

PLON01

Prologis Park West,
Units DC5 and DC6
Iron Bridge Road North
West Drayton
Uxbridge
UB11 1BT

Circular Economy Statement

Client Prologis UK CCCXXXVIII S.à r.l

Date 20 November 2025
File Ref PLON01-RED-XX-XX-RP-Q-00003
Revision P01

Classification ☒ Public | ☐ Internal | ☐ Restricted | ☐ Confidential



Revision

Revision	Revision details / Issue type	Page Nos	Document prepared by			Document checked by		
			Name	Signature	Date	Name	Signature	Date
P01	Final Issue	13	Hope Amira		20/11/2025	Dalvina Chin		20/11/2025

This document and its contents are confidential and have been prepared and are intended solely for **Prologis UK** **CCCXXXVIII S.à r.l.**'s information and use in relation to Prologis Park West, Units DC5 and DC6, Iron Bridge Road North, West Drayton, Uxbridge, UB11 1BT.

Red Engineering Design Limited accepts no responsibility or liability to any other party (exception for death and personal injury) in respect of or arising out of or in connection with this document and/or its contents.

Copyright:

The copyright of this document is vested in Red Engineering Design Limited. This document may not be reproduced in whole or in part without their express written permission.

Executive Summary

This Circular Economy Statement has been prepared for the proposed development at Prologis Park West, Units DC5 and DC6, Iron Bridge Road North, West Drayton, Uxbridge, UB11 1BT.

This Circular Economy Statement (CES) outlines the strategic approach to embedding circular economy principles within the proposed development at planning stage. The scheme has been designed to minimise waste, maximise material reuse and recycling, and ensure long-term adaptability.

Key commitments at this stage includes:

- Prioritising diversion of non-hazardous demolition and construction waste away from landfill.
- Retaining and adapting the existing building wherever possible to minimise demolition.
- Encouraging the use of recycled and reclaimed content in key building materials.
- Embracing modular, prefabricated, and standardised construction approaches to reduce waste and enable long-term flexibility

Contents

1.0	INTRODUCTION	1
2.0	SITE CONTEXT	2
2.1	Site Description	2
2.2	Planning History	2
3.0	POLICY REVIEW.....	3
3.1	Hillingdon Local Plan	3
3.2	The London Plan (Adopted March 2021)	3
4.0	APPLYING THE CIRCULAR ECONOMY PRINCIPLES	4
4.1	Circular Economy Approaches	4
4.2	Circular Economy Principles	6
4.3	Building in layers framework	7
4.4	Circular Economy Targets and Monitoring	8
4.5	Governance, Monitoring & Reporting	8
4.6	Supporting Evidence	8
5.0	CONCLUSION	9

TABLES AND FIGURES

Table 4.1: Project CE commitments.....	8
Figure 4.1: CE Hierarchy for building approaches - taken from the London CES guidance (pg.10)	4
Figure 4.2: Building layers and their indicative lifespan	7

1.0 Introduction

This Circular Economy Statement (CES) has been prepared to support the planning application for the proposed development at Prologis Park West, Units DC5 and DC6, Iron Bridge Road North, West Drayton, Uxbridge UB11 1BT. The purpose of this document is to outline the strategic commitments to circular economy principles at this stage and to demonstrate how the development aims to reduce waste and support the circular economy within the local authority.

This CES is accompanied by the following supporting documents:

1. PLON01-PRO-XX-XX-RP-Q-00001 - PLON01 - Framework Construction Logistics Plan
2. PLON01-RED-XX-XX-RP-Q-00002 - PLON01 - Delivery, Services and Waste Management Plan

2.0 Site Context

2.1 Site Description

The Site forms part of Prologis Park West which comprises a total of six large scale industrial buildings. It is on the eastern section of the estate and measures approximately 6.3 hectare (ha).

The Site currently accommodates two warehouse buildings which were completed in 2023:

- Unit 1 (DC5 - Distribution Centre 5);
- Unit 2 (DC6 - Distribution Centre 6).

Unit 1 and Unit 2 are single-storey warehouse units measuring: 18,063 m² (194,428 ft²) and 13,290 m² (143,052 ft²) respectively. Each building has a clear haunch height of 15m and an overall building height of 18m.

The existing buildings are currently vacant but benefit from the flexible use included within the following use classes: Classes B2, B8 and E(g)(iii).

Direct access to the Site is via Iron Bridge Road, which forms the western boundary and runs in a north-south direction from the Stockley Road roundabout to West Drayton.

The Site is bounded to the east by Stockley Road (A408) and beyond that; Stockley Park which accommodates a series of large office buildings rising two to three storeys high. To the north lies Horton Road and beyond that significant mature landscaping including Stockley Country Park and Stockley Park Golf Course. To the south, between the Grand Union Canal and a mainline railway is a cluster of industrial yards that include carparking and storage facilities. Beyond that is the closest area of residential land use. To the west, the Site is bounded by Iron Bridge Road North, the remainder of the Prologis Park West Estate, and further commercial uses.

2.2 Planning History

A planning application for the Redevelopment of the site to provide two industrial units providing industrial floorspace (Use Class B1c/B2/B8) and ancillary offices together with associated parking, access arrangements, landscaping and infrastructure reference: 39207/APP/2020/2188, was granted approval by London Borough of Hillingdon Council, on 24 June 2021.

3.0 Policy Review

This section reviews the planning policies that are relevant to this development.

3.1 Hillingdon Local Plan

Part 2 – Development Management Policies (Adopted January 2020)

Policy DMIN 4: Re-use & Recycling of Aggregates

- A. The Council will promote the recycling of construction, demolition, and excavation waste.
- B. All developments will be encouraged to:
 - i. recycle and re-use construction, demolition and excavation waste as aggregates;
 - ii. 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
 - iii. use substitute or recycled materials in new development in place of primary minerals.
- C. Planning permission for aggregates recycling on active minerals extraction sites and existing landfill sites will be granted / supported, subject to local amenity and other policies within the Local Plan. Applications for aggregates recycling sites in other areas such as Strategic Industrial Locations will be required to satisfy other relevant policies in the Local Plan including the West London Waste Plan.
- D. Applicants will be required to show how excavation is to be arranged and to provide for beneficial after-use(s) consistent with providing a balanced range of leisure activities and/or creation of natural habitats before any planning permission is granted.
- E. To reduce the environmental impact of aggregates, the Council will make appropriate use of planning conditions dealing with restoration, aftercare and re-use of mineral sites including the use of suitable construction, demolition and excavation waste to restore original ground levels.

3.2 The London Plan (Adopted March 2021)

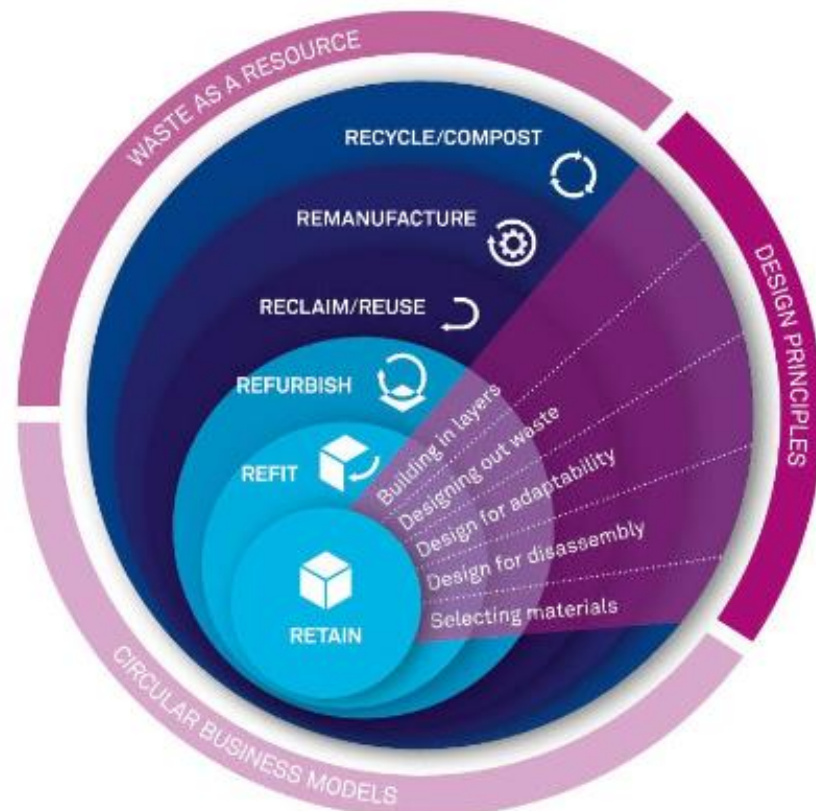
3.2.1 Policy SI 7 Reducing waste and supporting the circular economy

- A** *Resource conservation, waste reduction, increases 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 products*
 - *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 material 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 that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food*
- C** *Development Plans that apply circular economy principles and set local lower thresholds for the application of Circular Economy Statements for development proposals are supported.*

4.0 Applying The Circular Economy Principles

4.1 Circular Economy Approaches

The Greater London Authority (GLA) guidance has set out a hierarchy for building approaches that maximises the use of existing materials as per Figure 4.1. Diminishing returns are gained by moving through the hierarchy outwards, working through refurbishment and reuse through to the least preferable option of recycling materials produced by the building or demolition process. This provides an overall strategy for the redevelopment of buildings, with retention as the starting point.



Source: Building Revolutions (2016), David Cheshire, RIBA Publishing ©

Figure 4.1: CE Hierarchy for building approaches - taken from the London CES guidance (pg.10)

The proposed development adopts a circular economy philosophy that places emphasis on retaining value already embedded within the site. Rather than demolishing and rebuilding, the project retains the existing building units and infrastructure wherever feasible, minimising demolition and the generation of construction waste.

4.1.1 Retention of Existing Structures

- The core strategy is to work with the existing building envelope and structural frame, retaining embodied carbon already invested in the site.
- Demolition is limited to only those areas essential for adaptation, ensuring that resources are conserved and environmental disruption is minimised.

4.1.2 Design for Adaptability and Future Reuse

- New interventions will be designed to be modular and reversible, allowing future reconfiguration, refurbishment or dismantling without generating unnecessary waste.
- Standardised elements and off-site prefabrication will be prioritised to improve efficiency and reduce material off-cuts.

4.1.3 Materials Efficiency and Reuse

- Materials arising from any limited demolition works will be audited for reuse potential. Where suitable, these will be reincorporated within the new development (e.g. recycled aggregates, reclaimed metals, timber).
- For new materials, the design team will prioritise products with high recycled content, verified responsible sourcing, and long service life.

4.1.4 Construction Waste Management

- Construction practices will target maximum reuse and recycling of materials, with a preference for on-site processing where possible.
- Partnerships with local recycling facilities will be explored to ensure construction and demolition arisings are diverted from landfill and re-entered into productive use.

4.1.5 Operational Circularity

- The development will integrate adequate flexible space for waste segregation and recycling during occupation, encouraging building users to support the circular economy.
- Opportunities to accommodate emerging waste streams (e.g. food waste separation, electronic waste) will be considered.

4.1.6 Monitoring and Legacy

- A Delivery, Services and Waste Management Plan will track material flows through pre-construction, construction, and occupation stages.
- Post-construction reporting will document diversion rates, reuse outcomes, and lessons learned to inform future projects.

4.2 Circular Economy Principles

According to the London Plan Guidance for CES, the six circular economy (CE) principles which should be a fundamental part of the building design process are:

1. building in layers – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary
2. designing out waste – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, and reuse of secondary products and materials
3. designing for longevity
4. designing for adaptability or flexibility
5. designing for disassembly
6. using systems, elements or materials that can be reused and recycled.

The principles support the application of the waste hierarchy in that avoiding or reducing waste is prioritised.

The proposed development will integrate circular economy principles from the earliest stages of design. Key strategies included are listed in subsections 4.2.1 to 4.2.7 below.

4.2.1 Prioritise Retention and Reuse

- Retain the existing building structures and adapt them for new uses wherever possible, thereby conserving embodied carbon and maximising the value of materials already on site.

4.2.2 Design for Adaptability

- Incorporate flexible layouts, modular components, and reversible connections so that the development can be adapted, reconfigured, or expanded over time without requiring extensive demolition or material loss.

4.2.3 Minimise Waste and Maximise Recovery

- Reduce waste generation during construction through efficient design, off-site prefabrication, and careful sequencing. Ensure that any materials unavoidably removed are recovered, recycled, or repurposed rather than sent to landfill.

4.2.4 Specify Recycled and Reclaimed Content

- Prioritise the use of materials with high recycled or reclaimed content (such as recycled aggregates, reclaimed metals or timber), and ensure responsible sourcing of new materials to extend lifecycle value.

4.2.5 Enable Future Resource Loops

- Design building elements and material assemblies with the potential for disassembly, separation, and reuse at the end of their service life, enabling future circular flows of resources.

4.2.6 Support Sustainable Operations

- Provide robust, accessible facilities for waste segregation and recycling during building occupation, supporting circular practices beyond construction and throughout the operational phase.

4.2.7 Monitor and Report Performance

- Commit to tracking material flows, waste diversion and reuse outcomes, supported by post-construction reporting to ensure accountability and provide a feedback loop for continuous improvement.

4.3 Building in layers framework

To support reuse and recycling, the different layers should be independent, accessible, and removable whilst maintaining their value where possible. This is especially important for layers that may need more frequent replacement, such as building services and internal fit-outs.

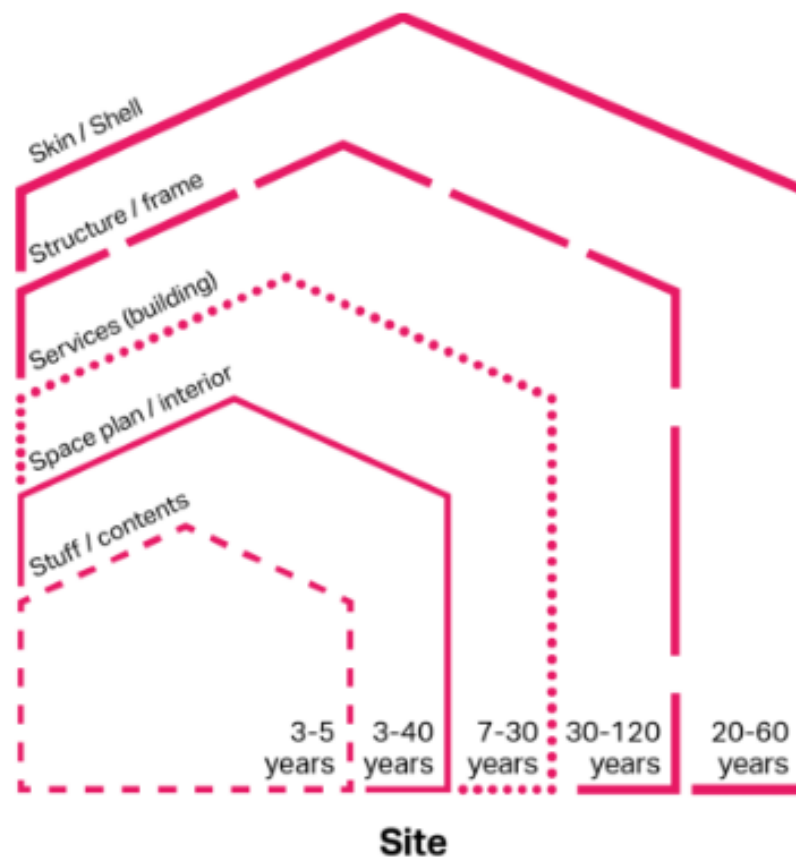


Figure 4.2: Building layers and their indicative lifespan

The proposed development has followed the circular economy design principles by building layers.

It applies a layered approach to design, recognising that different building elements have different lifespans and should be planned for accordingly. The retention of the existing building structure preserves the longest-life layer, ensuring that the embodied carbon and resource value of the frame and envelope are maintained.

New interventions will be designed and procured with clear separation between structural, envelope, services, and internal fit-out layers. This allows future replacement or adaptation of shorter-life components (such as MEP systems, finishes, and partitions) without disturbing or damaging longer-life elements.

Wherever possible, materials will be specified to enable easy maintenance and replacement within their respective layers, supporting whole-life value retention and reducing unnecessary waste. This approach ensures that the building can evolve over time in response to new uses and technologies, while safeguarding the resource efficiency of its core structure.

4.4 Circular Economy Targets and Monitoring

Table 4.1: Project CE commitments

Target	Commitment	Monitoring Measures
Demolition waste diversion	Retaining and adapting the existing building to minimise demolition. Prioritising diversion of any residual non-hazardous demolition waste that would be generated on-site away from landfill	Waste tracking against SWMP during demolition; quarterly reporting.
Excavation waste diversion	N/A	
Construction waste diversion	Prioritising diversion of any residual non-hazardous construction waste that would be generated on-site away from landfill.	SWMP implementation; segregation audits and monthly contractor reports.
Municipal waste recycling	Integrate adequate flexible space for waste segregation and recycling during occupation, encouraging building users to support the circular economy.	Operational waste audits; annual performance reports.
Recycled content	≥20% in key materials (steel, aluminium cladding, concrete). Stage 2 Whole Life Carbon Assessment carried out.	Supplier EPD; procurement documentation checks.

4.5 Governance, Monitoring & Reporting

Circular economy commitments will be embedded into procurement and contractual requirements. The Principal Contractor will be required to implement and maintain a Delivery, Services and Waste Management Plan with quarterly waste reporting during demolition (if any) and construction.

4.6 Supporting Evidence

Appendix A: PLON01-RED-XX-XX-RP-Q-00002_PLON01 - Delivery, Services and Waste Management Plan
Appendix B: PLON01-PRO-XX-XX-RP-Q-00001_PLON01 - Outline Construction Management Plan

5.0 Conclusion

This Circular Economy Statement demonstrates that the proposed development has been strategically designed to embed the six key circular economy principles outlined in the London Plan Policy SI 7 and the GLA Circular Economy Statement Guidance. At RIBA Stage 2, the design approach prioritises waste minimisation, material reuse, adaptability, disassembly, and high recyclability, supported by a clear governance and monitoring framework.

By embedding circular-economy principles across design, construction, and operation, the development will retain material value, minimise environmental impact, and reduce whole-life carbon emissions. This approach advances Hillingdon's circular-economy goals and reinforces the project's commitment to delivering a more sustainable and regenerative built environment.

The Delivery, Services and Waste Management Plan form a comprehensive evidence base to demonstrate compliance.