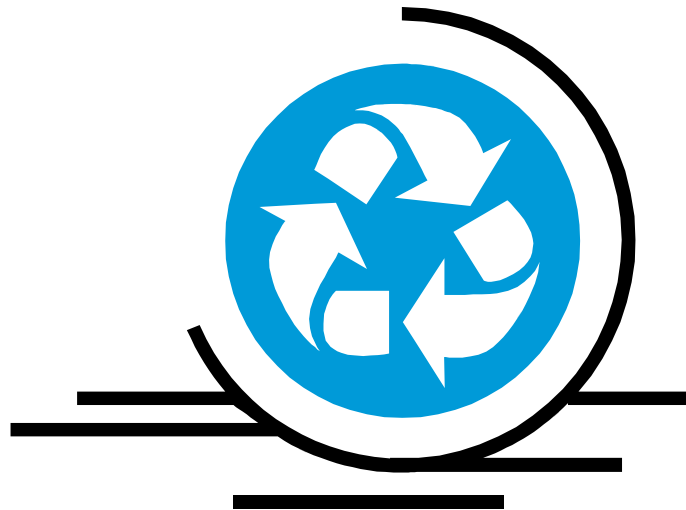




**Local Development Framework
Issues and Options Paper**

WASTE MANAGEMENT



**London Borough of Lewisham
Planning Policy July 2005**

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PART I: BACKGROUND TO ISSUES AND OPTIONS

1. INTRODUCTION

1.1. WHAT IS THIS PAPER ABOUT?

This discussion paper relates to the preparation by the London Borough of Lewisham (the Council) of the Spatial (Core) Strategy which will be a Development Plan Document in the Local Development Framework. It has been prepared to present issues and possible options associated with the Management of Waste. More specifically, this paper will explore in detail the following issues: -

- Waste Reduction
- Provision of new Waste Management Sites
- Protection of existing Waste Management Sites
- Standards and criteria for waste storage (Development Policies) & Waste Management Site allocations.

The London Borough of Lewisham recognises that the Council acts as a Waste Management Authority having land use planning control over waste management. As such the Council must provide an adequate framework within the Core Strategy and Development Documents to enable the waste management industry to establish and maintain appropriate waste management facilities in a way that meets the objectives of Sustainable Development.

1.2. WHAT IS THE ROLE OF THE COMMUNITY AND STAKEHOLDERS?

A series of other Issues & Options Papers have been prepared covering a wide range of matters which need to be reviewed by the Council. All are the subject of extensive consultation. In preparing this and other Issues & Options Papers, the Council is looking to the community and stakeholders to tell us the following: -

- What you think of the options presented;
- What improvements could be made to the options;
- What option(s) are your preferred options that you want the Council to take forward;
- Any options we haven't considered that you would like us to consider before identifying a preferred option(s).

In thinking about the options presented, it must be remembered that the preferred option may not be a single discreet option presented below, but rather may be a combination of a range of options taking the best parts of each.

1.3. LOCAL DEVELOPMENT FRAMEWORK

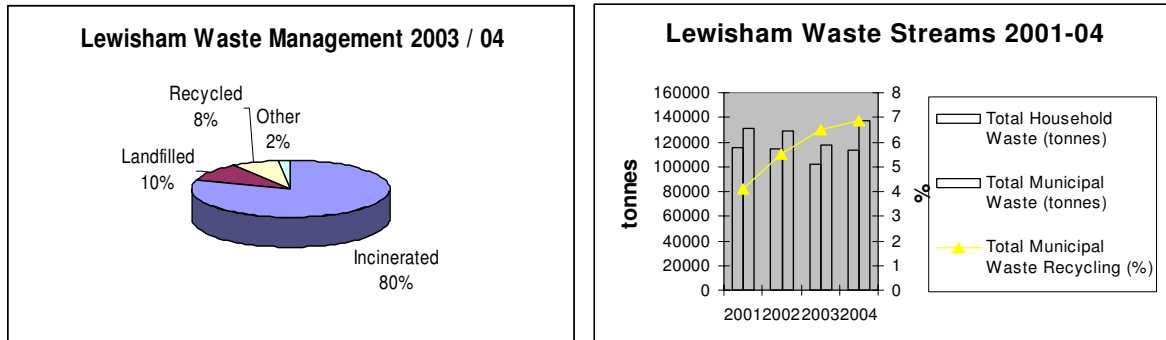
The Local Development Framework (LDF) will provide the overall planning strategy for Lewisham, made up of a number of separate but inter-related policies and plans. **The Spatial Strategy** will be that part of the planning framework that will set out the planning aims and objectives for the borough as a whole. All the other documents in the Local Development Framework must be consistent with it.

The Development Policies and Site Allocations document is being prepared alongside the Spatial Strategy. It will provide the framework for the detailed implementation of the strategic aims and objectives to be found in the Spatial Strategy. It will include a set of policies by which applications for new development will be judged.

Within this document it has been determined that if a policy option will form either a part of the Core Spatial Strategy or Development Policies, it will be noted with reference - '**CSS**' or '**DCP**' within the OPTION column. Following development of the preferred options these options will be split into their respective policy documents.

1.4. THE EVIDENCE BASE

The majority of Lewisham's waste (81%) is disposed through the incineration process via the SELCHP plant (South East London Combined Heat & Power). The Council holds a contract with SELCHP to supply a minimum 100,000 tonnes and maximum 105,000 tonnes of waste each year until 2023. The graphs below highlights the quantity of waste produced and the way in which it is managed and disposed. Note that 10% of waste placed in landfills occurs in the Essex, not within Lewisham.



Sources: Capital Waste Facts (GLA Website capitalwastefacts.com)

In 2004 Lewisham produced 137,040 tonnes of Municipal waste. With waste growth projected at 3% per annum, tonnage of waste in Lewisham could be around 161,000 tonnes by 2010. Disposing of this amount and variety of waste is likely to become more difficult and expensive where suitable waste management alternatives need to be identified.

PART II: DISCUSSION OF THE ISSUES AND POSSIBLE OPTIONS

2. WASTE REDUCTION

2.1. WHAT IS THE ISSUE?

The growth in waste is a national problem. There are a number of factors influencing the growth in waste, including the increase in population and households, greater affluence, changing shopping habits, increases in packaging, and the influence of the 'throw away society'. The cost of managing this waste is increasing and there are demands for it to be disposed of in more sustainable ways. This means that a great proportion of the waste will need to be diverted from landfill by recycling, composting or otherwise recovering value from it.

In 2003/4 Lewisham recycled 8% of its household waste. The introduction of schemes in 2003 to collect recyclables from estates, extend the kerbside paper scheme, and improve the network of mini-recycling centres has enhanced the facilities where more waste can be recycled. However recycling levels in Lewisham are still low in comparison to other boroughs.

Lewisham already diverts the majority of its waste away from landfill by incinerating it at the South East London Combined Heat and Power plant (SELCHP). Lewisham's contract with SELCHP runs until 2023 and approximately 81% of all municipal waste is currently recovered in this way.

The role of planning in waste management is essentially complementary to the work of other agencies. The general public are an agency with a significant role to play particularly in the reduction and reuse of household waste. A genuine understanding and appreciation of the value of reducing and reusing waste also needs to be embraced by the general public and goods manufacturers. Until that is achieved, the current rate of 7% of Lewisham's household waste recycled is not likely to be increased significantly.

Lewisham is in a better position than many boroughs with respect to the Hierarchy of waste management and the Proximity Principle, in that over 90% of its household waste goes to the South

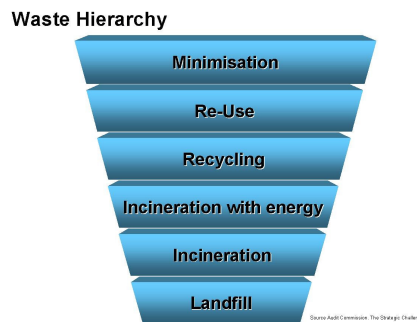
East London Combined Heat and Power (SELCHP) plant, which is located in the Borough. CHP recovery is further up the Hierarchy than landfill disposal.

Waste disposal has a strong political dimension. Although the direction of waste management in Lewisham has been primarily set towards disposal through incineration for the next 18 years, progress must still be made so that Lewisham can still meet the challenges of the future. Any policies within the new Core (Spatial) Strategy should be aimed at facilitating the movement of Lewisham's response to waste further up the Hierarchy. That is, by increasing waste reduction, reuse and recycling. This involves new systems for recycling and composting being brought into operation, to increase the recycling rate and to provide the necessary waste diversion away from incineration and landfill disposal.

2.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

2.2.1. THE NATIONAL WASTE STRATEGY:

The Government's *Waste Strategy 2000* sets out the vision for sustainable waste management until 2020, with reducing waste as the prime objective. The strategy calls for the consideration of the *Best Practicable Environmental Option*, the *Proximity Principle* (disposing waste as near to its place of origin as possible) and the *Waste Hierarchy* (see diagram below) in all planning decisions relating to waste management.



The Hierarchy represents a more theoretical framework, which acts as a guide, rather than as an absolute set of rules, but planning policies should aim to secure as far as possible, waste management options towards the top of the hierarchy.

2.2.2. DRAFT PPS10 AND PPG10: SUSTAINABLE WASTE MANAGEMENT:

The draft PPS10 states 'policies and proposals in the Core Strategy should set out a planning strategy for waste management in line with the waste hierarchy, and ensure adequate provision of facilities in appropriate locations for waste disposal.' The overarching principle is the emphasis of 'minimisation of waste' at the top of the waste hierarchy.

2.2.3. MAYOR OF LONDON'S MUNICIPAL WASTE MANAGEMENT STRATEGY

The Vision within the strategy is that by 2020, municipal waste should no longer compromise London's future as a sustainable city based on a radical redirection of the way all London Boroughs manage their municipal waste. The key driver of the success of the strategy to sustainably manage London's waste is to prioritise reduction, reuse, recycling and composting.

Lewisham sends the great majority of its waste to SELCHP for local treatment so does not contribute significantly to the export of waste from London to the south east. However, the policies in the Core Strategy should contribute to the movement towards greater self-sufficiency across London as a whole.

2.2.4. THE LONDON PLAN

Policy 4A.1 of the London Plan states: 'Having regard to the existing incineration capacity and encouraging an increase in waste minimisation, recycling, composting and new technologies, these methods will be given preference to any increase in incineration. The aim is that current incineration capacity will become orientated towards non-recyclable residual waste.'

2.2.5. DRAFT LEWISHAM MUNICIPAL WASTE STRATEGY 2004/05 – 2009/10

The draft Strategy also focuses primarily on the reduction of waste through recycling and highlights the waste management situation in Lewisham, where the large majority of the borough's waste is incinerated through SELCHP.

This strategy links to the planning system through Policies 22 and 23 which highlight the need to provide sufficient and strategically located facilities for waste, and to ensure these facilities are well designed.

2.2.6. LEWISHAM COMMUNITY STRATEGY

The Lewisham Community Strategy does not specifically address the issue of waste. The strategy broadly refers to the improvement of the quality and sustainability of the local environment through Action Plan 6, linking to Local Agenda 21.

2.2.7. UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains a policy (*ENV.PRO1*) which requires that all planning decisions about waste management will take into account the principles of the Best Practicable Environmental Option, the Waste Hierarchy, the proximity principle and Regional Self Sufficiency.

Policy *ENV.PRO 3* seeks to encourage integration and co-ordination of waste management methods with neighbouring authorities. Policy *ENV.PRO 4* outlines that the Council will resist the establishment of new waste transfer stations in the borough. Policy *ENV.PRO 5* sets out the criteria that new waste management facilities will be assessed against. Policy *ENV.PRO 6* supports the recycling and amenity site at Landmann way in the Northern part of the borough.

2.3. POLICY OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1.1	<p>The Council shall encourage the minimisation of generation of waste and increased recycling rates.</p> <p>All planning applications will be assessed to consider what practical steps can be taken to apply the waste hierarchy.</p>	<p>This option involves the integration of the waste hierarchy into key planning decisions and supports sustainable waste management approaches.</p> <p>Given the statutory guidance surrounding waste management and the challenging recycling targets being set by the government, there is no other feasible option other than to adopt the sustainable waste management approach within Planning Policy.</p> <p>As such, this option is consistent with the London Plan and National Planning Policy.</p>

3. PROVISION OF NEW WASTE MANAGEMENT SITES

3.1. WHAT IS THE ISSUE?

The provision of new waste management sites incorporates the consideration of the following issues:

- Identifying and supporting new sites in suitable locations to provide additional capacity for 5 years of annual waste;
- Increased levels of recycling requiring more waste sorting and reprocessing sites;
- The availability and distribution of management sites;
- Provision of sufficient and strategically located facilities for the disposal of bulky household waste;
- Storage facilities in existing / new developments;
- Barriers to Recycling (limited storage for recycling & composting in housing developments / lack of 'bring' points, attitude and behavioural changes).
- Location of 'bring' points near key service points (supermarkets, schools).

For the purposes of this section of the issues paper the provision of storage facilities in new developments will be discussed in principle (for the Core Strategy) rather than in developing criteria based options for the Development Policies (see section 6).

This issue addresses the spatial infrastructure required to deal with the sustainable management of waste – how do we handle, sort and recycle it (other than via incineration). Presently the main waste management facility in Lewisham consists of the Reuse and Recycling Centre at Landmann Way, built following the closure and relocation of the established Creekside facility. There are numerous 'bring points' and scattered sites through out the borough dealing with non-household waste (scrap metal etc).

It is considered that the effects of establishing smaller 'bring points' for the collection of waste and single household drop offs into existing communities, in locations such as street corners and car parks, are manageable with fairly minor effects and does not require specific site allocations in the context of the Core Strategy.

Whereas the establishment of larger recycling centres (civic amenity sites & Reuse and Recycling Centres), where larger capacities of waste is sorted and stored until disposed or recycled, is an activity that creates considerable negative effects. These can include potential visual, traffic and unpleasant amenity effects, requiring them to be sited in appropriate locations. The London Plan and National Policy guidance has already identified that the siting of these facilities is most suitable in existing commercial / industrial areas, in Lewisham this being the Strategic Employment locations.

3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

3.2.1. THE NATIONAL WASTE STRATEGY:

The Government's *Waste Strategy 2000* recognises that in order for national recycling targets to be achieved and development to be made towards addressing the problem of waste, adequate waste management sites need to be provided. This endorsement is underpinned by the *Proximity Principle* (disposing waste as near to its place of origin as possible) meaning waste generated in Lewisham should be dealt with within the Borough.

3.2.2. NATIONAL POLICY GUIDANCE

The draft PPS10 states 'policies and proposals in the Core Strategy should set out a planning strategy for waste management in line with the waste hierarchy, and ensure adequate provision of facilities in appropriate locations including for waste disposal.'

These facilities should provide for the re-use, recovery and disposal of waste, and avoid potential adverse effects on the environment resulting from handling, processing, transport and disposal of waste. The guidance also recommends that the 'incorporation of re-use/recycling facilities in the new developments is properly considered.'

The draft PPS10 also states 'waste management authorities should identify suitable sites and locations for waste management capacity in development plan documents.' PPS10 asks the Council to bear in mind that the waste market is changing constantly. As new waste minimisation and reuse initiatives are developed, for example when new markets open up for recycled products, or as emerging technology is applied, the requirements for different waste management facilities will change.

Although related to the *Site Allocations Development Plan* the statement also states 'sufficient available and suitable sites should be shown on the proposals map to accommodate the additional facilities necessary to provide capacity for at least five years of the annual rate of waste...'

PPS12 states: Core Strategies must 'set out a planning strategy for sustainable waste management which enables adequate provision of waste management facilities in appropriate locations'.

3.2.3. MAYOR OF LONDON'S MUNICIPAL WASTE MANAGEMENT STRATEGY

This strategy identifies that the infrastructure of waste management facilities must be able to change with the development of sustainable waste management. With increased recycling rates there is a need for new recycling, sorting and processing plants, dealing with the waste inside greater London. It is identified that new development plan documents should make sure that there are adequate sites available for the management of waste arising in each area.

3.2.4. THE LONDON PLAN

Policy 4A.2 of the London Plan states: 'plan policies should identify new sites in suitable locations for new facilities, such as Civic Amenity sites, construction and demolition waste recycling plants and closed vessel composting'. Policy 4A.3 sets out the criteria for the selection of these new sites and recommends 'primarily using sites that are located in preferred industrial locations or existing waste management locations.'

3.2.5. DRAFT LEWISHAM MUNICIPAL WASTE STRATEGY 2004/05 – 2009/10

The draft Strategy identifies the waste management situation in Lewisham, where the large majority of the borough's waste is incinerated through SELCHP. However the strategy does highlight the need to provide sufficient and strategically located facilities for waste, and to ensure these facilities are well designed.

The need for additional sites is mentioned under Policy 23 where the strategy calls for 'an investigation of the development of an integrated reuse and recycling centre in the south of the borough' where 'both Landmann Way and the *proposed second site* need to provide for safe pedestrian access.'

3.2.6. LEWISHAM COMMUNITY STRATEGY

The Lewisham Community Strategy does not specifically address the issue of waste. The strategy broadly refers to the improvement of the quality and sustainability of the local environment through Action Plan 6, linking to Local Agenda 21.

3.2.7. UNITARY DEVELOPMENT PLAN (UDP)

The existing UDP Policy ENV.PRO 4 states that the Council will resist the establishment of new waste transfer stations in the borough. However Policy ENV.PRO 6 supports the recycling and amenity site at Landmann way in the Northern part of the borough, highlighting the strategic area seen as being suitable for any expansion of the existing waste management facilities in the borough (consistent with the London Plan).

3.3. POLICY OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 2.1	The Council will encourage new waste management facilities in the northern preferred employment locations, (as shown in the present UDP proposals map) in line with Best Practicable Environmental Option (BPEO) procedure.	This option identifies that Lewisham needs to provide adequate waste management sites but whilst being realistic about the most suitable location for these activities highlights the northern part of the borough as most suitable. This area of the Borough already contains the main waste management site for Lewisham and has present site allocations within the present UDP for future waste management site expansions. This option is consistent with the London Plan and National Planning Policy.
Option 2.2	The Council will encourage new waste management facilities in all preferred employment locations and other suitable locations such as Convoys Wharf in line with Best Practicable Environmental Option (BPEO) procedure.	This option expands on option W2 above recognising that waste management operations in Lewisham are primarily concentrated in the Northern part of the Borough, adjoining the SELCHP incineration plant. It has already been highlighted in local waste strategies that potential lies in new waste management sites in the southern Strategic employment location on Bromley Road. Another possible site is the Convoys Wharf area which is presently subject to a large scale redevelopment proposal. It is proposed that a new waste management site or 'high tech' processing

		<p>centre could be located here as part of the development.</p> <p>Prior to any new site being established consideration should be given to working together with neighbouring boroughs (Southwark, Greenwich and Bromley) to investigate reciprocal arrangements on the joint access of residents into reuse and recycling centres.</p> <p>This option is consistent with the London Plan and National Planning Policy.</p>
Option 2.3	<p>The Council will consider following criteria when assessing applications for waste management facilities:</p> <ul style="list-style-type: none"> (a) transport, traffic and access arrangements avoid increased traffic through residential areas; (b) mitigating adverse effects of emissions of particulates, dust and gases, odour, noise, litter, vermin or birds; (c) no adverse effects on surface and underground water, nor land stability; (d) the facility is not visually intrusive, with appropriate screening / landscaping; (e) mitigating adverse effects on any element of nature conservation or historic interest; (f) hours of operation and duration of operations are controlled so as not to disturb neighbours; (g) reinstatement of the site to an appropriate after use (if relevant); and (h) compatibility with adjoining land uses. <p>Sites of Nature Conservation Importance, Metropolitan Open Land, Public Open Space and Urban Green Space will generally not be regarded as appropriate locations for waste management facilities.</p>	<p>This option is sourced from the existing UDP and provides some assessment criteria for planning applications for new waste management facilities. The criteria ensures any proposed waste management facilities avoid all adverse effects on the environment and is compatible with surrounding land uses. This option is consistent with the London Plan and National Planning Policy.</p>
Option 2.4	<p>The Council will encourage new recycling 'bring points' in key service / use areas and adequate waste storage facilities in new developments.</p>	<p>This option provides support to achieve sustainable waste management at the smaller scale. It lies alongside the development policies with specific criteria about where bring sites should be located within developments and how they should be developed.</p> <p>Establishment of these smaller recycling collection points at accessible locations should be encouraged where adverse effects on the amenities of residential areas can be minimised. These potential effects include noise, vibration, smell, visual intrusion or excessive traffic generation.</p> <p>Providing waste storage facilities in new developments provides the practical backup for Council initiatives for household waste reduction and recycling. This policy directive is essential to progress the change in public attitude and behavior towards reduction in waste and recycling, bringing the ability to easily store recycled goods in a tidy manner prior to it being collected.</p> <p>This option is consistent with the London Plan and National Planning Policy.</p>

4. PROTECTION OF EXISTING WASTE MANAGEMENT SITES

4.1. WHAT IS THE ISSUE?

National Policy guidance asks Councils to introduce policies that safeguard existing waste management sites unless appropriate compensatory provision is made.

Waste management sites can create effects that detract from the amenities of a community. Typically they are sited in industrial areas where the negative effects can be mitigated, or separated from sensitive uses such as housing and residential communities. As industrial areas and suitable locations for waste management sites within Lewisham are limited it could be considered prudent to protect existing waste management sites as reestablishment elsewhere could be difficult and create new effects on surrounding neighbours.

It is also difficult to place restrictions on the rights of private landowners in ceasing the use of an established facility, although planning permission would be required for a change of use. Waste management sites in this context extend past typical refuse and recycling centres and can include other types of waste collection sites such as scrap metal yards, which are typically privately owned.

4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

4.2.1.DRAFT PPS10 AND PPG10: SUSTAINABLE WASTE MANAGEMENT & PPS12.

The draft PPS10 states 'policies and proposals in the Core Strategy should set out a planning strategy for waste management in line with the waste hierarchy, and ensure adequate provision of facilities in appropriate locations including for waste disposal.' Providing an adequate provision of sites can be achieved by protecting existing sites, rather than establishing new sites by recognising their importance as strategic community assets. *PPS12 states: Core Strategies must 'set out a planning strategy for sustainable waste management which enables adequate provision of waste management facilities in appropriate locations'.* This guidance emphasises the protection of existing sites also.

4.2.2.MAYOR OF LONDON'S MUNICIPAL WASTE MANAGEMENT STRATEGY

This strategy also identifies that new development plan documents should make sure that there are adequate sites available for the management of waste arising in each area. The Mayors stance is that existing sites should be safeguarded, unless appropriate compensatory provision is made, although no guidance is provided on how to protect against the changing private market of waste management.

4.2.3.DRAFT LEWISHAM MUNICIPAL WASTE STRATEGY 2004/05 – 2009/10

The draft Strategy supports the retention of the existing waste management site in Lewisham - Landmann Way recycling and refuse centre. The Strategy calls for the continued provision of Landmann Way reuse and recycling centre and to identify future waste infrastructure needs through the investigation of an integrated reuse and recycling centre in the south of the borough.

4.2.4.LEWISHAM COMMUNITY STRATEGY

The Lewisham Community Strategy does not specifically address the issue of waste. The strategy broadly refers to the improvement of the quality and sustainability of the local environment through Action Plan 6, linking to Local Agenda 21.

4.2.5.UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently makes no reference to encouraging protection of existing waste management sites. Instead through Policy *ENV.PRO 4* the UDP outlines that the Council will resist the establishment of new waste transfer stations in the borough, although criteria is provided through policy *ENV.PRO 5* against which new waste management sites will be assessed. Policy *ENV.PRO 6* makes reference to supporting the recycling and amenity site at Landmann Way in the Northern part of the borough, although it does not extend this support to any other potential site. As such the UDP seems to support the status quo.

4.3. POLICY OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 3.1	The Council will encourage retention of existing waste management sites unless appropriate compensatory provision is made (<i>policy applying to council managed waste management facilities only</i>).	<p>This option recognizes the strategic importance of waste management sites and encourages their protection through policy. This option would only apply to Council managed waste management operations.</p> <p>This option is consistent with the London Plan and National Planning Policy, although it is unclear whether the National guidance stance of protection of waste management sites applies also to private enterprises.</p>
Option 3.2	The Council will encourage retention of existing waste management sites unless appropriate compensatory provision is made (<i>policy applying to council managed waste management facilities, and private enterprises</i>).	<p>This option extends on W5 above and includes retention of waste management sites owned and operated by private companies. This is the catch-all policy recognising the importance of all types of waste management facilities and their contribution to the goal of sustainable development.</p> <p>This option is consistent with the London Plan and National Planning Policy, although it is unclear whether the National guidance stance of protection of waste management sites applies also to private enterprises.</p>

5. STANDARDS FOR WASTE STORAGE AND RECYCLING FACILITIES

5.1. WHAT IS THE ISSUE?

This issue relates to the practical criteria that will provide guidance to planning officers, developers and the community for the way waste storage and recycling sites can be integrated into new developments. The design of a development is critical to ensure that sustainable waste management can be achieved.

Integration of sustainable waste management principles into design includes the provision of suitable individual or shared waste sorting and recycling facilities, such as integrating recycling bins e.g. paper glass, plastics, cans and clothing or composting areas into a building or site layout. Provision of composting facilities is particularly pertinent in residential developments with gardens or landscaped space.

The provision of local shared recycling facilities (bring points) in new residential or mixed use developments encourages participation of resident recycling and reduces the need to drive to a central facility. These facilities should generally be located in an accessible area of the development, where vehicular access for waste trucks is provided, and screening or landscaping can reduce visual amenity effects.

5.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

5.2.1.DRAFT PPS10 AND PPG10: SUSTAINABLE WASTE MANAGEMENT:

The draft PPS10 recommends that planning officers ensure sufficient waste management facilities, and incorporation of re-use/recycling facilities in new developments is properly considered.

5.2.2. THE LONDON PLAN

Policy 4A.2 – Spatial policies for waste management states that in support of the Mayors Waste Management Strategy planning policy should 'require the provision of suitable waste and recycling storage facilities in all new developments'. The options proposed support this directive.

5.2.3.DRAFT LEWISHAM MUNICIPAL WASTE STRATEGY 2004/05 – 2009/10

The draft strategy is not specific about how waste management sites should be designed with the exception of stating 'that these facilities are designed to maximise reuse and recycling and provide an efficient, convenient and reliable service to residents - Policy 22'. There is no mention of how waste storage areas should be designed into developments but supports the initiative to do so.

5.2.4. UNITARY DEVELOPMENT PLAN (UDP)

The UDP presently contains the following policy on waste management facilities and although it is assumed that the policy applies to larger waste management sites, these general policies can be applied to smaller sites also, incorporated into residential developments.

ENV.PRO 5 Waste Management Facilities

The following criteria will be used for assessing applications for waste management facilities:

- (i) transport, traffic and access arrangements are made so as to encourage use of rail or water transport wherever possible, and not to increase traffic through residential areas and to direct heavy vehicles to the main road network;
- (j) whether any adverse effect of emissions of particulates, dust and gases can be mitigated to an acceptable level;
- (k) whether any adverse effect of odour, noise, litter, vermin or birds can be mitigated to an acceptable level;
- (l) surface and underground water are not adversely affected, nor land stability;
- (m) the facility is not visually intrusive;
- (n) whether any adverse impact on any element of nature conservation or historic interest on the site can be mitigated;
- (o) hours of operation and duration of operations are controlled so as not to disturb neighbours;
- (p) reinstatement of the site to an appropriate after use (if relevant); and
- (q) compatibility with adjacent developers.

Sites of Nature Conservation Importance, Metropolitan Open Land, Public Open Space and Urban Green Space will generally not be regarded as appropriate locations for waste management facilities.

5.2.5. MAYOR OF LONDON SUSTAINABLE DESIGN AND CONSTRUCTION DRAFT SPG

This draft guidance provides useful standards for designing for waste stated as essential standards and preferred standards. The essential standards are:

- Provide facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space. By 2010 this should rise to 35%
- Provide for local shared recycling facilities, one site per 500 persons, or per 1000 habitable rooms, as well as facilities for kerb side collection.

5.3. POLICY OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 4.1	<p>The Council will require all new residential developments (5 units or more) to incorporate adequate waste storage and recycling facilities.</p> <p>Planning applications for residential developments will consider the following:</p> <ul style="list-style-type: none"> • The provision of facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space. • Provide for local shared recycling facilities, one site per 500 persons, or per 1000 habitable rooms, as well as storage facilities for kerb side collection. • Appropriate siting of storage within the development, visual screening and health and safety precautions. 	<p>This option would create a policy within the Lewisham Borough Development Policies requiring developers to incorporate waste management facilities into all new developments. Criteria would include appropriate capacities for volumes of waste likely to be generated within the development, guidance for siting of the facility and appropriate design guidance. This will ensure that the recycling and reduction of waste targets will be given effect in Lewisham.</p> <p>This option is consistent with the London Plan and National Planning Policy.</p>
Option 4.2	<p>The Council will require all large new residential developments (15 units or more) to incorporate waste storage and recycling facilities.</p> <p>Planning applications for residential developments will consider the following:</p>	<p>This option would create a policy within the Lewisham Borough Development Policies requiring developers to incorporate waste management facilities into new developments of major nature (i.e. more than 15 dwellings). This will ensure that the recycling and</p>

	<ul style="list-style-type: none"> • The provision of facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space. • Provide for local shared recycling facilities, one site per 500 persons, or per 1000 habitable rooms, as well as storage facilities for kerb side collection. • Appropriate siting of storage within the development, visual screening and health and safety precautions. 	<p>reduction of waste targets will be given effect in Lewisham.</p> <p>This option is consistent with the London Plan and National Planning Policy</p>
Option 4.3	The Council will require all new commercial / business operations demonstrate how waste storage and recycling facilities are to be incorporated onto the site.	This option would encourage appropriate waste storage and recycling on commercial sites. It is consistent with the London Plan and National Planning Policy

6. CONCLUSION

This paper sets out a series of issues relating to achieving Sustainable Waste Management. Stemming from those issues broad options have been proposed which the Council now wishes to consult on. These broad options will lead us towards the preferred options which will form the new policy direction for the Core Strategy and Development Policies & Site Allocations Development Documents (CS/DP&SA Plans).

A series of other Issues & Options Papers have been prepared covering a wide range of matters which need to be reviewed by the Council. All are the subject of extensive consultation. The Council is seeking your comments and/or views on the issues and options set out in this discussion paper in order to ensure that all feasible options are considered as part of the appraisal process and in developing the CS/DP&SA Plans.

In preparing this and other Issues & Options Papers, the Council is looking to the community and stakeholders to tell us the following: -

- What you think of the options presented;
- What improvements could be made to the options;
- What option(s) are your preferred options that you want the Council to take forward;
- Any options we haven't considered that you would like us to consider before identifying a preferred option(s).

In thinking about the options presented, it must be remembered that the preferred option may not be a single discreet option presented below, but rather may be a combination of a range of options taking the best parts of each. The Council welcomes any general comments, but would particularly value your views on the options presented.

Please forward any comments by Monday 8 September 2005 to:

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LONDON SE6 4SW**

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