

Tavistock Works: Refuse Management Plan

Ref: ITL16533-014A TN
Date: 19 March 2026

SECTION 1 Introduction

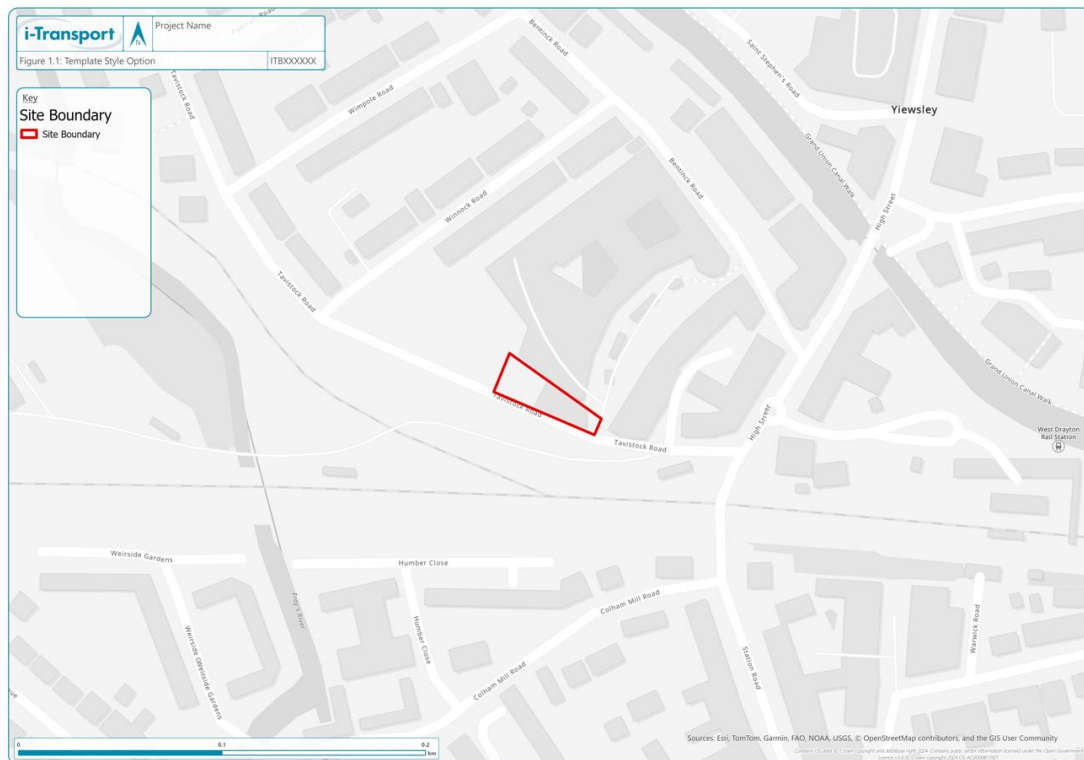
1.1 Overview

- 1.1.1 This Refuse Management Plan (RMP) has been produced by i-Transport on behalf of Linea UB7 Ltd (the 'Applicant') to accompany a planning application for a proposed 31-unit residential development at Tavistock Works, West Drayton (the 'site').
- 1.1.2 The site is located within the administrative boundary of the London Borough of Hillingdon (LBH) who is both the local planning authority (LPA) and local highways authority (LHA).

1.2 Site Location and Context

- 1.2.1 The site is located on the corner of Garnet Place and Tavistock Road circa 150m west of West Drayton rail station in Yiewsley, within LBH. The site is bound by Garnet Place and Tavistock Road to the east and south (respectively), residential apartments to the north and currently an industrial site to the west.
- 1.2.2 The site currently comprises an office building with associated parking (15 spaces), accessed via an existing vehicular crossover from Tavistock Road. The site has a total area of 0.07ha
- 1.2.3 The site location is presented in **Image 1-1**.

Image 1-1: Site Location Plan



1.3 Proposed Development

1.3.1 The proposed development comprises the demolition of the existing office space on site to provide a 6-storey, 31-unit residential development with associated cycle parking spaces and a blue badge bay.

1.3.2 The development description is as follows:

“Demolition of existing building and replacement with 6-storey building comprising residential units, landscaping and amenity space.”

1.4 Policy Context

London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020)

1.4.1 The Local Plan Part 2, adopted in January 2020, provides revised development management policies and replaces the Unitary Development Plan (1998) saved policies. The relevant waste management policy is as follows:

“Policy DMHB 11 D - 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.”

West London Waste Plan

1.4.2 The West London Waste Plan (WLWP) provides a planning framework for the management of waste produced in the six West London Boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames over the period to 2031.

1.4.3 The document provides a series of policies that aim to reduce waste and governs its safe storage and collection. Policy 6: Sustainable Waste Management states waste management plans are required to:

- ***“Describe each type of waste expected to be produced***
- ***Estimate the quantity of each type of waste***
- ***Identify the waste management action for each type of waste including re-using, recycling, recovery or disposal”***

1.5 **Scope of Report**

1.5.1 This document details the proposed waste provision and collection strategy for the development. The overarching aims of the development’s waste strategy are to:

- Contribute towards achieving Government, and GLA’s and long-term targets for waste minimisation, re-use and recycling;
- Ensure compliance with guidance and standards for the handling and management of operational waste;
- To achieve a high standard of environmental performance and give due consideration at all stages to the waste generated by the building’s operation; and
- To promote high levels of recycling by providing residents and tenants with convenient, clean and efficient waste systems that enhance the operation of buildings.

SECTION 2 Waste Management and Collection

2.1 Waste/Recycling Receptacle Provision/Management

2.1.1 The waste storage capacity has been based on the guidance provided by the WLWP.

2.1.2 The standard type of bin for purpose-built flats is metal Eurobins which are typically a volume of 1,100 or 1,280 litres and accommodate general and recyclable waste. Food waste bin sizes tend to be more varied and provided in line with the needs of the site. It is proposed to provide the following ratio of bins:

- 3 x 1,280L Eurobins for general waste purpose
- 3 x 1,280L Eurobins for mixed recyclable purpose, the recycled materials include:
 - Mixed paper and card;
 - Plastic bottles; and
 - Food tins and drink cans.
- 1 x 900L bin for food waste

2.1.3 The proposed refuse store has been provided with ventilation on the façade allowing for circulation of air and therefore prevents any odour from accumulating. Electric lighting will be fitted to provide a well-lit store during darker hours.

2.2 Waste/Recycling Collection Strategy

Collection Periods

2.2.1 Waste collection will be undertaken by LBH on a weekly basis. The current waste collection service provided by LBH for residents in the sites local area as per the LBH website is detailed below in **Table 2-1**.

Table 2-1: Refuse Collection Periods

Collection Service	Details
Food Waste	Collected Every Friday
Dry Mixed Recycling	
Household Waste	

Source: LBH Website: Look up my collection day

Collection Strategy

- 2.2.2 Refuse collection will take place on-street from Tavistock Road. The refuse store has been strategically positioned to minimise the bins drag distance to Tavistock Road. All bins are provided within 10m of Tavistock Road, as such, no external holding area is proposed.
- 2.2.3 On collection days refuse vehicles will stop adjacent the site on Tavistock Road, waste operatives will wheel the bins to their vehicle for collection before promptly wheeling them back when finished.
- 2.2.4 The location of the refuse store is shown in **Image 2-1**.

Image 2-1: Refuse Store Location



2.3 Conclusions

- 2.3.1 This note sets out the waste management plan for the proposed 31 residential units at Tavistock Works, West Drayton. It demonstrates the site provides adequate storage for the anticipated general/food waste and recycling needs arising from the development and outlines the collection method and frequency.