

WASTE MANAGEMENT PLAN

Proposed three-storey extension to northeast corner of existing hotel and single upward extension. New main entrance façade, exterior cladding and dressing and new fenestration to all windows. Associated works to include internal reconfiguration and repurposing to deliver rooftop restaurant and bar, new large restaurant and bar, new reception and overflow reception, seventeen additional bedrooms together with plant rooms, luggage storage and a new sub-station.

First Inn Venue Wimbledon Ltd Holiday Inn Express

200 High Street – Colliers Wood – SW19 2BH

Control Sheet

Site Address:	Holiday Inn Express – 200 High Street Colliers Wood SW19 2BH
Report Ref:	T1198-001
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Summary

This Waste Management Plan (WMP) demonstrates the Holiday Inn Express's proactive approach to addressing the challenges posed by the proposed development, ensuring the site operates efficiently while maintaining compliance with national and local regulations. The outlined measures reflect a commitment to sustainability, operational efficiency, and environmental stewardship.

The proposed enhancements, including expanded waste storage capacity, optimised collection schedules, and increased focus on recycling initiatives, address the projected increase in waste output from the new bedrooms and dining facilities. The plan aligns with the Waste (England and Wales) Regulations 2011 and Merton Council's Waste Management Guidance, ensuring all systems meet regulatory requirements while supporting broader sustainability objectives.

Key Actions and Targets

1. Bin Allocation and Collection Frequency:

Expand bin capacity from 8 to 16 bins, ensuring adequate provision for general waste, recyclables, and food waste.

Maintain a collection frequency of three times per week, with flexibility to increase during peak occupancy periods.

2. Staff Training and Engagement:

Conduct quarterly training sessions to ensure all staff are familiar with updated waste segregation and handling procedures.

Promote guest participation in recycling initiatives through signage and accessible recycling points.

3. Monitoring and Adaptability:

Establish Key Performance Indicators (KPIs) to track segregation accuracy, recycling rates, and overall waste reduction.

Conduct quarterly operational reviews and annual strategy assessments to ensure the WMP remains effective and adaptable to evolving needs.

By implementing these measures, the Holiday Inn Express will not only meet its waste management obligations but also set a standard for sustainable operations within the hospitality sector. Continuous monitoring and a commitment to adaptability will ensure the WMP remains robust and effective, contributing to the long-term success and sustainability of the site.

Contents

1. Introduction	4
1.1 Purpose of the Report	4
1.2 Scope of the Waste Management Plan	4
1.3 Relevant Policy and Guidance Context	5
2. Site Context and Development Details	6
2.1 Location and Development Overview	6
2.2 Waste Management Facilities and Storage Areas	6
2.3 Operational Details	7
3. Waste Management Strategy	8
3.1 Current Waste Management Practices	8
3.2 Waste Segregation and Recycling Initiatives	8
3.3 Proposed Enhancements to Waste Management Systems	9
3.3.1 Projected Waste Volumes	9
3.3.2 Required Adjustments to Bin Capacity	9
3.3.3 Proposed Bin Configuration:	9
3.3.4 Collection Frequency	10
4. Policy and Regulatory Compliance	11
4.1 National Policies	11
4.2 Local Policies	11
4.3 Sustainability Goals	11
5. Monitoring and Review	13
6. Contingency Measures	14
6.1 Managing Overflow or Excess Waste	14
6.2 Emergency Waste Management Procedures	14
6.3 Long-Term Adaptability	14
7. Conclusion and Recommendations	15

1. Introduction

1.1 Purpose of the Report

This Waste Management Plan (WMP) has been prepared to support the planning application for the Holiday Inn Express, located at 200 High Street, Colliers Wood, London, SW19 2BH.

The proposed development includes a three-storey extension to the northeast corner of the existing hotel and a single upward extension. The existing Holiday Inn Express comprises 156 N° guest rooms, including 1 N° accessible room, restaurant and meeting rooms across 4 storeys. A coffee concession operated by Coffee Republic is situated at the eastern corner of the site, and a commercial gym is operated from a retail unit on the ground floor. Car parking for the hotel is positioned within the building under-croft and lower ground floor level, to the south and west of the site. Access is shared with the adjacent flats.

Key elements of the proposal include a new main entrance façade, exterior cladding and dressing, and new fenestration for all windows. The internal reconfiguration and repurposing works will deliver a rooftop restaurant and bar, a large new restaurant and bar, a new reception and overflow reception area, and seventeen additional bedrooms. Additional works involve the creation of plant rooms, luggage storage, and a new sub-station, alongside a separate linked application for proposed external advertising.

The plan serves as a critical component of the hotel's commitment to sustainable development, detailing the arrangements for the efficient, safe, and environmentally responsible management of all waste generated during its operations.

The WMP aims to ensure compliance with relevant national and local waste management policies while aligning with the broader objectives of resource efficiency and environmental protection. It establishes a framework for waste segregation, storage, and disposal to optimise operational efficiency and minimise environmental impact, thus contributing to the long-term sustainability of the development.

1.2 Scope of the Waste Management Plan

This WMP encompasses all operational aspects of waste management at the Holiday Inn Express. Key focus areas include:

- The storage, segregation, and containment of waste at designated locations within the site, including the new rooftop restaurant and bar, the large new restaurant and bar, and the 17 additional bedrooms.
- Efficient procedures for the transfer of waste from internal storage areas, located on the basement, ground, and second floors, to external collection points.
- Compliance with contractual obligations outlined by the hotel's waste management provider, Veolia, to accommodate increased waste volumes and recycling targets associated with the proposed development.
- Adherence to relevant national and local waste management regulations and guidelines.

The plan not only addresses existing waste management practices but also identifies strategies to enhance sustainability. These include initiatives to increase recycling rates, reduce waste generation, and optimise waste handling processes to minimise environmental impact and support broader sustainability objectives.

1.3 Relevant Policy and Guidance Context

The preparation of this WMP has been informed by a range of national and local policies, including:

- **Waste (England and Wales) Regulations 2011:** Emphasising the need to apply the waste hierarchy, prioritising reduction, reuse, and recycling over disposal.
- **Environmental Protection Act 1990:** Establishing the legal duty of care for waste producers to manage waste responsibly.
- **Merton Council's Waste Management Guidance for Residential and Commercial Developments:** Setting out local requirements for the safe and efficient storage, collection, and disposal of waste, with specific consideration for the increased demands from the new restaurant, bar, and bedrooms.
- **National Planning Policy Framework (NPPF):** Supporting sustainable waste management as part of broader planning and environmental objectives, including the integration of waste management systems in large-scale mixed-use developments.

This WMP demonstrates the hotel's commitment to adhering to these policies and contributing to a sustainable approach to waste management, both operationally and environmentally.

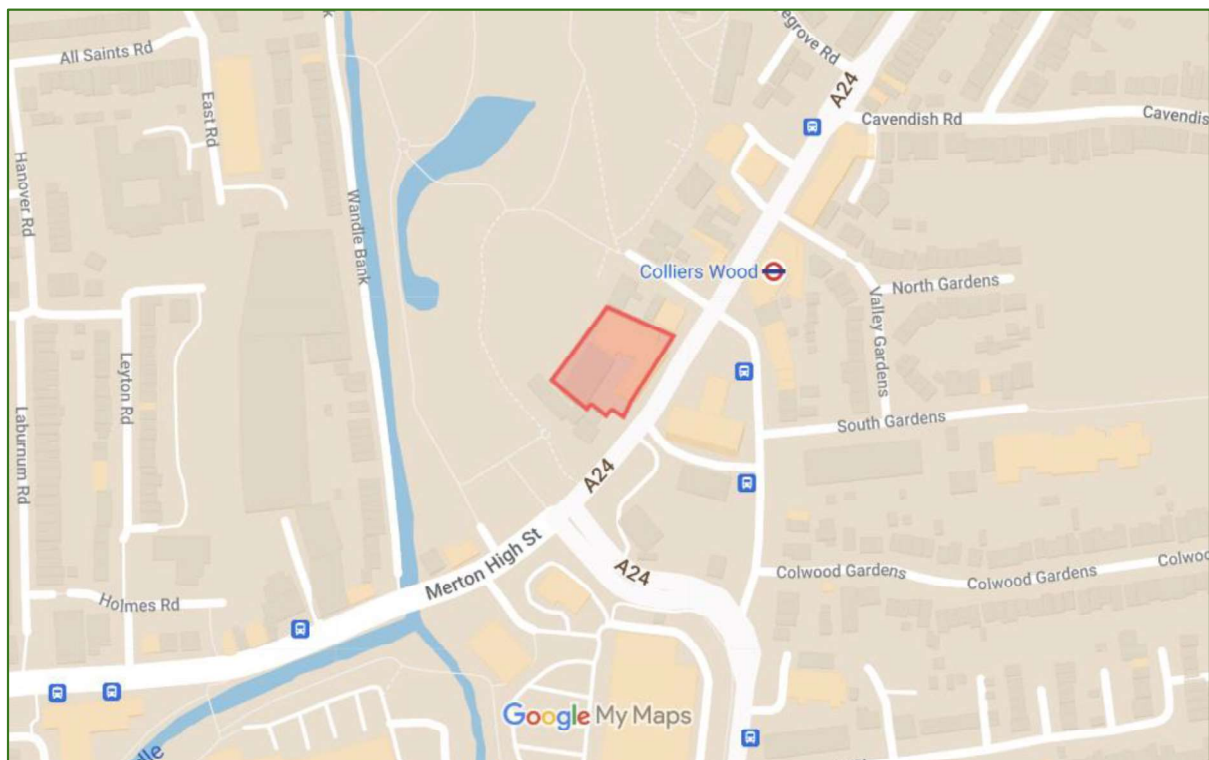
2. Site Context and Development Details

2.1 Location and Development Overview

The Holiday Inn Express is situated at 200 High Street, Colliers Wood, London, SW19 2BH. The site occupies a prominent position in a mixed-use urban area with excellent transport connectivity.

The existing development comprises 156 N° guest rooms, including 1 N° accessible room, restaurant and meeting rooms across 4 storeys. A coffee concession operated by Coffee Republic is situated at the eastern corner of the site, and a commercial gym is operated from a retail unit on the ground floor. Car parking for the hotel is positioned within the building under-croft and lower ground floor level, to the south and west of the site. Access is shared with the adjacent flats.

Figure 1 - Site Location



The proposed development involves a three-storey extension to the northeast corner, a single upward extension, and internal reconfiguration to deliver significant operational enhancements. These include the addition of 17 new bedrooms, a rooftop restaurant and bar, a large new restaurant and bar, expanded reception areas, and supporting infrastructure such as plant rooms and luggage storage.

2.2 Waste Management Facilities and Storage Areas

The site currently utilises a centralised waste storage system, with bins housed in the secure underground car park. The proposed development will expand waste management facilities to accommodate the increased waste volumes generated by the new restaurant, bar, and additional bedrooms.

Newly designated waste storage areas will be distributed across the basement, ground floor, and second floor to ensure efficient waste handling and transfer to the main storage location. Segregated

storage will be provided for general waste, recyclables, and specific waste streams, supporting compliance with the waste hierarchy and Veolia's collection requirements.

2.3 Operational Details

The hotel currently operates under a waste management contract with Veolia, with waste collected three times per week. The proposed enhancements will necessitate adjustments to this contract to address the increased waste volumes and ensure operational efficiency.

Key operational considerations include:

- Efficient coordination of waste collection from distributed storage areas to the central collection point will be essential;
- Expanding storage capacity; and,
- Implementing staff training to ensure compliance with updated waste handling practices and prevent overflow during peak operational periods.

3. Waste Management Strategy

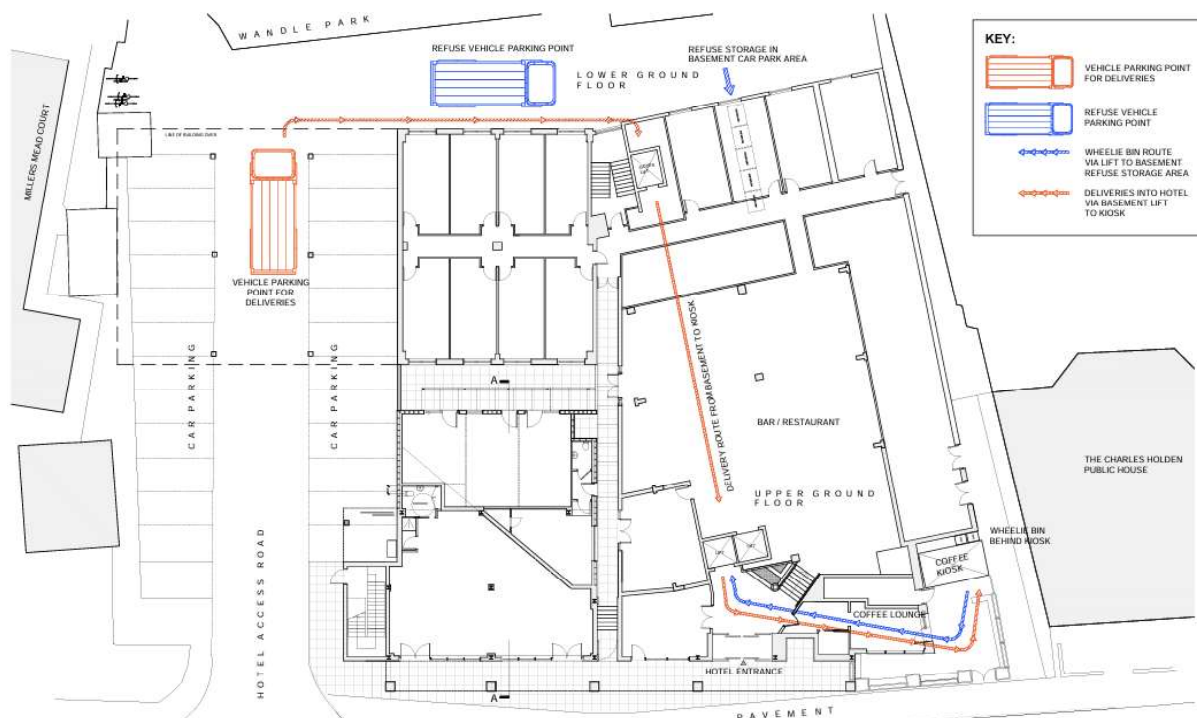
3.1 Current Waste Management Practices

The Holiday Inn Express currently operates a robust waste management system under contract with Veolia Environmental Services. Waste collection occurs three times per week, utilising eight 1100L Euro-sized bins. Of these, six bins are designated for general waste, primarily generated from guest rooms and communal areas, while two are allocated for cardboard recycling from operational activities such as deliveries and packaging.

These bins are securely housed within the underground car park, ensuring proper containment and accessibility for collection. While the current system efficiently handles the hotel's waste needs, the proposed development's expanded facilities, including a rooftop restaurant, a larger bar, and additional bedrooms, will increase waste volumes and introduce new waste streams, necessitating an upgraded approach.

The following extract illustrates the existing servicing arrangements including location of bin store and refuse vehicle parking point. There shall be no changes to the types of vehicle requiring access to the site, nor **how** they access the site.

Figure 2 - Existing Servicing Arrangement [Extracted from Approved Delivery & Servicing Plan 15/P2534]



3.2 Waste Segregation and Recycling Initiatives

To align with sustainability goals and the waste hierarchy, the Holiday Inn Express has implemented several initiatives to promote waste segregation and recycling. Recycling bins for materials such as paper, plastics, and metals are provided in staff and operational areas, while cardboard compactors streamline storage and collection processes.

With the proposed development, the hotel's recycling initiatives will be expanded to address additional waste streams, such as glass and food waste, particularly from the new restaurant and bar. Enhanced

infrastructure, including guest-accessible recycling points and clear signage, will encourage better participation in recycling efforts. These measures will reduce the environmental impact of operations and support local and national sustainability objectives.

3.3 Proposed Enhancements to Waste Management Systems

The proposals necessitate upgrades to the existing waste management operations to address the increased waste output and new waste streams generated by the expanded facilities. Enhancements will focus on both operational efficiency and alignment with sustainability objectives.

To accommodate the higher volumes of waste, additional storage capacity will be introduced at designated locations throughout the building. These areas will include segregated facilities for food waste, glass, cardboard, and general waste, ensuring compliance with the waste hierarchy and supporting increased recycling rates. Waste compactors will be provided to reduce the footprint of stored waste and minimise the frequency of collections.

3.3.1 Projected Waste Volumes

Hotel Waste Output:

Based on the existing waste generation rate of 169 litres per room per week for 156 bedrooms (8x 1100 litre Eurobins serviced 3x per week), the addition of 17 bedrooms will increase weekly waste by approximately 2,877 litres. The total projected waste for 173 bedrooms is estimated at **29,277 litres per week**.

Bar and Restaurant Waste Output:

The new dining facilities are expected to generate approximately 21,000 litres per week, based on an estimated 200 daily covers and an average waste generation rate of 15 litres per cover per day.

Total Projected Weekly Waste Volume:

29,277 litres (hotel) + 21,000 litres (dining) = **50,277 litres per week**

3.3.2 Required Adjustments to Bin Capacity

To accommodate the projected waste volumes:

- **Current Weekly Capacity:** 26,400 litres (8 bins, each 1100L, collected 3 times per week).
- **Additional Capacity Needed:** 50,277 litres - 26,400 litres = **23,877 litres per week**

3.3.3 Proposed Bin Configuration:

- **General Waste:** Increase from 6 to 7 bins.
- **Recyclables (Cardboard, Glass, Mixed):** Increase from 2 to 6 bins.
- **Food Waste:** Add 3 dedicated bins for food waste.

Total Bins Required: 16 bins, representing an increase of 8 bins from the current setup.

3.3.4 Collection Frequency

To manage waste effectively without overloading storage areas:

- Maintain the current collection frequency of 3 times per week.

- Increase to 4 times per week during peak seasons or high-occupancy events if necessary.

Logistical improvements will streamline the transfer of waste from internal storage points to the centralised collection area in the secure underground car park. Designated waste routes will be clearly marked and prioritised for staff handling waste transfers, reducing interference with guest and operational activities. Handling procedures will focus on timed transfers during low-traffic periods to minimise disruption and improve efficiency.

The enhanced system will focus on operational upgrades without committing to advanced monitoring and tracking mechanisms. Staff training programs will ensure familiarity with updated protocols, particularly for segregating and handling increased waste volumes. This approach supports the hotel's sustainability goals through practical and achievable measures, such as improved recycling initiatives and efficient waste handling practices.

These enhancements reflect the hotel's commitment to delivering a comprehensive and environmentally responsible waste management strategy, tailored to the demands of the proposed development.

4. Policy and Regulatory Compliance

4.1 National Policies

The waste management strategy adheres to key national policies and legislation, ensuring compliance with the following:

- **Waste (England and Wales) Regulations 2011:** Establishing the waste hierarchy as the guiding principle, the hotel prioritises waste prevention, reuse, and recycling.
- **Environmental Protection Act 1990:** Outlining the duty of care for waste producers, ensuring that all waste is managed responsibly to prevent harm to human health or the environment.
- **National Planning Policy Framework (NPPF), December 2024:** Promoting sustainable development, the hotel integrates effective waste management measures as a fundamental aspect of its planning and operational approach.

4.2 Local Policies

This WMP is designed to comply with Merton Council's **Waste and Recycling Storage Requirements**. The guidance emphasises several key requirements for commercial developments such as hotels, including:

- **Adequate Storage Capacity:** Waste storage facilities must be sufficient to handle the increased volumes of waste generated by the proposed new restaurant, bar, and additional bedrooms. The plan includes expanded facilities across the basement, ground floor, and second floor to meet this requirement.
- **Segregation of Waste Streams:** The plan ensures proper segregation of waste into recyclable, non-recyclable, and specific streams such as food waste and glass, particularly from the new dining and bar facilities. This supports Merton Council's recycling targets.
- **Accessibility for Collection:** Waste storage areas have been designed to be easily accessible to collection vehicles, with clear access routes from the underground car park to external collection points. This ensures compliance with the council's operational standards for waste collection.

4.3 Sustainability Goals

The waste management strategy for the Holiday Inn Express is designed not only to meet regulatory requirements but also to actively advance the hotel's commitment to sustainability. Central to this strategy is the implementation of enhanced recycling initiatives that include segregated collection points for materials such as glass, plastics, metals, and food waste. These efforts reduce the volume of waste sent to landfill and contribute to achieving local and national recycling targets.

Additionally, the strategy incorporates circular economy principles by promoting the recovery and reuse of materials. For instance, food waste generated by the new restaurant and bar will be processed via anaerobic digestion, creating renewable energy and minimising environmental harm.

Efforts to optimise logistics, such as the use of compactors for cardboard and efficient waste transfer systems, aim to reduce the frequency of waste collection trips, thereby lowering the carbon footprint associated with waste management operations. Guest and staff engagement is also prioritised, with

educational initiatives and clear signage fostering a culture of environmental responsibility throughout the hotel.

5. Monitoring and Review

The WMP will be actively monitored and reviewed to ensure its continued effectiveness and alignment with sustainability and operational goals. A streamlined approach will be employed to track performance, address inefficiencies, and make data-driven improvements.

Key Performance Indicators (KPIs): The plan's effectiveness will be measured using clear KPIs such as segregation accuracy, recycling rates, collection efficiency, and reductions in general waste volumes. These metrics will provide a quantitative basis for evaluating progress and identifying areas for refinement.

Review Process: Quarterly reviews will address immediate operational concerns such as waste storage capacity, collection schedules, and segregation compliance. Annual assessments will focus on long-term goals, incorporating feedback from stakeholders, contractors, and audit findings to refine strategies and ensure regulatory compliance.

Communication and Reporting: Monitoring results will be compiled into comprehensive reports shared with hotel management, local authorities, and staff. These reports will facilitate informed decision-making and reinforce the shared commitment to achieving sustainable and efficient waste management practices.

6. Contingency Measures

6.1 Managing Overflow or Excess Waste

To prevent waste overflow during periods of high demand, such as holidays or large events, the hotel will adopt a proactive and flexible approach. An agreement with Veolia will include provisions for on-demand collections, enabling the hotel to handle unexpected surges in waste generation efficiently. Supplementary storage containers will also be utilised temporarily during these peak times, ensuring compliance with health and environmental standards. These measures will maintain cleanliness and operational efficiency while minimising disruption to guests and staff.

6.2 Emergency Waste Management Procedures

Disruptions to waste management operations, such as access restrictions or delays in collection, will be addressed through a well-structured emergency plan. Hotel management will maintain direct communication with Veolia to coordinate alternative arrangements promptly, such as adjusting collection schedules or deploying additional collection vehicles. In the interim, internal waste redistribution across available storage areas will prevent overflow and maintain hygiene. Staff will be mobilised to ensure seamless internal waste management, avoiding interruptions to daily operations.

6.3 Long-Term Adaptability

The WMP is designed to remain adaptable, accommodating unforeseen challenges and evolving requirements. Regular reviews of contingency measures will assess their effectiveness and identify potential areas for improvement. Updates to the strategy will be made as necessary, ensuring it remains aligned with operational demands, regulatory requirements, and the hotel's sustainability goals. This long-term adaptability reinforces the hotel's commitment to maintaining robust and efficient waste management practices under any circumstances.

7. Conclusion and Recommendations

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