



City House, Sutton Park Road, Sutton, SM1 2AE

WASTE MANAGEMENT PLAN

for Proposed Mixed Use Development
on behalf of Macar Living (City House) Ltd

2022/6805/WMP05

February 2024

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1 INTRODUCTION

- 1.1.1 RGP is instructed by Macar Living (City House) Ltd to provide highway and transport planning advice in relation to a proposed mixed-use development at City House, Sutton Park Road, Sutton. The site lies within the London Borough of Sutton (LBS).
- 1.1.2 The site is located on the eastern side of the one-way section of the A232 gyratory within the town centre of Sutton and currently comprises an office building with a total floor area of approximately 1,117 sqm. Vehicular access to the site is provided from the eastern side of the A232 Sutton Park Road via a shared service road with the adjacent Morrisons, over which the applicant has suitable rights of access.
- 1.1.3 The development proposals comprise the redevelopment of the site in order to re-provide circa 220 sqm of office space at ground floor level and 70 residential flats, including a mix of 1-3 bedroom units, on the upper floors. A copy of the latest proposed site plan is attached hereto at **Appendix A**.
- 1.1.4 The proposed development would be car-free (except for 2 disabled spaces), owing to the site's highly accessible location via public transport (PTAL 6a), its town centre location and reflective of the London Plan (2021) parking standards. Cycle parking would also be provided on the site, in accordance with London Plan 2021 standards and LCDS.
- 1.1.5 A dedicated delivery bay would be provided on the site, allowing sufficient turning space on the site to accommodate a typical goods online delivery van. It is anticipated that refuse collection would continue to be undertaken from the shared service road, which would be no different from the existing and established arrangement for City House, thereby allowing all delivery and servicing vehicles to enter and egress the site in a forward gear to avoid any impact on Sutton Park Road.
- 1.1.6 A separate Transport Assessment, Travel Plan, Delivery & Servicing Management Plan and Outline Demolition/Construction Logistics Plan have also been prepared by RGP as part of the planning application and these reports should therefore be read in conjunction with this report.
- 1.1.7 This Waste Management Plan identifies the refuse storage and collection arrangements associated with the proposed development once operational and sets out measures for the management of waste at the site to ensure waste is collected safely.

2 SITE DESCRIPTION

2.1.1 The location of the site in the context of the surrounding area is illustrated on **Figure 2.1** below. As shown, the site lies within the town centre of Sutton where a wide range of commercial uses and high street retailers can be found.

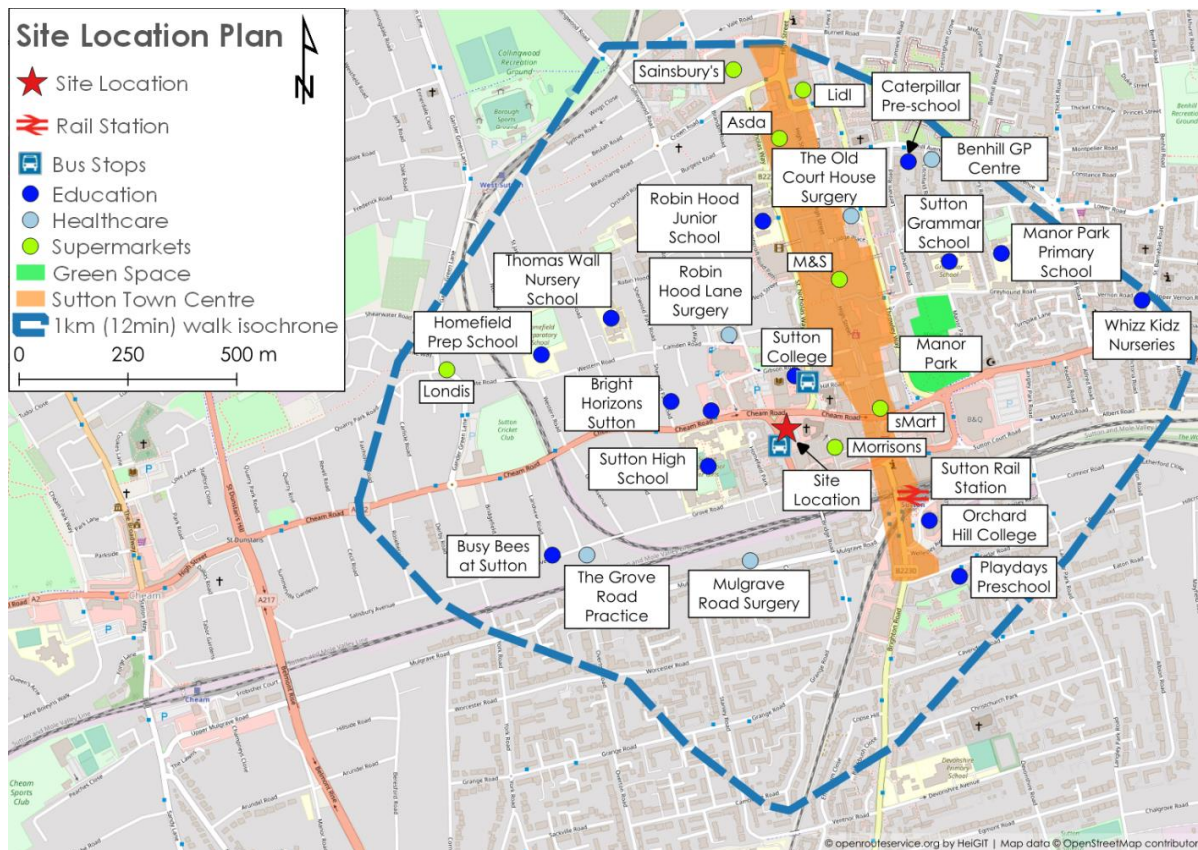


Figure 2.1: Site Location

2.1.2 The site is bound by the A232 Sutton Park Road which loops around the eastern and northern boundary of the site, Sutton Baptist Church on its eastern side and the shared service road with Morrisons to the south of the site.

2.1.3 Vehicular access to the site is provided from the eastern side of the A232 Sutton Park Road. The service road serves two loading bays associated with the Morrisons supermarket as well as gated entrance to City House, as shown in **photograph 1** later in this report. The applicant has suitable rights of access over the access road.

2.1.4 There are also two additional points of pedestrian access from the site's northern boundary with the A232, providing a good level of permeability across the site.

2.1.5 The A232 Sutton Park Road forms part of Transport for London's Red Route Network (TLRN) with double red line markings located along both sides of the carriageway which prohibit stopping at any time.

2.1.6 The A232 Sutton Park Road provides a one-way route which operates in a clockwise direction through the town centre of Sutton. At the north-western corner of the site, the A232 gyratory meets via a signalised junction, facilitating access west towards the A217 and Cheam.

3 EXISTING SERVICING ARRANGEMENTS

3.1 Existing Office Use

- 3.1.1 The site entrance is currently gated and it is understood that most delivery and servicing activity associated with the existing site currently takes place from the shared service road outside the site frontage. Some smaller transit type deliveries can be undertaken on the site once permitted through the telecom system, although in practice most vehicles currently wait on the service road.
- 3.1.2 All refuse collection is undertaken from the shared service road currently.

3.2 Morrisons

- 3.2.1 As discussed, the service road is shared with the adjacent Morrisons supermarket which benefits from two roller shutter service bays whereby vehicles currently reverse off Sutton Park Road into the service yard and into part of the building for servicing needs.
- 3.2.2 As illustrated in **photograph 1** below, from RGP's on-site observations and based on the applicant's day to day observations of Morrisons delivery activity, the southern loading bay (right) is utilised for all day-to-day delivery and servicing needs whilst the northern bay (left) is used for the storage of bins and goods only. This was also confirmed as part of a traffic survey undertaken of the loading bays, as detailed in depth within the TA and DSMP to accompany this application.



Photograph 1: Service Yard

4 PROPOSED SERVICING ARRANGEMENTS

4.1 Overview

- 4.1.1 As part of the proposals a dedicated delivery bay would be provided on the site to enable a typical goods online delivery van to access the site in a forward gear, turn around on the site and egress the site in a forward gear, as illustrated on **Drawing 2022/6805/001** attached.
- 4.1.2 Refuse collection for the site would continue to be undertaken on the service yard outside the site frontage in the same manner as the existing and established servicing arrangement for City House. A refuse vehicle would simply service the development in the same way it would service the office use currently.
- 4.1.3 As detailed within the TA and DSMP, the proposed development would offer a reduction in terms of the level of delivery and servicing activity taking place on the shared service road and a significant betterment in terms of the potential impact on and the relationship with the Morrisons servicing needs.
- 4.1.4 Only refuse collection and very infrequent larger deliveries (which are not typical of residential developments) would take place on the service yard.
- 4.1.5 **Drawing 2022/6805/002**, attached hereto, provides a swept path assessment of a large 10.7m refuse vehicle which is used by LBS, demonstrating that an LBS refuse vehicle can turn around on the service yard safely and conveniently, even during the rare occasions when the Morrisons loading bays are occupied by two vehicles. As indicated by the survey, during some occasions vehicles were observed to park side by side on the service yard which is reflected on the attached drawing as a worst case scenario. It also confirms that a refuse vehicle and a car can pass one another simultaneously at the site access safely.

4.2 Residential Waste Requirements

- 4.2.1 The bin storage requirements associated with the residential development have been considered based on the requirements set out within the '*The London Borough of Sutton and The Royal Borough of Kingston – Recycling & Waste Planning Guidance (2023)*'.
- 4.2.2 This WMP considers these standards which indicate that the total waste capacity for communal storage should be calculated as 30 litres per unit plus 70 litres per bedroom. The split of this waste should be as follows:

Waste	40%	1 100L Euro Bin
Paper & Card	30%	360L Wheeled Bin
Dry Mixed Recycling	20%	1 100 L Euro Bin
Food Waste	10%	240L Wheeled Bin

- 4.2.3 As such, the requirements for the residential units are as follows:

- 30l x 70 units = 2,100 litres
- 70l x 133 bedrooms = 9,310 litres
- **Total = 11,410 litres**

Waste	4	1100L Euro Bin
Paper & Card	10	360L Wheeled Bin
Dry Mixed Recycling	2	1100 L Euro Bin
Food Waste	5	240L Wheeled Bin

4.2.4 As shown on the ground floor site plan at **Appendix A** (an extract of which is shown in green in **Figure 3.1** below), the residential element would be provided with a dedicated bin store, suitable to accommodate the required storage provision outlined above.

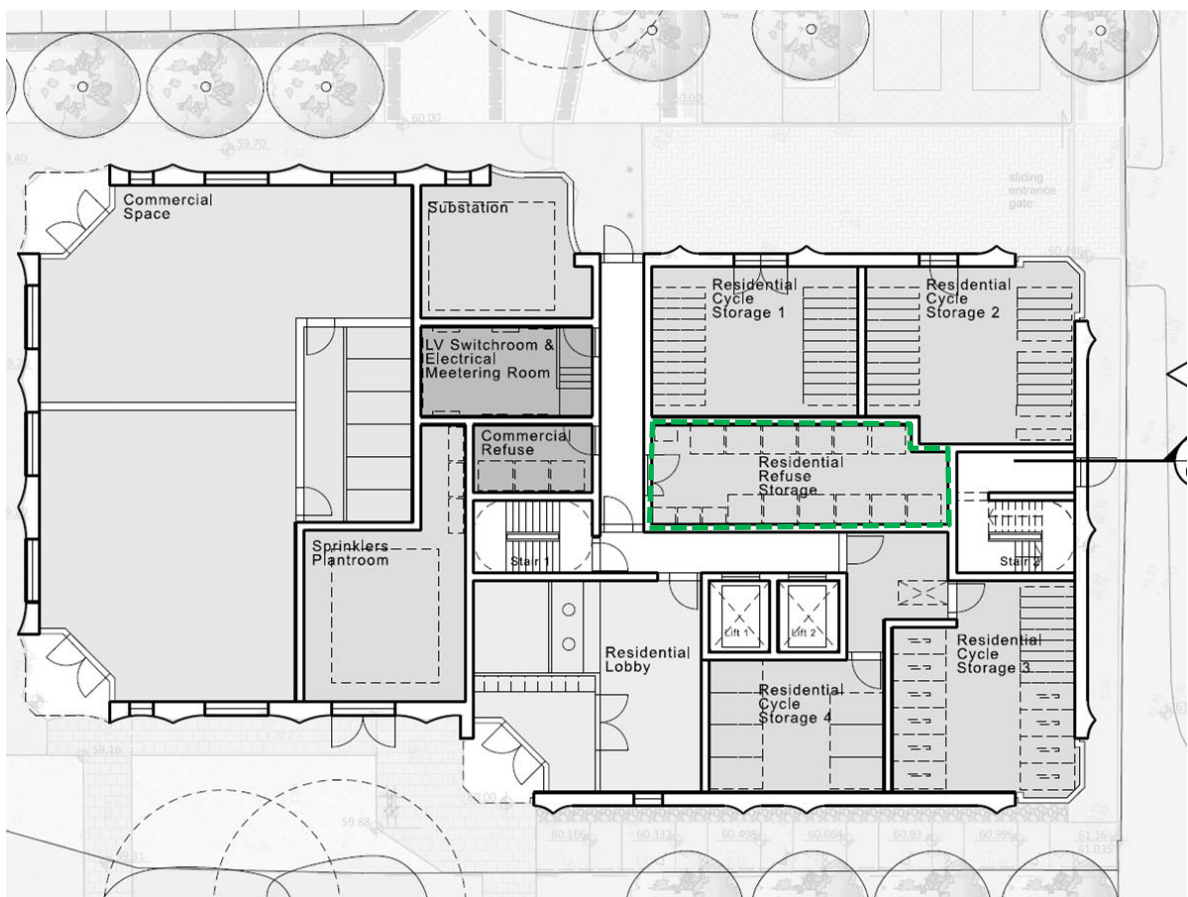


Figure 3.1: Proposed Residential Bin Store

4.3 Commercial Waste Requirements

4.3.1 The bin storage requirements associated with the commercial unit have been considered based on the office requirements set out within the Sutton and Kingston document. **Figure 3.2** below summarises the commercial waste storage requirements.

Sutton and Kingston Recycling and Waste Technical Planning Guidance		
Use	Waste Storage Capacities	Requirements based on floor area (220 sqm)
Office	2600 litres per 1000m ² of gross floor space. 50% capacity retained for recycling	= 572 litres (weekly)

Figure 3.2: Proposed Commercial Unit Refuse Storage

- 4.3.2 Based on the above calculations, the proposed commercial unit could generate up to 572 litres of waste per week, equivalent to 2 x 360 bins or 1 Eurobin for example.
- 4.3.3 As shown on the ground floor site layout plan at **Appendix A** (an extract of which is shown in orange in **Figure 3.3** below), a dedicated bin store would be provided for the commercial unit, separate from the residential bin store, suitable to accommodate at least 663 litres of waste.

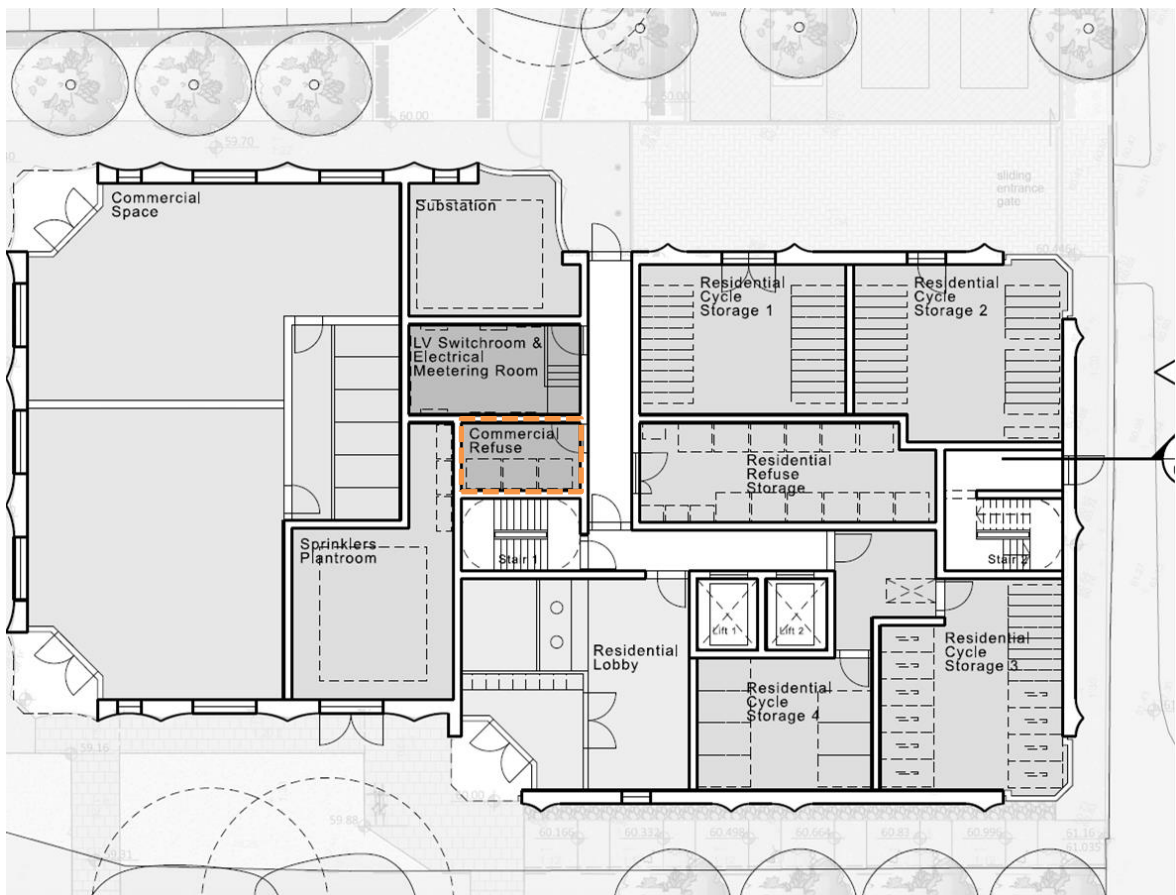
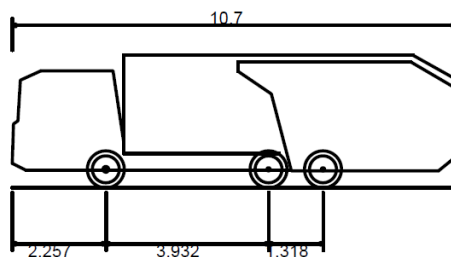


Figure 3.3: Proposed Bin Store (Commercial)

5 REFUSE VEHICLE AND COLLECTION POINT

- 5.1.1 Domestic and commercial refuse collection for the site would be undertaken using an LBS refuse vehicle, or similar, as set out within the 'The London Borough of Sutton and The Royal Borough of Kingston – Recycling & Waste Planning Guidance (2023)'. These dimensions are illustrated below.



Phoenix 2-20W (with Elite 2 6x2 RS chassis)

Overall Length	10.700m
Overall Width	2.590m
Overall Body Height	3.211m
Min Body Ground Clearance	0.416m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.340m

- 5.1.2 Residents / staff would be responsible for bringing waste and recyclable material from their units to the waste storage rooms provided, either via the stairs or lifts provided.
- 5.1.3 The route between the bin storage areas and service road would be step-free and clear of any obstructions or other features to ensure the movement of bins is not impeded. The bin collection strategy would be managed by site management on collection days. It is anticipated that site management would be responsible for ensuring bins are readily available for collection on the service road on collection days only, with bins transferred back to the bin store after collection. All bins would remain in the store at all other times.
- 5.1.4 The commercial unit shall only use the bin store provided and shall not use the residential bin stores at any time.

6 WASTE AND REFUSE MANAGEMENT

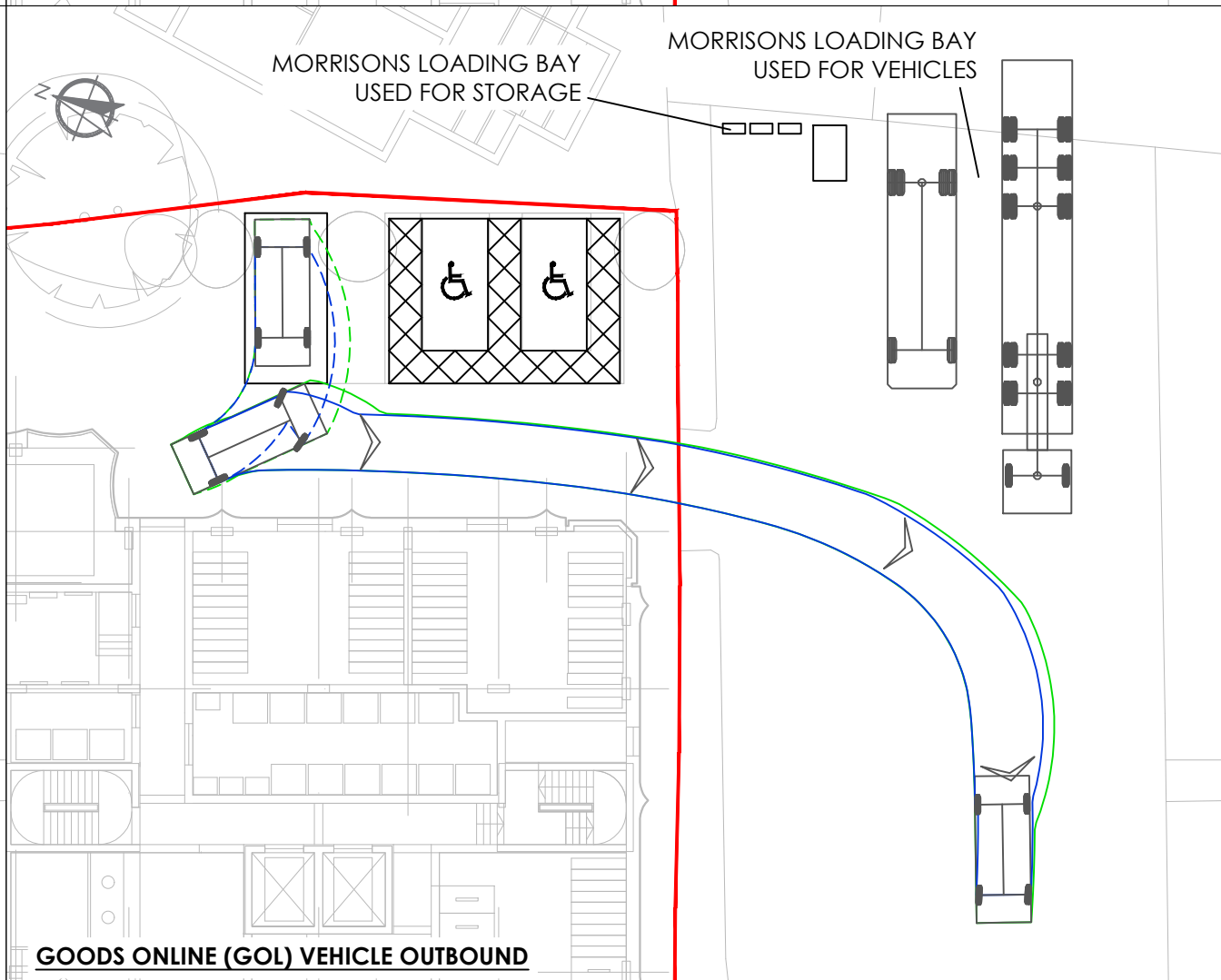
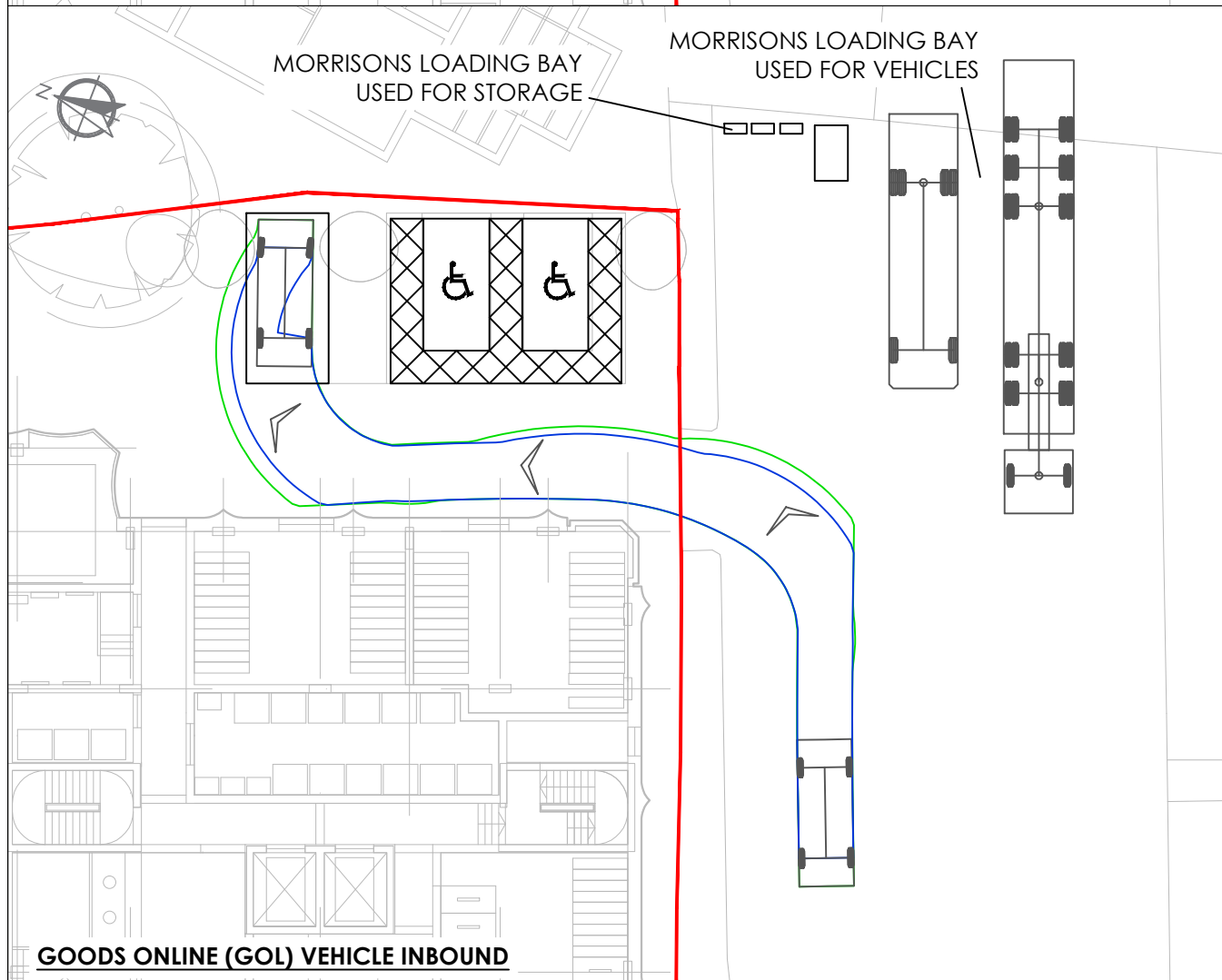
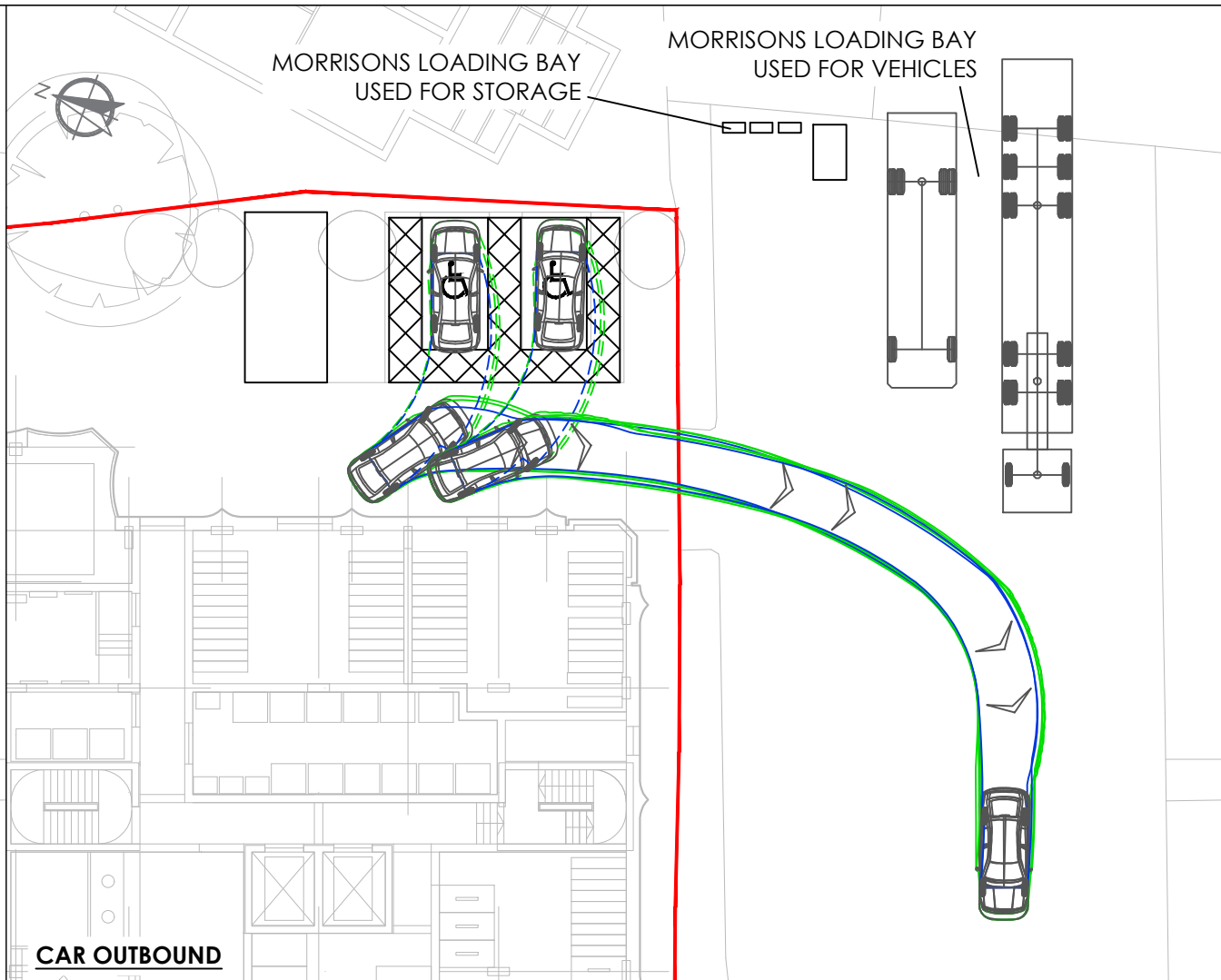
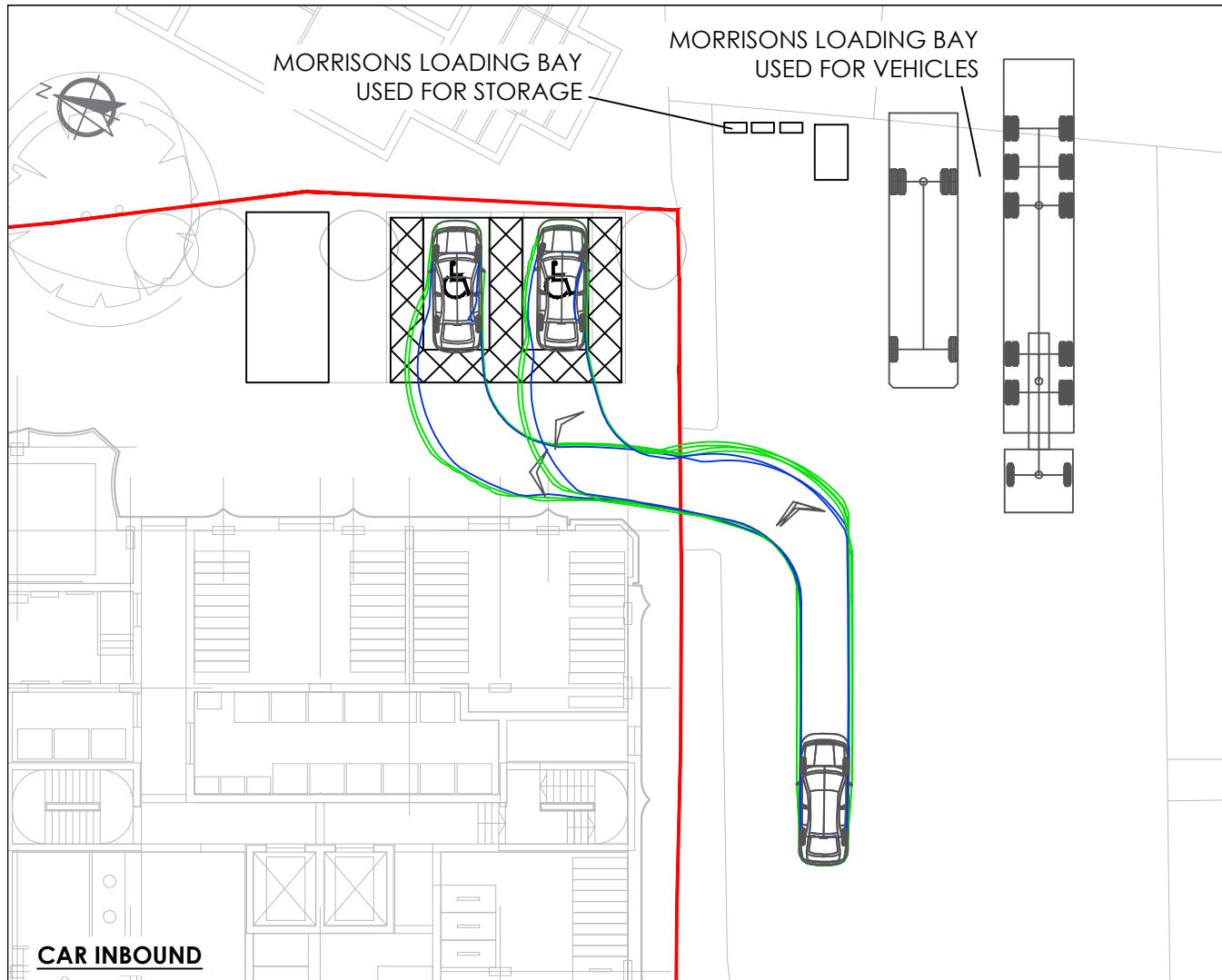
- 6.1.1 The site management team would be responsible for the management of waste and refuse collection at the site and would be responsible for implementing, enforcing and reviewing these measures and procedures accordingly.
- 6.1.2 The bins would be clearly identified to indicate general waste, recyclable containers and food waste for simple collection and use by residents. The site management team would be responsible for ensuring the manufacturing quality, branding and labelling meet required standards, as set out within the *'The London Borough of Sutton and The Royal Borough of Kingston – Recycling & Waste Planning Guidance (2023)*.
- 6.1.3 The refuse stores would be designed to ensure residents, staff or refuse collectors are able to access the stores independently from the front face, with appropriate clearance provided in front of each bin and between bins to ensure they can be accessed and moved safely.
- 6.1.4 The storage areas for refuse will be clearly identifiable to all residents, staff and refuse collectors through the use of appropriate signage on doors or walls within the vicinity of the bin stores. The bins within the stores would also be signed for their appropriate use (i.e. landfill / recycling / food waste).
- 6.1.5 The site management team will also be responsible for ensuring that all waste is placed into the containers for collection, including materials that have been placed beside or on top of bins, or waste that has overflowed from the containers.
- 6.1.6 Appropriate lighting will be provided within the refuse stores, either through a proximity detection system or on a time delay button to prevent lights being left on. The bin storage area would also have a suitable impermeable hard standing ground covering which can be cleaned easily and the slope of the floor would be designed to enable it to drain properly and completely.
- 6.1.7 Information would be provided to residents and staff of the commercial unit upon first occupation detailing the on-site refuse collection arrangements and the recycling facilities available.
- 6.1.8 The site management team would undertake regular checks of the bin storage provision to ensure they are fit for purpose and any damaged bins beyond repair replaced.

7 SUMMARY AND CONCLUSIONS

- 7.1.1 This Waste Management Plan (WMP) has been prepared by RGP to support a proposed mixed use development at City House, Sutton Park Road, Sutton, SM1 2AE.
- 7.1.2 This report sets out a number of clearly defined procedures relating to the waste collection and management associated with the proposed mixed use development at the above site. This report demonstrates the following:
- (i) Refuse collection would be undertaken from the shared service yard, consistent with the existing arrangement for the site;
 - (ii) The proposals have been demonstrated in the TA and DSMP to offer a reduction in activity on the service yard post development and a betterment in terms of safety for the Morrisons operation;
 - (iii) The proposals would provide appropriate bin storage provision in line with The London Borough of Sutton and The Royal Borough of Kingston – Recycling & Waste Planning Guidance (2023);
 - (iv) The waste collection strategy would be managed by the site management team;
 - (v) A number of waste management measures will be implemented at the site, with additional and appropriate measures introduced in the future by the site management company in response to demand / need over time.



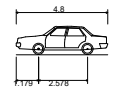
DRAWINGS



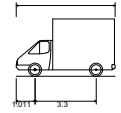
NOTES

This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.

SITE BOUNDARY



Standard Car (4.8m)
 Overall Length 4.800m
 Overall Width 1.769m
 Overall Body Height 1.488m
 Min Body Ground Clearance 0.249m
 Max Track Width 1.713m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 5.100m



GOL Delivery Vehicle
 Overall Length 5.339m
 Overall Width 1.986m
 Overall Body Height 3.085m
 Min Body Ground Clearance 0.338m
 Track Width 1.986m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 6.400m

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RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, please note the following residual hazards:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

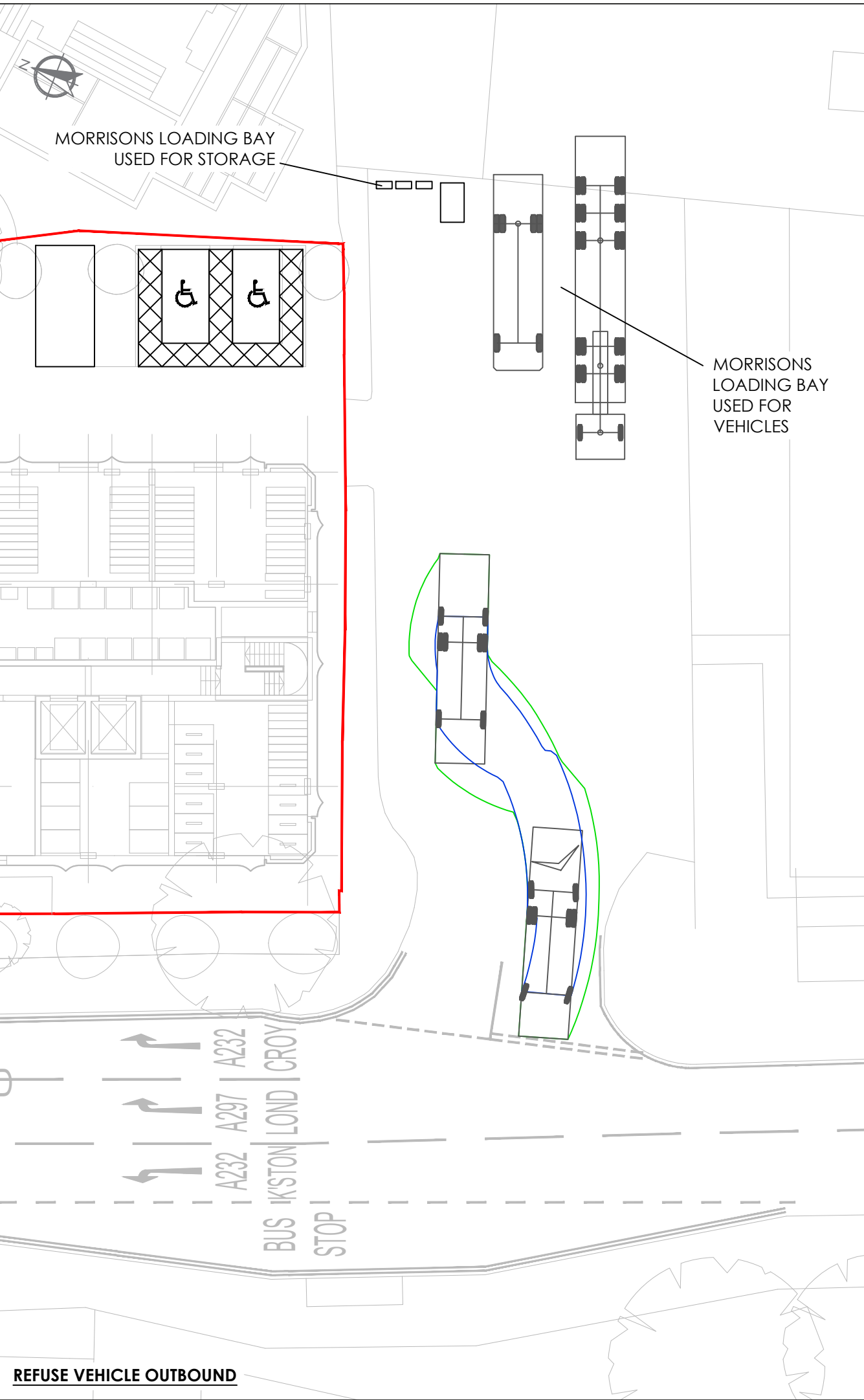
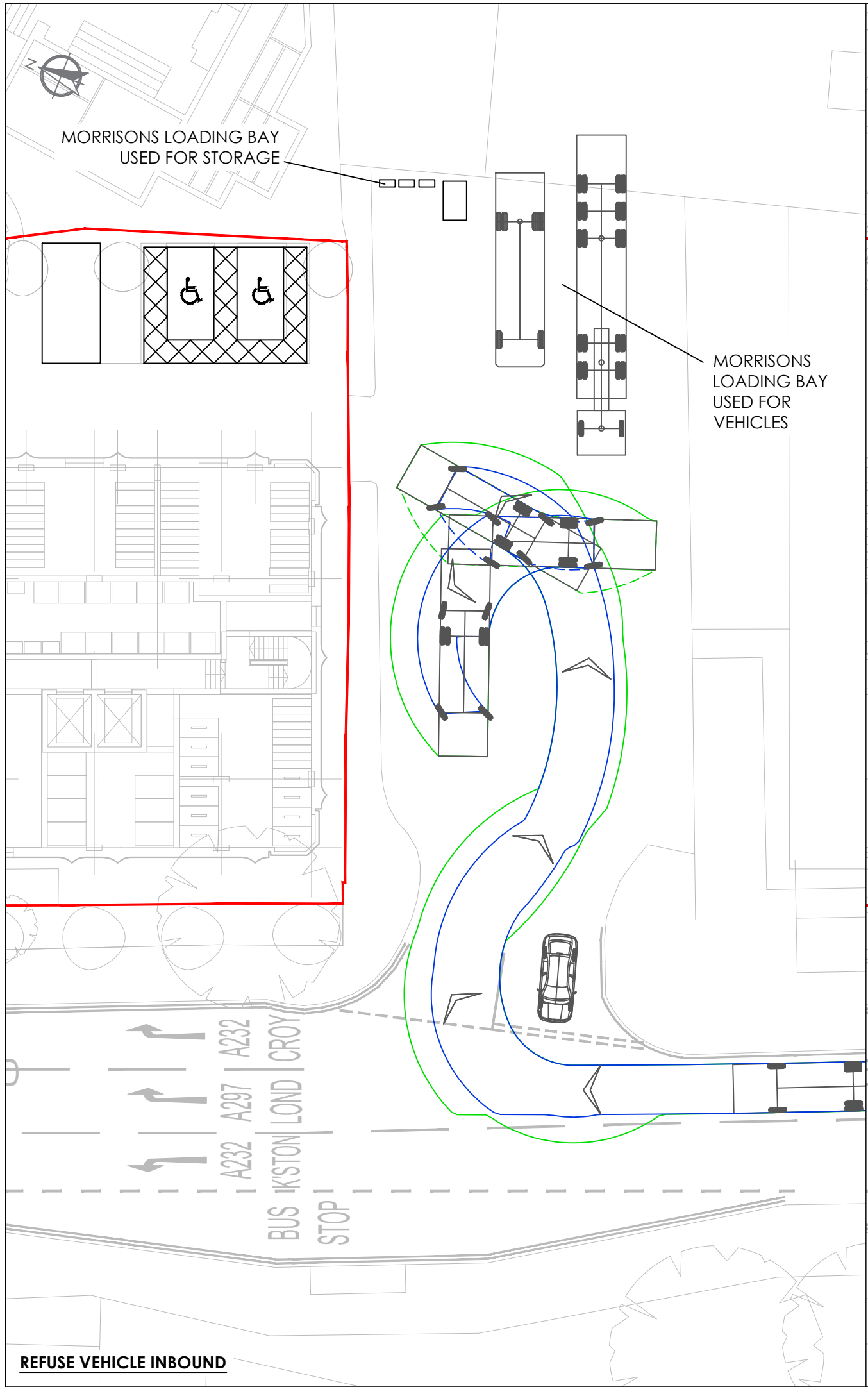
Rev.	Drawn	Comments	Date
P5	DLH	DETAIL AMENDMENT	15/12/23
P4	DLH	LAYOUT UPDATED	11/12/23
P3	DLH	LAYOUT UPDATED	01/11/22
P2	DLH	LAYOUT UPDATED	21/10/22
P1	DLH	FIRST ISSUE	06/09/22

Client
 Macar Living (City House) Ltd

Project
 City House,
 Sutton Park Road

Drawing Title
 Swept Path Analysis

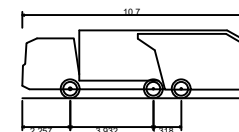
Drawing No.	2022/6805/001	Rev.	P5
Scale	As shown	Drawn by	DLH
		Checked by	WTT
			A3



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— SITE BOUNDARY



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Rev.	Drawn	Comments	Date
P3	DLH	DETAIL AMENDMENT	15/12/22
P2	DLH	LAYOUT UPDATED	11/12/22
P1	DLH	FIRST ISSUE	06/09/22

Client
 Macar Living (City House) Ltd

Project
 City House,
 Sutton Park Road

Drawing Title
 Swept Path Analysis -
 Refuse Vehicle

Drawing No. 2022/6805/002 Rev. P3

Scale 1:250 Drawn by DLH Checked by WTT A3

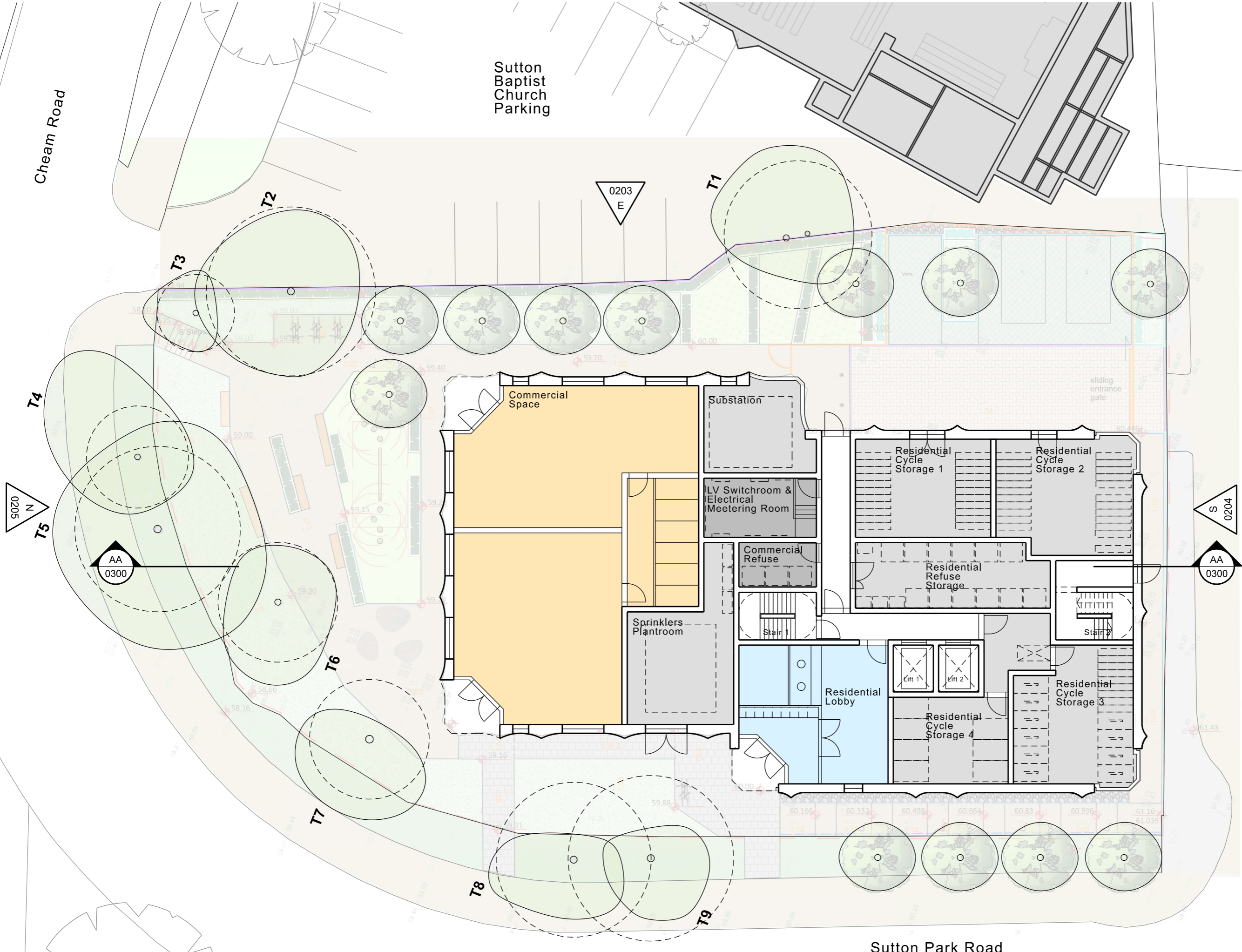


APPENDIX A

Cheam Road

Sutton Baptist Church Parking

0 1m 5m



- Key:**
- Residential Lobby
 - Residential BOH
 - Commercial Space
 - Commercial BOH

P0	XX/01/24	Planning Issue
Revision	Date	Description

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The sizing of all structural and service elements must always be checked against the relevant engineers drawings. No reliance should be placed upon sizing information shown on this drawing.

Project
City House, Sutton
 Sutton Park Road, SM1 2AE

Drawing Title
 Ground Floor Plan
 Proposed


Drawing Number	Revision
0816-WPA-0110	P0
Scale @ A3	Revision Date
1:200	

Drawing Purpose
 PLANNING

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