

## WASTE MANAGEMENT PLAN

### Introduction

This Waste Management Plan accompanies a planning application for the change of use of 11 Brandville Road from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) for up to six residents.

The purpose of this plan is to demonstrate that adequate arrangements will be in place for the storage and collection of refuse and recycling, ensuring the proposal operates effectively without causing harm to the amenity of neighbouring properties or the surrounding streetscape.

### Existing and Proposed Use

The property is currently in residential use (Class C3). The proposed use remains residential in nature, with occupation by up to six individuals under Class C4.

The scale of occupation is comparable to that of a large family dwelling and would not result in a commercial level of waste generation.

### Waste Storage Provision

Refuse and recycling bins will be provided at the front of the property, within a designated storage area.

The storage area will:

- Accommodate the required number and size of bins in accordance with Hillingdon Borough standards
- Be positioned so as not to obstruct the public highway
- Be easily accessible for residents and collection operatives
- Be screened where necessary to maintain visual amenity

The bins will typically include provision for:

x3 90L Recycle Bin

x3 90L Refuse Bin

### **Collection Arrangements**

Waste collection will take place via the existing kerbside collection arrangement on Parkdale Road.

Residents will be responsible for presenting bins on the designated collection day and returning them promptly following collection. The managing agent will monitor compliance through periodic inspections.

No changes to existing servicing arrangements are required.

### **Management Measures**

To ensure effective waste management:

- All tenants will receive written guidance on waste separation and collection days at the start of their tenancy.
- Clear internal information will be displayed within the property regarding recycling requirements.
- The managing agent will address any non-compliance or waste accumulation issues promptly.
- The external storage area will be maintained in a clean and tidy condition at all times.

These measures will prevent waste overflow, littering, or adverse impacts on neighbouring amenity.

## Policy Compliance

The proposal complies with London Plan Policy SI 7 (Reducing Waste and Supporting the Circular Economy) and relevant Hillingdon Local Plan policies relating to waste and environmental quality, as adequate refuse and recycling storage is provided within the site, collection arrangements remain unchanged, and management measures are in place to ensure the use operates without harm to visual or residential amenity.

## Conclusion

The proposed change of use to a small HMO will operate within a clearly defined waste management framework. Adequate storage capacity is provided, collection arrangements are unchanged from the existing residential use, and management controls ensure the development will not give rise to unacceptable environmental impacts.

The proposal is therefore acceptable in waste management terms.