OCTOBER 2025

# Operational Waste Management Strategy

## Hayes Park West, Hayes Park, Uxbridge, UB4 8FE

Iceni Projects Limited on behalf of
Shall Do Hayes Developments Ltd

October 2025

ICENI PROJECTS LIMITED ON BEHALF OF SHALL DO HAYES DEVELOPMENTS LTD

Operational Waste Management Strategy
HAYES PARK WEST, HAYES PARK, UXBRIDGE, UB4 8FE

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# 1. EXECUTIVE SUMMARY

1.1 Iceni Projects Ltd has been commissioned by Shall Do Hayes Developments Ltd (the 'Applicant') to produce an Operational Waste Management Strategy to accompany the planning application for the proposed residential development (the 'Proposed Development') of Hayes Park West, Hayes Park, Uxbridge, UB4 8FE.

1.2 With reference to the policy requirements, guidance and industry best practice detailed in Section 3, anticipated arisings have been determined on the basis of relevant data and the Proposed Development mix. Waste storage areas and locations are subsequently set out in order to demonstrate compliance with local authority policy requirements and relevant standards.

1.3 An Operational Waste Management Strategy utilising traditional wheeled bins is proposed. The Proposed Development is anticipated to produce approximately 10,760 litres of waste from residential uses per week.

1.4 For the proposed dwellings served by communal waste stores, residential waste storage will consist of separate 1,110 litre Eurobins for refuse and dry recyclables, and 240 litre wheeled bins for organic waste, in accordance with local authority guidance. Communal waste stores have been located within the curtilage of the residential block at the lower ground floor level and to the rear of the central landscaped area at the lower ground floor level to ensure easy access for both residents and waste collection operatives. For dwellings on the lower ground floor level with private amenity spaces fronting onto vehicular access routes, residential waste storage will consist of suitable containers for the storage of sacks for the collection of refuse and dry recyclables, and external storage bins for organic waste.

1.5 This Strategy therefore demonstrates that the Proposed Development has been designed to be compliant with all relevant waste management policy, and will manage and dispose of waste in a sustainable manner.

# 2. INTRODUCTION

2.1 Iceni Projects Ltd has been commissioned by Shall Do Hayes Developments Ltd (the 'Applicant') to produce an Operational Waste Management Strategy to accompany the planning application for the proposed residential development (the 'Proposed Development') of Hayes Park West, Hayes Park, Uxbridge, UB4 8FE.

**Report Objective**

2.2 This document details the operational waste management measures adopted by the Proposed Development and gives an overview of the design proposals that will ensure that operational waste will be stored, collected and disposed of effectively over the lifespan of the scheme, within guidelines set out by the London Borough of Hillingdon (LBH).

2.3 The report is structured to meet these guidelines as follows:

- Section 3 discusses the planning context and policies which are relevant to operational waste management;
- Section 4 discusses the Proposed Development's response to the policy drivers for operational waste management; and
- Section 5 summarises the Proposed Development's design response.

**Site and Surroundings**

2.4 The Site, known as Hayes Park West, is located within the Charville Ward of the London Borough of Hillingdon. The Site sits within a wider former business park known as 'Hayes Park'.

2.5 The Hayes Park estate comprises a historically significant office campus in West London, situated in Hayes, and bounded by a structured, pastoral landscape. The estate is framed by the buildings known as Hayes Park North ('HPN'), Hayes Park Central ('HPC'), and Hayes Park South ('HPS'), both positioned within a broader landscape setting originally envisaged by architect Gordon Bunshaft as a modernist business park set in parkland. HPC and HPS are Grade II* listed due to their architectural and historic interest.

2.6 In recent years, the character and context of Hayes Park estate has undergone a fundamental shift from office use to residential, which following a series of planning applications is delivering 189 new homes. The relevant applications are as follows:

- Hayes Park North ('HPN') – a three-storey, early 2000s office building, was granted Prior Approval in 2022 for conversion to 64 homes (Ref: 12853/APP/2021/2202), followed by permission for external enhancements to the building (Ref: 12853/APP/2023/3720). These works are now on-site and being delivered.

- Hayes Park Central ('HPC') and Hayes Park South ('HPS') – both mid-century, listed office buildings, were granted full planning permission and listed building consent in early 2024 for conversion into 125 homes, with associated landscape enhancements (Ref: 12853/APP/2023/1492).

2.7 Hayes Park West is bound to the north and west by dense trees planting and open parkland, which is private land owned by the Church Commissioners. To the east the site is bound by HPN, and to the south by the listed HPC and HPS.

2.8 The entirety of the site and much of the surrounding land is located within the Green Belt. Beyond that, there are large areas of low-density terraced housing. There is a wide selection of parks and leisure facilities in the area, including the Hayes End Recreation Ground, Park Road Green and the Belmore Playing Fields. The nearest town centres are located at Hillingdon Heath Local Centre, 1.6km to the southwest, and at Uxbridge Road Hayes Minor Centre, 3.3km to the southeast.

**The Proposed Development**

2.9 The description of the Proposed Development is as follows:

> *"Partial demolition and redevelopment of the existing multi storey car park to provide new homes (Use Class C3), landscaping, car and cycle parking, and other associated works."*

2.10 The Proposed Development will deliver the following mix of residential dwellings:

- 16no. 1-bedroom units; and

- 36no. 3-bedroom units.

# 3. PLANNING AND REGULATORY CONTEXT

3.1 The means of sorting, storing and collecting operational waste are incorporated within policy and regulation as set out below:

## Regional

### The London Plan (Adopted March 2021)

3.2 The London Plan outlines the Mayor's commitment to creating a low carbon circular economy, in which the greatest possible value is extracted from resources before they become waste, as this is not only socially and environmentally responsible, but will save money and limit the likelihood of environmental threats affecting London's future. The following London Plan policies are relevant to waste:

- **Policy SI7 (Reducing waste and supporting the circular economy)** states that resource conservation, waste reduction, increase in material re-use and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:
    - Promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible;
    - Encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of goods;
    - Ensure that there is zero biodegradable or recyclable waste to landfill by 2026;
    - Meet or exceed the municipal waste recycling target of 65 per cent by 2030;
    - Meet or exceed the targets for each of the following waste and materials streams:
        - Construction and demolition – 95 per cent reuse/recycling/recovery
        - Excavation – 95 per cent beneficial use
    - Design developments with adequate, flexible, and easily accessible storage space and collection systems and that supports the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food waste, as well as residual waste.
- **Policy D6 (Housing quality and standards)** states that housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry

recyclables (at least card, paper, mixed plastics, metals, glass) and food waste, as well as residual waste.

- **Policy T7 (Deliveries, servicing and construction)** states that development proposals should facilitate safe, clean and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments.

### London Environment Strategy (May 2018)

3.3 The London Environment Strategy (2019) sets out a vision for improving London's environment. It is noted within the Strategy that, at the time of writing, less than half of the waste generated by London's homes and businesses was recycled. As part of the Strategy, the following objectives are set out with respect to waste:

- Drive resource efficiency to significantly reduce waste, focusing on food waste and single use packaging waste.
- Maximise recycling rates.
- Reduce the environmental impact of waste activities.
- Maximise local waste sites and ensure London has sufficient infrastructure to manage all the waste it produces.

3.4 In order to achieve the objectives of the London Environment Strategy, a number of targets are set out, as follows:

- Achieve 50% Local Authority collected waste recycling by 2025.
- No biodegradable or recyclable waste to be sent to landfill by 2026.
- Increase recycling rates to achieve a 65% municipal waste recycling rate (by weight) by 2030.
- Achieve a minimum of 75% recycling of business waste by 2030.
- Achieve a 50% reduction in food waste per head by 2030.

## Local

3.5 The Site is located in LBH and key LBH guidance and policy requirements are detailed below.

### Hillingdon Local Plan: Part 1 – Strategic Policies (November 2012)

3.6 The Hillingdon Local Plan: Part 1 – Strategic Policies sets out the long-term vision and objectives for the Borough, what is going to happen, where, and how this will be achieved. Policies of relevance to waste management include:

- **Strategic Objective SO13** of the Local Plan is to support the objectives of sustainable waste management.

- **Policy EM11 (Sustainable Waste Management)** states that the Council will aim to reduce the amount of waste produced in the Borough and work in conjunction with its partners in West London, to identify and allocate suitable new sites for waste management facilities within the West London Waste Plan to provide sufficient capacity to meet the apportionment requirements of the London Plan which is 382 thousand tonnes per annum for Hillingdon by 2026.

  The Council will follow the waste hierarchy by promoting the reduction of waste generation through measures such as bioremediation of soils and best practice in building construction. The Council will promote using waste as a resource and encouraging the re-use of materials and recycling. The Council will also support opportunities for energy recovery from waste and composting where appropriate. The Council will safeguard existing waste sites unless compensatory provision can be made.

  The Council will seek to maximise the use of existing waste management sites through intensification or co-location of facilities.

### Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020)

3.7 The Hillingdon Local Plan: Part 2 – Development Management Policies provides detailed policies that will form the basis of the Council's decisions on individual planning applications. Policies of relevance to waste management include:

- **Policy DMHB 11 (Design of New Development)** states, in part, that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

- **Policy DMIN 4 (Re-use and Recycling of Aggregates)** states that the Council will promote the recycling of construction, demolition and excavation waste. All developments will be encouraged to:

  - Recycle and re-use construction, demolition and excavation waste as aggregates;

  - Process and re-use the recyclable material on-site, and where this is not possible, the material should be re-used at another site or for land restoration; and

- Use substitute or recycled materials in new development in place of primary materials.

### Hillingdon Recycling and Waste Collection

3.8 LBH currently collects residual and recycling waste from residential developments on a weekly basis. At the time of writing, LBH also provides a weekly food waste collection for houses and maisonettes with private gardens, and for council-owned blocks of flats.

## Other Considerations

### Part H6 of the Building Regulations

3.9 Part H6 of the Building Regulations sets out the requirements for solid waste storage, and applies to both residential and non-residential buildings, as follows:

1. Adequate provision shall be made for storage of solid waste.

2. Adequate means of access shall be provided:

    a. For people in the building to the place of storage; and

    b. From the place of storage to a collection point (where one has been specified by the waste collection authority under Section 46 (household waste) or Section 47 (commercial waste) of the Environmental Protection Act 1990 or to a street (where no collection point has been specified.

3.10 The requirements set out under Part H6 of the Building Regulations relevant to the Proposed Development include consultation with the waste collection authority for guidance on resolving:

- The volume and nature of the waste and the storage capacity required, based on the frequency of collection and the size and type of waste container.

- Any requirements for segregation of waste which can be recycled.

- The method of waste storage, including any on-site treatment proposed, related to the intended layout and building density.

- The location of waste storage areas, waste treatment areas and waste collection points and the access to these locations for operatives and vehicles.

- Hygiene arrangements in the waste storage and waste treatment areas.

- Fire hazards and protection measures.

### British Standard 5906:2005

3.11 The Standard provides a code of practice for the storage, collection, segregation for recycling and recovery, and on-site treatment of waste. It applies to new buildings, refurbishments and conversions

of residential and non-residential buildings. The Standard also presents typical weekly waste airings and subsequent storage requirements for a variety of building types, as shown below:

**Table 3.1 Waste volume calculations**

| Building Type | Equation for weekly waste arisings (litres) |
|---|---|
| Domestic | Number of dwellings x {(number arising per bedroom (70l) x average number of bedrooms) +30}* |
| Office | Volume arising per employee [50 l] x number of employees |
| Shopping centre | Volume arising per sqm of sales area [10 l] x square meterage |
| Fast food outlet | Volume per sale [5 l] x number of sales |
| Department store | Volume per sqm of sales area [10 l] x sales area |
| Restaurant | Volume per number of covers [75 l] |
| 4/5 star hotel | Volume per bedroom [350 l] x number of bedrooms |
| 2/3 star hotel | Volume per bedroom [250 l] x number of bedrooms |
| 1 star hotel / B&B | Volume per bedroom [150 l] x number of bedrooms |
| Supermarket (small) | Volume per sqm of sales area [100 l] x sales area |
| Supermarket (large) | Volume per sqm of sales area [150 l] x sales area |
| Industrial unit | Volume per sqm of floor area [5 l] x floor area |
| Entertainment complex / leisure centre | Volume per sqm of floor area [100 l] x floor area |

* Based on average household occupancy.

# 4. OPERATIONAL WASTE MANAGEMENT

4.1 The Operational Waste Management Strategy for the Proposed Development has been assessed using the waste hierarchy methodology. This approach is consistent with that required by the Council, requiring new development to demonstrate how the scheme addresses waste separation, storage and collection.

4.2 For the Proposed Development, it is intended that a strategy utilising traditional wheeled bins will be adopted. The adoption of this waste management strategy will aid in maximising the area of landscaped open space provided as part of the Proposed Development, whilst also maximising the efficient use of space with the existing structure that is to be retained.

4.3 It is noted that the Applicant is committed to reducing operational waste in line with the London Environment Strategy.

4.4 The waste management strategy for the Proposed Development is outlined below.

**Residential Operational Waste Management Strategy**

4.5 In order to facilitate easy sorting of waste streams for residents, each dwelling will be fitted with a three-compartment waste bin, with each compartment corresponding to the relevant waste stream to be collected by the nominated waste collection body. This will maximise the potential for residents to correctly sort waste within their home. Guidance for waste stream sorting and collection will be provided in the home user manual.

4.6 The anticipated arisings from the residential component of the Proposed Development are shown in the table below, based on the guidelines provided in Section 3 above, in addition to an assumption of 10 litres of food waste arising per unit.

**Table 4.1 Domestic weekly waste arisings**

| Dwelling Type | Number of homes | Weekly arisings (litres) | | |
|---|---|---|---|---|
| | | Refuse | Dry recyclables | Compostable |
| 1B2P | 16 | 800 | 800 | 160 |
| 3B6P | 36 | 4,320 | 4,320 | 360 |
| **Total** | **52** | **5,120** | **5,120** | **520** |

4.7 When internal bins are full, residents will transfer their waste to an external storage location. To ensure residents are not required to transfer waste in excess of 30m (horizontal distance) from the front doors of their homes, it is intended that a range of storage locations be provided, as follows:

- For dwellings on the lower ground floor with amenity spaces the front onto vehicular access routes (i.e. units HPW-LG-01 to HPW-LG-08 and units HPW-LG-37 to HPW-LG-44), waste will be stored within the amenity spaces to the front of the units, and collected directly from the street by the Council's waste operatives. A purpose-built structure will be provided within each of the landscaped amenity spaces for these units for the storage of waste prior to its collection.

- For the majority of the proposed maisonettes, and all dwellings located at the ground floor level and above, a waste store (Store A) will be provided at the lower ground floor level adjacent to the proposed main entrance, and within the curtilage of the building.

- For the remaining maisonettes (i.e. units HPW-LG-09 to HPW-LG-013 and HPW-LG-32 to HPW-LG-36), a waste store (Store B) will be provided at the lower ground floor level to the rear of the central landscaped area.

4.8 In accordance with the Council's waste collection requirements, waste storage bins to be provided within Store A and Store B are defined by the waste stream as follows:

- Refuse: 1,100 litre Eurobins

- Dry recyclables: 1,100 litre Eurobins

- Compostable waste: 240 litre wheeled bins

4.9 Table 4.2 below details the dimensions of the bin type proposed for use in the residential element of the scheme.

**Table 4.2 Domestic waste storage dimensions**

| | 240 litre wheeled bin | 1,100 litre Eurobin |
|---|---|---|
| Height (mm) | 1,070 | 1,370 |
| Width (mm) | 580 | 1,250 |
| Depth (mm) | 740 | 980 |

4.10 This results in the following numbers of Eurobins and wheeled bins being provided in Store A and Store B. The table below also details the area provided for each waste store. The below assumes that all waste streams will be collected by the Council on a weekly basis.

**Table 4.3 Domestic waste storage requirements**

| Location | No. of dwellings storing for | No. of 1,100 litre residual Eurobins | No. of 1,100 litre recycling Eurobins | No. of 240 litre compostable wheeled bins | Min. area of store (m²) (excluding circulation space) |
|---|---|---|---|---|---|
| Store A | 26 | 5 | 4 | 1 | 51.07 |
| Store B | 10 | 2 | 2 | 1 | 8.58 |

4.11 For all waste stores, bins will be stored with a minimum of 150mm of clearance around and between each receptacle, to ensure they can be moved as required.

4.12 The locations of the bin storage areas, where all bins will be stored, are shown in Appendix A2.

4.13 As required by LBH, the communal bin storage areas are within 30m walking distance of the front door of the residences, with Store A to be provided within the curtilage of the building, and Store B to be provided to the rear of the proposed central landscaped area.

4.14 All collections will be made from private roads away from the highway. Collection vehicles will have clear access to any bin, with waste operatives required to manoeuvre the bins no more than 25m from the external door of the storage areas to the refuse collection vehicle. This is demonstrated in Figure 4.1 below.

**Figure 4.1 Refuse collection strategy**


4.15 For the purposes of this Operational Waste Management Strategy, the turning circle for a refuse collection vehicle has been assumed as 21 metres and in-roads are able to accommodate this. The area where the vehicle will be stationed for collections will be appropriately surfaced to withstand the weight of the collection vehicle.

4.16 In accordance with BS 5906:2005, all waste containers will need to be stored under cover in a specially designed waste storage room, or store. The walls and roofs of this store will be formed of non-combustible, robust, secure and impervious material, and have a fire resistance of one hour when tested in accordance with BS 476-21 – Fire tests on building materials and structures: Part 21 (Ref. 40), whilst the door of the store will be made of steel, or have a fire resistance of 30 minutes when tested in accordance with BS 476-22 – Fire tests on buildings materials and structure: Part 22 (Ref 41).

4.17 Further to these requirements, BS 5906:2005 outlines the measures which have been included in the design of the waste stores. Compliance with these requirements, the most applicable of which are outlined below, will help maintain a compliant waste strategy for the operation of the Proposed Development.

- All containers for waste, including recyclable material, are easily accessible to both the occupier and waste collector;
- Paths between storage areas and collecting vehicles are free from steps, kerbs or inclines with a gradient of more than 1:12, be non-slip and a minimum of 2m wide. They will have foundations and a hardwearing surface that will withstand the loading imposed by wheeled containers;
- Waste stores have been designed and located in such a way as to limit potential noise disturbance to residents;
- Storage areas for waste and recycling will be clearly designated for this use only, by a suitable door or wall sign and, where appropriate, with floor markings;
- Waste storage sites will include areas for instructional signage detailing correct use of the facilities;
- The entrance of the waste storage room will be free from steps and projections;
- Adequate ventilation will be provided, with permanent ventilators giving a total ventilation area of no less than 0.2m$^2$;
- Electrical lighting will include sealed bulkhead fittings (housings rated to IP65 in BS EN 60529:1992 (Ref. 43)) for the purpose of cleaning down with hoses and inevitable splashing. Luminaires will be low energy light fittings or low energy lamp bulbs, controlled by proximity detection or a time delay button to prevent lights being left on; and
- Gullies for wash down facilities will be positioned so as not to be in the track of container trolley wheels.

## Total Waste Arisings

4.18 Based on the information presented above, it is anticipated that the following volumes of waste will arise as a result of the operation of the Proposed Development:

**Table 4.4 Total residential waste generated during the operation of the wider masterplan**

| | Weekly Waste Arisings (Tonnes) | | | Annual Waste Arisings (Tonnes) | | |
|---|---|---|---|---|---|---|
| | Recycling* | Residual** | Food*** | Recycling | Residual | Food |
| Proposed Development | 3.07 | 1.38 | 0.39 | 159.74 | 71.88 | 20.28 |

* Recycling waste conversion assumed as 0.60 tonnes per $m^3$.

** Residual waste conversion assumed as 0.27 tonnes per $m^3$.

*** Food waste conversion assumed as 0.75 tonnes per $m^3$.

4.19 It is noted that the Applicant is committed to meeting the London Plan Policy SI7 municipal waste recycling target of 65% (by weight/tonnage) by 2030.

## Waste Handling

4.20 Waste management within LBH is overseen by the West London Waste Authority (WLWA). The WLWA is a waste disposal authority, with a statutory duty to prepare a waste local plan in line with legislation.

4.21 The majority of waste collected in LBH is transported to a waste transfer station in Ruislip. Here, the waste is sorted, with non-recyclable waste separated and loaded onto a train. This waste is then transported to one of two Energy Recovery Facilities (ERFs). Most waste is transferred to the Severnside Energy Recovery Centre (SERC), just north of Bristol, with the remainder sent to the Lakeside energy from waste facility, located close to Heathrow Airport.

4.22 Garden waste, or mixed food and garden waste, is treated through In-Vessel Composting techniques either by West London Composting in Harefield, or by Countrystyle Recycling Ltd in Sittingbourne, Kent. Separated food waste is treated using Anaerobic Digestion techniques, with food waste collected by the WLWA treated by BioCollectors in south London. Anaerobic digestion creates either fertilizer or energy.

4.23 Dry recyclable waste collected in LBH is taken to a materials recovery facility (MRF), where it is sorted and separated into different material streams. The materials are then baled and sent on to re-processors, where they are transformed into reusable materials to manufacture new products.

4.24 All waste generated during the operation of the Proposed Development will therefore be diverted from landfill, with the recycling of these materials prioritised, and energy generated from any waste that cannot be recycled.

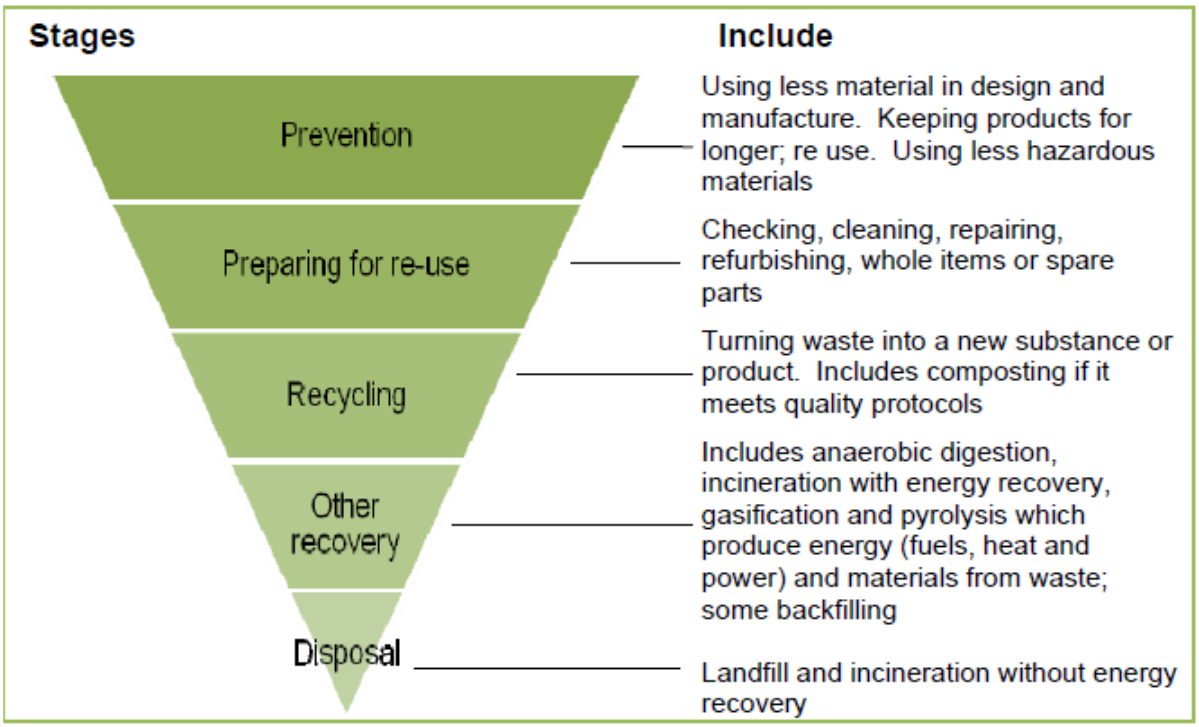
## Waste Management Principles

4.25 Implementing good practice Waste Minimisation and Management (WMM) within the Proposed Development will help reduce the amount of operational waste sent to landfill.

### Waste Hierarchy

4.26 The waste hierarchy is displayed in Figure 4.2 below. The hierarchy orders waste management options according to what is best for the environment. Consideration of how to manage waste should be carried out in this order.

**Figure 4.2 The Waste Hierarchy**




4.27 In line with the requirements of the London Borough of Hillingdon and the Greater London Authority, it is intended that operational waste will be managed according to the waste hierarchy, seeking to preferentially prevent the generation of waste, before it is prepared for reuse or recycling, with the disposal of waste considered only where materials cannot be reused, recycled or recovered. In addition, it is intended that within welcome packs provided to new residents, details on the recycling of household materials will be included, with the aim of encouraging a greater rate of waste diversion from landfill during the operation of the scheme. Information will also be provided to detail which

household materials are recyclable and how, as well as tips on how to minimise household waste, such as avoiding single use plastics and the preferential purchase of items with less packaging.

4.28 As set out above, in order to facilitate increased recycling rates during operation, separate bins will be provided both within the individual dwellings and the communal waste stores for the separate collection and storage of refuse, dry recyclable (to include for card, paper, mixed plastics, metals and glass, at a minimum) and food waste streams. At the time of writing, the London Borough of Hillingdon provided services for the collection of refuse and co-mingled dry recycling, in addition to the collection of food waste for some properties. The design of the waste storage areas has therefore been based on the current collection service offered by the Council, as well as the anticipated future introduction of food waste collection services. It should be noted, however, that should the Council seek to change this service to allow for the collection of a greater range of individual waste streams in the future, the flexible design of the waste storage areas will allow for the storage of separate waste streams beyond general refuse, co-mingled dry recyclables and food. Further details on the provision of separate waste collection facilities will be provided following further detailed design.

4.29 In addition to the above, subject to confirmation during further detailed design, the following measures will be considered for inclusion within the scheme to minimise operational waste:

- Consolidated waste management, whereby the collection of waste from the Proposed Development is undertaken in line with other residences in the surrounding area to minimise the movement of refuse collection vehicles and to make collections more efficient. There is potential for this to be implemented, and this will be explored in further detail during the continued detailed design of the Proposed Development.

- Opportunities to use smart logistics, such as the use of “smart bins” which measure the volume of waste within the bins to inform collection rates and routes, will be explored. This would aid to minimise unnecessary refuse collection vehicle trips.

- The establishment of community-led waste minimisation schemes, such as the facilitation of repair and reuse services within the Proposed Development, and potentially the wider surrounding area to enable residents to prolong the life of materials by repairing or sharing items, and therefore preventing their disposal.

### Monitoring

4.30 Subject to confirmation, it is envisaged that the generation of waste during the operation of the Proposed Development be monitored by members of the estate management team and/or the tenants of the proposed non-residential spaces. Reporting will be undertaken in line with the requirements of the Greater London Authority, where appropriate. Details on how monitoring and reporting will be undertaken will be provided following the continued detailed design of the Proposed Development.

# 5. CONCLUSION

5.1 With reference to the policy requirements, guidance and industry best practice detailed in Section 3, a comprehensive Operational Waste Management Strategy has been defined for the Proposed Development.

5.2 The Proposed Development has been designed with high standards of waste management performance. This strategy describes the consideration that has been given to waste generated by the Proposed Development during its operation, including how it will be sorted, stored and collected, therefore contributing towards the Council's targets for waste minimisation, recycling and reuse.

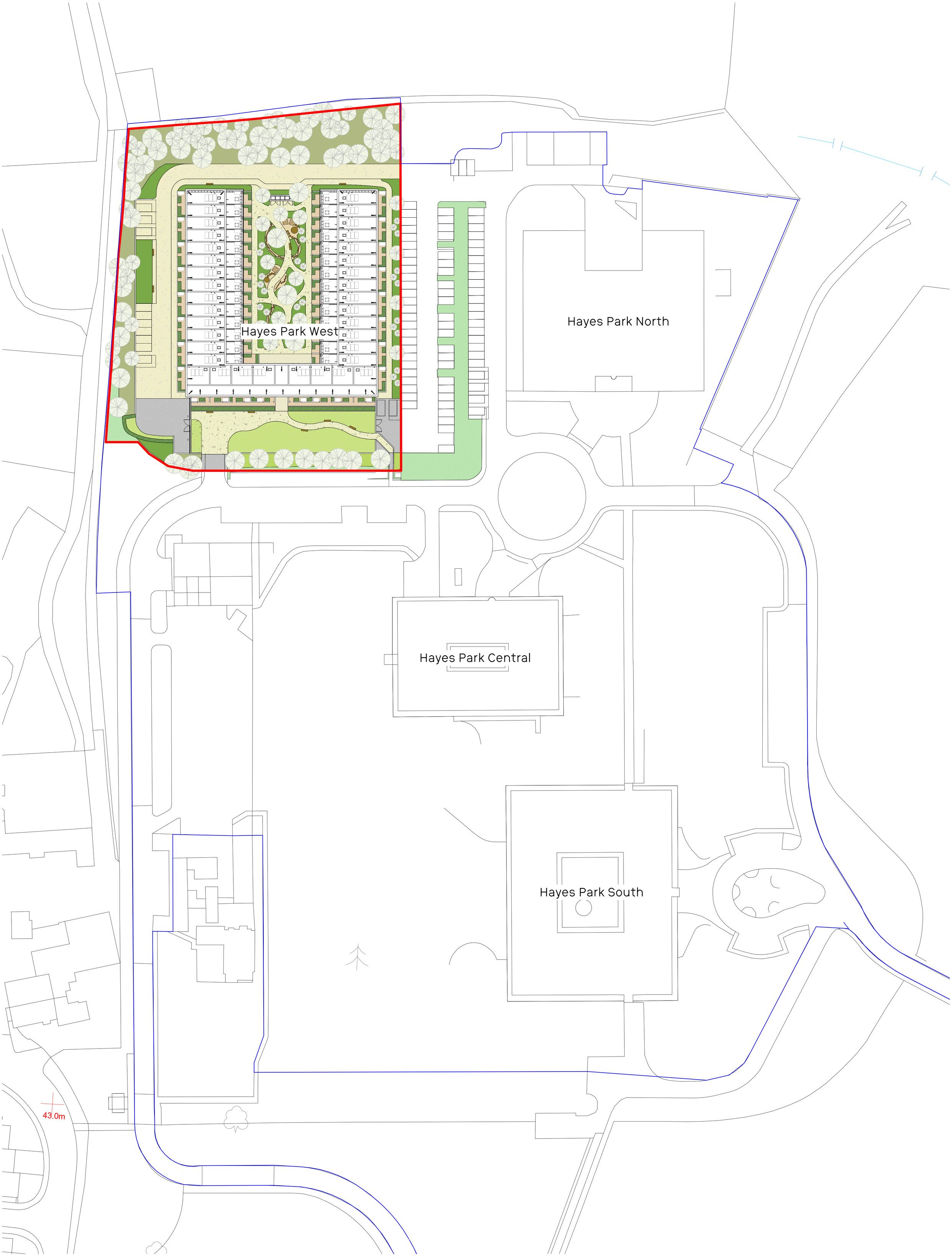
5.3 The strategy has been prepared to demonstrate that tenants and occupiers of the Proposed Development will be provided with convenient and effective waste management systems that will promote high levels of recycling and ease of collection by the Council.

5.4 An Operational Waste Management Strategy utilising traditional wheeled bins is proposed. The Proposed Development is anticipated to produce approximately 10,760 litres of waste from residential uses per week.

5.5 For the proposed dwellings served by communal waste stores, residential waste storage will consist of separate 1,110 litre Eurobins for refuse and dry recyclables, and 240 litre wheeled bins for organic waste, in accordance with local authority guidance. Communal waste stores have been located within the curtilage of the residential block at the lower ground floor level and to the rear of the central landscaped area at the lower ground floor level to ensure easy access for both residents and waste collection operatives. For dwellings on the lower ground floor level with private amenity spaces fronting onto vehicular access routes, residential waste storage will consist of suitable containers for the storage of sacks for the collection of refuse and dry recyclables, and external storage bins for organic waste.

5.6 This Strategy therefore demonstrates that the Proposed Development has also been designed to be compliant with all relevant waste management policy, and will manage and dispose of waste in a sustainable manner.

# A1. SITE PLAN




## General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

## Notes

All SEW drawings are based on survey information by CSL Surveys, dated May 2021

Hayes Park West Boundary

Hayes Park Masterplan Boundary

Key Plan

0 20m
@ 1:500

| | |
|---|---|
| Project No. | 0489 |
| Project Name | Hayes Park West |

| | |
|---|---|
| Drawing Title | Proposed Site Plan |
| Client | Shall Do Hayes Developments Ltd |
| Scale @A1 | 1 : 500 |
| Date | 20/08/25 |
| Drawn by | PJ |
| Checked by | GLJ |

| Rev | Date | Reason | Chk |
|---|---|---|---|
| 02 | 21/08/25 | Design Freeze | |
| 01 | 29/07/25 | For Information | |
| 00 | 10/06/25 | For Information | |

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London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

| Drawing Number | Rev |
|---|---|
| 0489-SEW-ZZ-ZZ-DR-A-501001 | 02 |

# A2. LOWER GROUND FLOOR PLANS


## General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

## Notes

Unit Types

- 1B2P
- 3B6P
- 4B7P
- BOH
- C3 Residential Ancillary

Parking

- EV Parking

Boundary

- Application Boundary

0 10m
@ 1:200

Key Plan

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| | |
|---|---|
| Project No. | 0489 |
| Project Name | Hayes Park West |
| Drawing Title | Proposed Lower Ground Site Plan |
| Client | Shall Do Hayes Developments Ltd |
| Scale @A1 | 1 : 200 |
| Date | 13/06/25 |
| Drawn by | PJ |
| Checked by | GLJ |

| Rev | Date | Reason | Chk |
|---|---|---|---|
| 02 | 21/08/25 | Design Freeze | |
| 01 | 13/08/25 | For Information | |
| 00 | 29/07/25 | For Information | |

| Drawing Number | Rev |
|---|---|
| 0489-SEW-HPW-ZZ-DR-A-501002 | 02 |

# A3. GENERAL NOTES

A3.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.

A3.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.

A3.3 No site visits have been carried out, unless otherwise specified.

A3.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.

A3.5 The copyright in the written materials shall remain the property of Iceni Projects Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Iceni Projects Ltd by the client of the outstanding amounts.

A3.6 The report is provided for sole use by the Client and is confidential to them and their professional advisors. No responsibility whatsoever for the contents of the report will be accepted to any person other than the client, unless otherwise agreed.

A3.7 These terms apply in addition to the Iceni Projects Ltd "Standard Terms of Business" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms of Business the said Standard Terms of Business shall prevail). In the absence of such a written contract the Standard Terms of Business will apply.