving counter, and the remainder of the floor has been used for informal meetings and activities outside of the main auditorium, and also for storage.
- 2.7. The staircase and lift leads up to the top floor contained within the mansard type roofspace to the front half of the building. This provided a playing area for the snooker hall with ancillary offices. As a place of worship, this floor has been used as meeting rooms, the pastor’s office and caretaker’s accommodation. The mansard roof form is to the front half of the building, with a rear exit door allowing access onto the flat roof above the rear 2 storey parts of the building.

- 2.8. The building occupies the whole of the site, except for a narrow surfaced forecourt to the front of the vestibule extension. Emergency egress is afforded from the lower ground floor level of the building into the rear of the Times Square Shopping Centre, and at first floor level from the rear of the building, across the flat roof, and down an external metal stair to the adjoining ramped service access to the shopping centre.
- 2.9. The rear of the building abuts the rear of the Times Square Shopping Centre, and the northern elevation abuts the service ramp to the Centre. The southern elevation abuts the locally listed building (LL94) "Sutton Arcade", comprising 2 no. two-storey, flat roofed buildings that support a central archway through to a parking area at the rear. The buildings are in use as a tattoo studio and as a minicab office.



Figure 3 - Sutton Arcade adjacent to the application property

- 2.10. Opposite the application site are 7 pairs of semi-detached, two-storey houses, arranged close to the highway with small front gardens. The wider area is dominated by several tower block consistent with the Sutton Town Centre location. This includes "Aspects" a 15 storey residential block at No.1 Throwley Way, and Times House, a 7 storey office block at the rear of the Times Square shopping centre.
- 2.11. Throwley Way is a one-way road in a north-south direction. The pavement to the front of the property is partly used as a cycle path, and the highway also accommodates a bus lane. Double yellow lines prevent any parking within the bus lane, and a single yellow line on the opposite side of the road prevents parking at most times. Times Square Car Park is opposite and to the north of the application site. The car park is operational between 7am and 8.30pm Monday to Saturday, and between 9.30am and 6.00pm Sundays and Bank Holidays.



Figure 4 - Throwley Way looking northwards from the application site

- 2.12. The property is not within a Conservation Area and it is not a listed building. There are no statutorily listed buildings within the vicinity of the site, and the adjoining locally listed Sutton Arcade will not be affected by the continued use of the premises.

3. The Proposal

- 3.1. The application seeks planning permission to continue the use the premises as a Place of Worship (Use Class F1). The Applicant, Faith Church Ministries Ltd, are purchasing the property and will occupy the premises replacing the former occupants, Gilbert Deya Ministries.
- 3.2. Faith Church Ministries is a Pentecostal, Tamil church established in 1993, currently with 10 churches across the UK. The premises in Sutton will complement the existing churches in London located at Surbiton, Wembley and East Ham.
- 3.3. As the property has been in use as a church for many years, no external changes to the building are required and only minor refurbishment and decoration is required to the internal parts.
- 3.4. The building will be used in the same way as the former church occupiers. The lower ground floor hall will accommodate the main space for religious purposes, the upper ground floor hall will provide a meeting and recreation space, including a refreshment counter, and WC facilities. The upper floor will continue to be used as offices and meeting spaces associated with the church use and activities. The existing upper floor flat is not intended to be used by the Church, although it will remain in situ, ancillary to the church use.
- 3.5. The proposed activities and the maximum number of attendees expected on the premises at different times of the day are indicated in below:

Proposed Activities

	Morning (09.00 - 13.00)	Afternoon (13.00 - 18.00)	Evening (18.00 - 22.00)
Monday	Prayer Groups, Community Meetings, Training, Youth Groups		
Tuesday	Prayer Groups, Community Meetings, Training, Youth Groups		
Wednesday	Prayer Groups, Community Meetings, Training, Youth Groups		Evening Worship
Thursday	Prayer Groups, Community Meetings, Training, Youth Groups		
Friday	Prayer Groups, Community Meetings, Training, Youth Groups		Night Worship (until midnight, once a month)
Saturday	Fasting Prayer		

Sunday	Sunday Worship
	The use of the building for group meetings will be dependent on demand - it will not be all day, every day.

Maximum number of individuals on the premises at any one time

	Morning (09.00 - 13.00)	Mid Afternoon (13.00 - 18.00)	Evening (18.00 +)
Monday	25	35	60
Tuesday	40	40	30
Wednesday	25	45	70
Thursday	40	25	40
Friday	35	50	200
Saturday	150	40	300
Sunday	300	300	60

Figure 5 - Proposed activities and potential maximum number of attendees.

- 3.6. The use will generate some employment opportunities with regard to the maintenance and operation of the building, for the Pastor and persons involved in the administrative tasks of the church, and for the cleaning and maintenance of the building. Volunteer roles and employment opportunities will also be formed through the various community groups that it is hoped will use the building.

4. Legislative Background and Planning Policy

- 4.1. The [National Planning Policy Framework \(NPPF\)](#) supports the provision of sustainable development and the environmental objective of minimising waste and pollution. National Planning Policy for waste is detailed in the government's Waste Management Plan for England (January 2021). It sets out how waste can be reduced and managed safely.
- 4.2. The [2021 London Plan \(LP\)](#) also seeks to reduce waste, and is supported by the 2018 London Environment Strategy and "ReLondon" a partnership of the Mayor of London and the London boroughs to improve waste and resource management.
- 4.3. LP Paragraph 3.3.18 states that "Shared and easily accessible storage space supporting separate collection of dry recyclables, food waste and other waste should be considered in

the early design stages to help improve recycling rates, reduce smell, odour and vehicle movements, and improve street scene and community safety." LP Policy D6E in respect of housing quality and standards states *"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."* Recycling and waste disposal, storage and any on site management facilities should be convenient in their operation and location, appropriately integrated, and designed to work effectively for residents, management and collection services.

- 4.4. LP Policy S17 seeks to reduce waste and support the circular economy. It supports the provision of developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.
- 4.5. The [2018 London Environment Strategy](#) includes the implementation of a circular economy by reducing waste with fewer disposable products, and increasing the availability and visibility of recycling facilities and services through a "waste hierarchy".
- 4.6. The [2022 South London Waste Plan](#) sets out the issues and objectives to be met in waste management across the London Boroughs of Sutton, Croydon, Merton and Kingston. It seeks to facilitate the requirements of the London Plan: a reduction in household and commercial waste, an increase in recycling, and improvements to waste management efficiency and the circular economy.
- 4.7. The [2018 Sutton Local Plan \(SLP\)](#) includes policies relating to waste management, with the Sutton Urban Design Guide supporting new developments that *"Provide sufficient, secure and accessible on-site waste and recycling collection, sorting and storing facilities"*.
- 4.8. [British Standard BS5906:2005](#) provides a code of practice for waste management in buildings.

5. The Waste Management Strategy for this Site

- 5.1. In accordance with the planning legislative framework set out above and in the interests of the effective management of waste and recycling and a reduction in carbon and emissions, the following details demonstrate that appropriate arrangements have been made for the storage and collection of recycling and refuse on this site.

Estimated volumes and types of waste

- 5.2. The current church has practised from the premises for a number of years and has not generated any significant amounts of waste to raise concerns with regard to recycling and collection arrangements.
- 5.3. The new church will operate the facilities in a similar manner.

Existing waste and recycling storage

- 5.4. The existing arrangements involve the placing of waste receptacles adjacent to the lobby entrance on bin collection days. There are also external storage facilities in the side access to the building, accessible from the upper ground floor, although the space available is restricted due to the need to keep fire exits clear.



Figure 6 - External storage facilities available to the side of the building

Proposed waste and recycling storage

- 5.5. The continued use of the premises a place of worship by a new faith group will not result in any changes to the amount of waste generated.
- 5.6. Internally, waste and recycling bins will be placed on each floor to enable the users of the building to be effective in the separation of recyclable waste. When the internal bins are full the separated waste will be maintained and stored within larger wheelie bins that will be accommodated within the storage facilities within the building and at the far end of the lobby. On bin collection day the bins will be placed outside, adjacent to the lobby and side access to the building.
- 5.7. Within the kitchen and serving areas, food waste bins will also be provided.



Figure 7 - Waste and recycling bins will encourage users to separate their waste

5.8. Wheelie bins will be provided as detailed in the table below:

Bin types and sizes suitable for this development					
	Bin type	height (cm)	width (cm)	depth (cm)	proposed on-site provision
	360l landfill	110	60	88	
	240l landfill	107	58	74	
	180l landfill	106	54	65	
	360l recycling	110	60	88	
	240l recycling	109	58	76	
	240l food recycling	109	58	76	
	140l food recycling	106	48	54	

Proposed collection and servicing arrangements

- 5.9. The church will enter into a contractual arrangement with a private contractor to ensure the collection of refuse and recyclable waste. The contract will ensure that bins are collected on at least a weekly basis.
- 5.10. On collection days, the wheelie bins will be placed adjacent to the lobby entrance for easy collection by the refuse operator. The refuse truck will be able to load the refuse from the adjoining highway, ensuring compliance with loading and unloading restrictions.



Figure 8 - Throwley Way for waste collection vehicles

6. Conclusion

- 6.1. This WMS is commensurate with the scale and nature of the development and appropriate to the planning application for the continued use of the building as a place of worship.

end.