



ttp consulting
transport planning specialists

Columbia Threadneedle

HYDE PARK HAYES

**Operational Waste Management
Plan**

December 2025

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Appendix A - Indicative Masterplan

1 INTRODUCTION

Overview

- 1.1 TTP Consulting has been commissioned by Columbia Threadneedle (the Landlord) to prepare an Operational Waste Management Plan for their Site at Hyde Park Hayes which is located in the London Borough of Hillingdon.

Figure 1.1: Local Context Plan



Site Context

- 1.2 The Site which has an irregular shape is bound by North Hyde Road to the north and Millington Road to the south and west, and an ASDA supermarket and Premier Inn to the east; it is located in a commercial zone with predominantly residential beyond. It is part of a wider office zone that is in the process of being converted to residential, with HPH 3 to the north-west recently converted and the HPH 4 plot benefiting from consent for the construction of 140 apartments.
- 1.3 The illustrative scheme will provide up to 675 apartments across eight new buildings with car parking provided at a maximum ratio of 0.2 spaces per dwelling, plus the re-provided spaces for the retained commercial uses within the wider Hyde Park Hayes Estate, with approximately 200sqm of commercial floorspace in Blocks A and B. Vehicular access is proposed via Dawley Road, North Hyde Road and Station Road as per existing with internal streets facilitating access to the various apartment blocks for residents and deliveries along with emergency vehicles.

Estate Management Team

1.4 The Estate Management Team can be contacted as follows:

Office Hours

- Email: _____
- Telephone: _____

Out of Hours

- Email: _____
- Telephone: _____

Hillingdon Council Refuse Team

1.5 The Hillingdon Council Refuse Team can be contacted during office hours on

- Telephone: 01895 556000
- Website: <https://www.hillingdon.gov.uk/rubbishandrecycling>

SWMP Structure

1.6 The objectives of this Operational Waste Management Plan are to:

- Set the waste management principles and aspirations for the Site.
- Identify measures to ensure the maximisation of the reuse of waste.
- Identify the waste expected to arise during the operational phase of the building.
- Monitor and review waste minimisation and waste management.

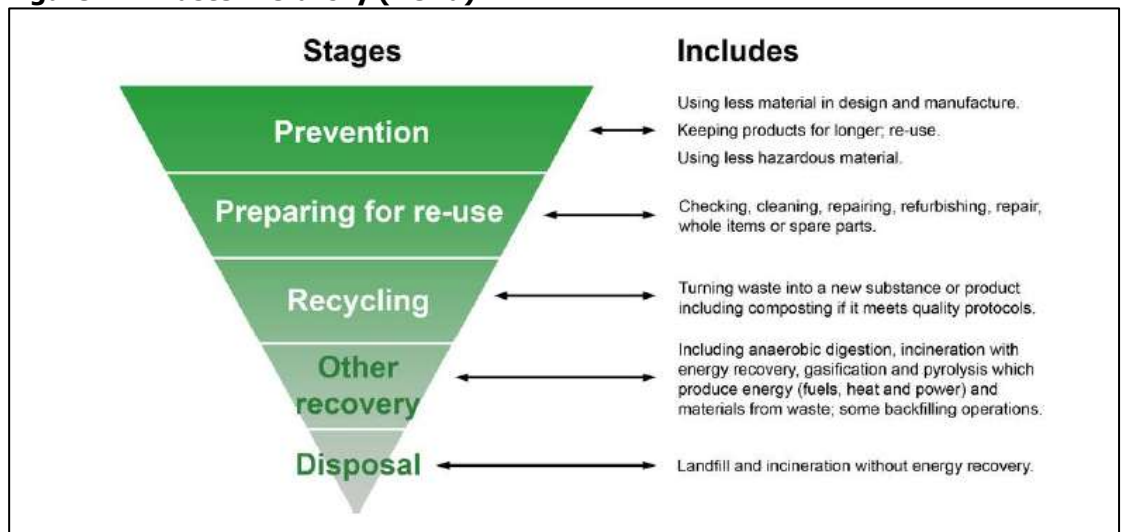
2 OPERATIONAL WASTE MANAGEMENT PRINCIPLES

2.1 The waste 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. The waste hierarchy is as follows:

- Prevent / Reduce Waste.
- Reuse materials.
- Recycle waste.
- Waste to landfill as a last resort.

2.2 Operational waste management needs to consist of a holistic approach during the design, contractual, construction and operational phases which involves the Applicant, Designers, Contractors and the Occupier along with any other relevant parties. Each party can take actions to reduce the amount of waste arising at different stages of a site development. The waste management hierarchy is shown in **Figure 2.1** below.

Figure 2.1 Waste Hierarchy (Defra)



2.3 This document focuses on the operational phase and is the responsibility of the Landlord and the Estate Management Team.

Prevent / Reduce Waste

- 2.4 The Estate Management Team will look to minimise waste by only ordering goods that are required in the first instance, and where possible, look to use suppliers that have a sustainable approach both in terms of packaging and delivery method.
- 2.5 The Estate Management Team will encourage residents to do the same and also advise them of any local initiatives including using facilities such as Community Fridges, if set up, where food can be obtained for free along with purchasing goods from Charity Shops and other retailers that sell second hand goods.

Re-Use Materials

- 2.6 The Estate Management Team will consider how best to use any surplus goods / materials could be re-used on the Site, either by the Management Team or a resident; the Estate Management Team will encourage residents to do the same.
- 2.7 If it is not possible to re-use goods / materials on-site, the Estate Management Team will investigate how they could be used can be used by a third party, either being sold on or donated, and will encourage residents to do the same.
- 2.8 Returning goods to the point of sale will also be considered.

Recycling & Waste

- 2.9 The bin stores which are located on the ground floor in each building have clearly labelled bins for waste and recycling which are available for residents and the Estate Management Team. This prevents specific waste streams from becoming contaminated and ensuring they are ready for recycling.
- Recycling bins are provided for mixed recycling and paper / cardboard.
 - Bins are provided for general waste.
 - Bins are provided for food waste.
- 2.10 Waste will either be diverted for reuse or recycling or disposed of at landfill.

3 WASTE STORAGE AND COLLECTION

Quantum of Waste & Recycling

3.1 The quantum of waste and recycling has been calculated for the illustrative scheme as follows for a weekly collection:

- Overall provision based on 30ltr per unit + 70ltr per bedroom
- Waste based on 75% of the Overall provision
- Recycling based on 50% of the Overall provision
- Food waste based on 10ltr per bedroom

3.2 **Table 3.1** provides a summary of the estimated number of bins for each of the Buildings based on the indicative masterplan (not including townhouses which would be provided with waste storage within the front/rear of the property).

Table 3.1: Estimated Waste & Recycling Storage Requirements					
	Development		No. of Bins		
	Units	Bedrooms	Waste*	Recycle*	Food**
A	157	257	16,665ltr 16	11,110ltr 11	2,540ltr 11
B	181	314	20,805ltr 19	13,870ltr 13	3,200ltr 14
C	120	210	24,195ltr 13	16,130ltr 9	3,720ltr 9
D	196	331	15,195ltr 20	10,130ltr 14	2,320ltr 14
Total	654	1,112	68	47	48

*1,100ltr bins

**240ltr bins

Location of Bin Stores

3.3 **Figures 3.1** through **3.4** illustrate the indicative location of the bin stores in each building with Buildings A1 and A2 having individual stores, Buildings B and C having two bin stores each, and Building D having 3 bin stores.

3.4 Residents will be able to access the bins from within the building with refuse operatives able to access the bin store externally.

Waste Collection

3.5 Refuse vehicles will be able to pull up adjacent to the bin store on Millington Road and transfer bins from / to the bin store.

Figure 3.1: Building A Bin Store Locations



Figure 3.2: Building B Bin Store Locations

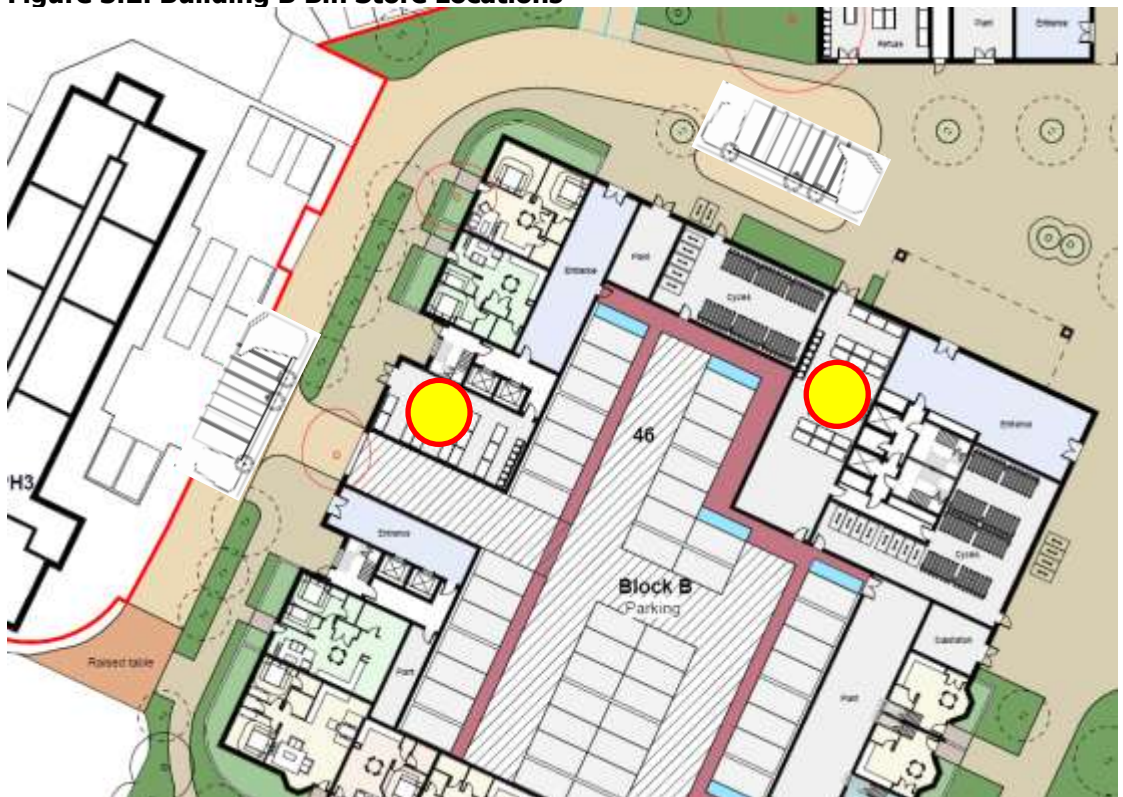


Figure 3.3: Building C Bin Store Locations



Figure 3.4: Building D Bin Store Locations



4 WASTE MANAGEMENT STRATEGY

Aims and Objectives

4.1 The aim of this document is to manage the storage, transfer and collection of waste. The primary objectives of the Operational Waste Management Plan are as follows:

- To minimise the risk of a potential conflict between users of the Site, pedestrians and waste collection vehicles;
- To encourage the effective and environmentally friendly storage and disposal of refuse and recyclable material;
- To reduce the amount of waste produced; and,
- To increase the proportion of waste that is recycled.

Principles

4.2 Planning for waste management ensures that the building will be able to operate efficiently and effectively into the future. A good waste management strategy is essential for ensuring it does not negatively impact site users. Considering waste management during the design will ensure that waste can be stored appropriately and transferred effectively without creating congestion or hygiene issues within the building.

4.3 The waste generated from the Site is expected to include the following waste streams:

- Residual Waste (non-recyclable waste);
- Recyclables (including glass, aluminium, plastic, paper and cardboard);
- Organic waste (food waste);
- Hazardous waste (light bulbs, batteries etc.); and
- Bulky Waste.

Initiatives of the Plan

4.4 In order to meet the objectives this Plan, the following initiatives will be adopted by the Estate Management Team:

- Continue to oversee refuse activity.
- Monitor the general waste collections and continually work to reduce this waste stream.
- Waste will continue to be managed in accordance with the waste hierarchy.
- Waste will continue to be separated at source with both mixed dry recycling bins and general waste bins provided.
- Bin stores will be regularly maintained and inspected.
- Adequate bin storage will continue to be provided to accommodate an appropriate split of recycling and residual waste.
- Consolidation initiatives will be considered.
- More bins will be provided if needed.

4.5 Community-led waste minimisation measures for residents will be implemented:

- Posters will be updated periodically to encourage correct recycling and to reduce and re-use products first wherever possible.
- Encouraging paperless processes.
- Donating leftover supplies and equipment to local charities, where possible / appropriate.

5 MONITORING AND REVIEW OF THE PLAN

Monitoring and Review

- 5.1 The Estate Management Team will be responsible for overseeing deliveries and refuse activity which will include albeit not limited to the following:
- Encourage residents to consider the need to purchase items before doing so and recycle whenever possible.
 - Monitor the quantum of waste and recycling to ensure that there is adequate storage
 - Monitor the condition of the bin stores to ensure that they are maintained to a suitable level.
- 5.2 The Operational Waste Management Plan will be reviewed annually in January each year.

Commitment

- 5.3 The Estate Management Team is committed to the target to meet or exceed the London Plan Policy SI 7 municipal waste recycling target of 65% (by weight / tonnage) by 2030, in line with the Circular Economy template and report.

Appendix A

(Indicative Masterplan)



Client Name

Structural Engineer Name

Services Engineer Name

Consultant Name

Key plan

Notes:

Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site & report discrepancies to the architect.

This Drawing is protected by copyright. ©

All areas have been measured from current drawings. They may vary because of (EG) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

- Key
- Site boundary for outline masterplan (See location plan for ownership boundary)
 - 1 Bed 1P
 - 1 Bed 2P
 - 2 Bed 3P
 - 2 Bed 4P
 - 3 Bed 5P
 - Commercial
 - Entrance / Internal Amenity
 - Ancillary (Cycles/Refuse/Plant)
 - Public / Communal garden or green space
 - Private garden (soft/hard shown indicatively)
 - Indicative play location

P08	S2	01-12-2025	Amended Layouts	SC	NH
P07	S2	18-11-2025	Block A,B,D position moved, landscape amendments, road amendments	SC	NH
P06	S2	21-07-2025	Red line amendment	SC	NH
P05	S2	09-07-2025	Updated podium and on street parking	SC	NH
P04	S2	18-06-2025	Updated front garden landscape	SC	NH
P03	S2	29-05-2025	Double units added and landscape design amended	HL	SC
P02	S2	02-05-2025	Indicative landscape design amended	SC	NH
P01	S2	17-04-2025	First Issue	HL	SC

No.	Suit.	Date	Comment	Drawn	Checked
Revs					

Issue Purpose

Information

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Project

Hyde Park Hayes

Outline Masterplan

UB3 4AZ

Drawing Title

Illustrative Materplan

Level 00

Drawn	Date	Scale @ A1
SC	11/20/24	1 : 500

Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
A12440	TPB	ZZ	L00	DR	A	041001	S2	P08