Aval Consulting Group
CIVIL, ENVIRONMENT & STRUCTURAL ENGINEERS

Waste Management Plan

8 Vineries Close, Sipson, West Drayton UB7 0JH

Francois Ziade

07 January 2026

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1 Introduction

1.1 Background

AVAL Consulting Group Limited (ACGL) has been commissioned by Francois Ziade to provide the Waste Management Strategy to support the Planning Application for the Change of Use application from Class C3 (Dwelling house) to Class C4 (small HMO) for up to 6 persons. The site address is 8 Vineries Close, Sipson, West Drayton UB7 0JH. This accompanies the Planning Application to the Local Authority (London Borough of Hillingdon (LBH)) for consent to undertake the proposed work at the site.

The proposal is for the change of use from Class C3 (Dwellinghouse) to Class C4 (small HMO) for up to 6 persons.

AVAL Consulting Group Limited (ACGL) was instructed by the client to produce a Waste Management Strategy (WMS) to accompany the planning application to LBH for consent to undertake the proposed work.

This WMS will set out the measures that will be taken to manage construction and operational waste generated because of the proposed development.

This report has been carried out in accordance with good practice guidelines and has been prepared in accordance with National Planning Policy Framework (NPPF) (2025) and current Planning Guidance documents.

1.2 Site Location

Figure 1.1 shows the site location. The site is situated at 8 Vineries Close, Sipson, West Drayton UB7 0JH, within the London Borough of Hillingdon. Sipson is a residential village located immediately north of Heathrow Airport and approximately 3 km south of West Drayton town centre. The area is characterized by low-rise housing and local amenities, with easy access to major transport corridors.

The site benefits from proximity to the A4 Bath Road, which provides direct links to Heathrow Airport and Central London, and the M4 motorway, located about 1 km to the south, offering regional connectivity to Slough, Reading, and the wider motorway network. The M25 orbital motorway is approximately 4 km to the west, facilitating access to the national road network.

Public transport accessibility is poor. West Drayton Railway Station, located around 3 km northwest of the site, is served by Elizabeth Line (Crossrail) services, providing fast connections to Central London, Paddington, and Reading. Local bus services operate along Bath Road and Sipson Road, with routes such as 350, U3, and 423, connecting Sipson to Heathrow Terminals, West Drayton, and Uxbridge.

Walking and cycling infrastructure is present, with footways along local streets and designated cycle routes nearby, including links to the National Cycle Network Route 61. However, the area experiences moderate traffic volumes due to its proximity to Heathrow and major roads, making sustainable transport options an important consideration.

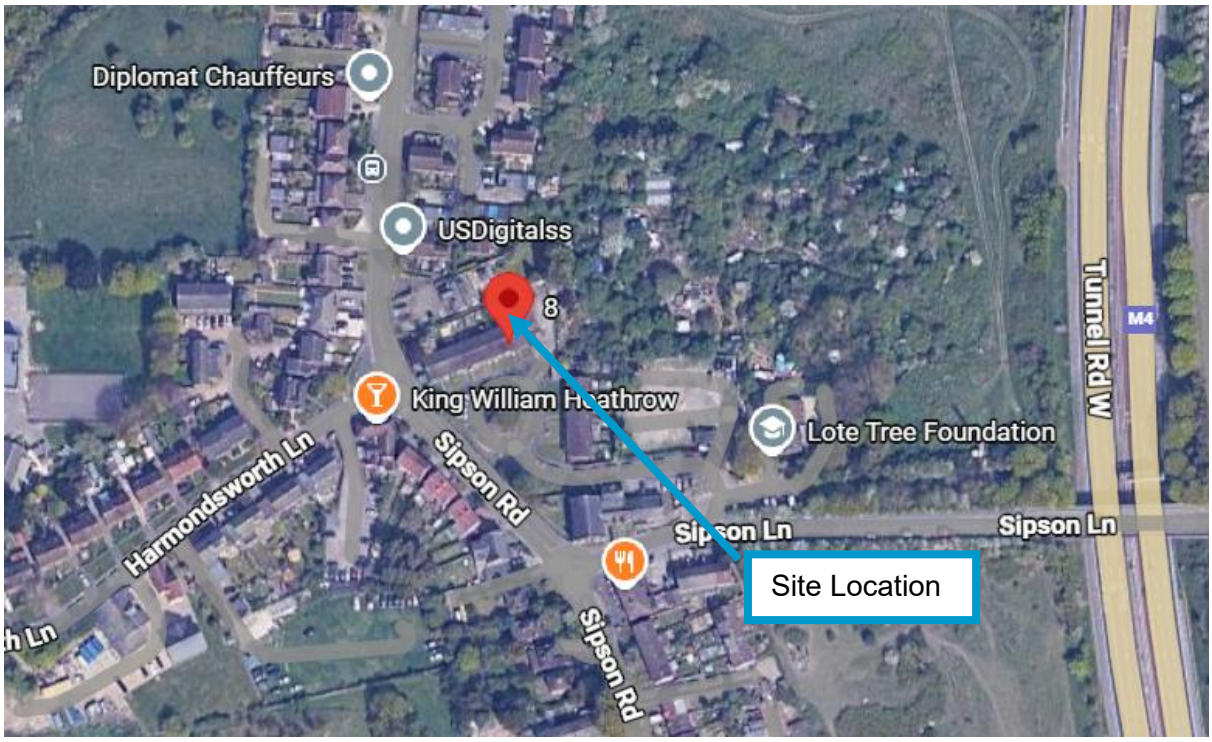


Figure 1.1: Site Location (image source: Google Maps)

1.3 Existing Site

The site currently comprises a residential property within a cul-de-sac setting. The immediate area is predominantly residential, with properties arranged along short access roads branching from Sipson Road. Vehicle access to the site is via Vineries Close, which connects to Sipson Road—a local distributor road serving the village and linking to the A4 Bath Road. The site frontage is level and includes a short driveway suitable for private car parking, with on-street parking available along Vineries Close. There are no formal cycle facilities or dedicated pedestrian infrastructure within the site boundary, although footways are present along Sipson Road. Servicing is limited to domestic deliveries, with occasional larger vehicles accessing the area via Sipson Road.

2 Guidance

2.1 National Guidance

2.1.1 National Planning Policy Framework (2025)

The principal national planning policy guidance concerning the proposed development is the National Planning Policy Framework (NPPF). The most recent update of the NPPF was published in February 2025, which replaces the December 2024 version by the Ministry of Levelling Up, Housing and Communities. The NPPF sets out the government's planning policies for England and how these are expected to be applied.

This revised Framework replaces the previous National Planning Policy Framework published in December 2024 and previous versions to that.

Three dimensions of sustainable development have been identified in the NPPF: economic, social, and environmental.

The proposed development complies with the guidance and requirements set out in this Revised NPPF.

The NPPF still has a "presumption in favour of sustainable development" and includes the following principles of relevance to this site:

- To drive and support economic development;
- To seek to secure high-quality design; and
- Manage growth by making full use of public transport, walking and cycling and focusing development on locations which are or can be made sustainable.

The policy suggests that plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable modes can be maximised. Development should be located and designed where practical to achieve the following:

- Give priority to pedestrian and cycle movements, and have access to high-quality public transport facilities;
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians; and
- Consider the needs of disabled people by all modes of transport.

2.2 Local Policy on Waste

2.2.1 West London Waste Plan (WLWP)

The West London Waste Plan, adopted in 2015, provides the statutory framework for waste management across six West London boroughs, including Hillingdon. It promotes sustainable waste management through the waste hierarchy—prioritising waste prevention, reuse, recycling, composting, and recovery before disposal. The plan safeguards suitable sites for waste facilities and supports the proximity principle, ensuring waste is managed as close to its source as practicable.

2.2.2 Hillingdon Local Plan – Policy EM11: Sustainable Waste Management)

Policy EM11 requires developments to minimise waste generation during design, construction, and occupation stages. It mandates provision for segregated waste storage and recycling facilities within developments and encourages reuse of materials. The policy also supports energy recovery where feasible and ensures compliance with the borough's waste apportionment targets.

2.2.3 London Plan – Policy SI 8: Waste Capacity and Net Self-Sufficiency

The London Plan sets out a requirement for London to achieve net self-sufficiency in waste management by 2026. Policy SI 8 requires boroughs to safeguard existing waste sites, plan for new facilities where necessary, and apply circular economy principles. Developments must demonstrate how they will reduce waste, maximise recycling, and manage construction and demolition waste sustainably.

3 Construction Phase Waste Management

3.1 Waste Collection

The contractor will liaise with the London Borough of Hillingdon prior to the commencement of works to ensure that waste collection arrangements are coordinated with the construction programme. This will avoid conflicts between refuse collection, construction deliveries, and loading or unloading activities.

All construction and demolition waste will be collected by a licensed waste carrier approved by the local authority. Collection schedules and waste transfer arrangements will be confirmed in advance to ensure the timely removal of waste and continued compliance with local regulations and environmental standards.

The contractor will take appropriate measures to ensure that waste collection activities do not disrupt construction operations or cause nuisance to neighbouring residential properties.

3.2 Asbestos

Asbestos is recognised as a potential risk in demolition and refurbishment projects. Where applicable, an asbestos survey and register will be made available to both the Demolition Contractor and the Main Contractor prior to works commencing.

Should any asbestos-containing materials be identified during the demolition or construction phases, works will cease in the affected area and the London Borough of Hillingdon will be notified. All asbestos removal and disposal will be carried out by a licensed contractor in accordance with current legislation and Health and Safety Executive (HSE) guidance. This approach ensures risks are effectively managed and the health of workers and nearby residents is protected.

3.3 Spoil and Demolition Waste Removal

All demolition waste and spoil will be removed from site promptly to prevent accumulation and potential hazards. Materials suitable for recycling will be clearly identified and segregated on-site to maximise reuse and recycling opportunities.

Waste will be removed either on a scheduled basis or as required, depending on the volume generated. The contractor will prioritise waste segregation to minimise landfill disposal and support sustainable construction practices. Where practicable, coordination with other local projects will be considered to reduce vehicle movements and the environmental impact of waste transportation.

4 Current Waste Management at the Site

The site is currently served by standard residential waste collection services provided by the London Borough of Hillingdon. Existing arrangements typically include provisions for general household waste and mixed recycling, with refuse stored in council-approved bins located within the curtilage of the property. The front of the development can be seen in Figure 4.1 below.

Waste collection is undertaken directly by the local authority in accordance with borough requirements, ensuring safe access, hygiene, and minimal impact on the surrounding residential environment.

Figure 4.1: Site Location (Source: Google Maps)

5 Proposal for Waste Management for Proposed Scheme

5.1 Residential Waste Management and Bin Provision

The proposed 6-bedroom HMO will be supported by a dedicated waste management strategy that complies with the London Borough of Hillingdon's residential waste and recycling guidance. All refuse and recycling will be stored within a secure, designated bin storage area located within the site boundary.

The bin store will accommodate appropriately sized bins for:

- General household waste
- Mixed dry recyclables

The location and layout of the bin store will allow easy access for residents and refuse collection crews while ensuring that bins are screened from public view and do not detract from the street scene.

5.2 Bin Store Design and Accessibility

The refuse storage area will be enclosed, well ventilated, and clearly signed to encourage correct waste segregation. The design will meet Hillingdon Council's requirements for hygiene, fire safety, and accessibility, ensuring that bins can be safely manoeuvred without obstruction.

5.3 Sustainable Waste Management Initiatives

The development promotes sustainable waste practices through the clear separation of recyclable and non-recyclable waste streams. Residents will be provided with guidance on correct waste disposal, supported by clear signage and colour-coded bins in line with council standards.

These measures aim to reduce contamination of recyclable materials, minimise waste sent to landfill, and support borough-wide sustainability and recycling targets.

5.4 Integrated Waste Collection and Coordination

Waste collection will be carried out by the London Borough of Hillingdon in accordance with its standard residential HMO collection arrangements. Collection crews will be able to access the bin store directly without the need for residents to present bins at the kerbside, unless otherwise required by the council.

The site layout ensures safe and unobstructed access for waste operatives, minimising disruption to neighbouring properties.

5.5 Kerbside

Kerbside collection will be managed in accordance with Hillingdon Council's procedures for HMOs. Where applicable, bins will be presented at the kerbside only on designated collection days and returned to the bin store promptly thereafter.

This approach prevents street clutter, maintains visual amenity, and supports a clean and orderly public realm.

5.6 Recycle Waste proposal

Recyclable waste will be stored in clearly labelled bins within the bin store. Acceptable recyclable materials will include:

- Paper and cardboard
- Plastic bottles and containers
- Metal cans and tins
- Glass bottles and jars

Regular collection will be undertaken by the council to prevent overflow and maintain hygienic conditions.

5.7 Non-Recyclable Waste Proposal

Non-recyclable waste will be disposed of in designated general waste bins. This waste stream will include:

- Contaminated packaging
- Tissues and hygiene products
- Non-recyclable plastics
- Broken household items such as ceramics or mirrors

Bins will be clearly marked and emptied on a regular basis to prevent accumulation and maintain a clean living environment for all occupants.

5.8 Food Waste Proposal

Where food waste collection services are provided by the London Borough of Hillingdon, residents will be issued with individual food waste caddies and access to communal food waste bins. Acceptable food waste will include:

- Fruit and vegetable peelings
- Cooked and raw food waste
- Bread, dairy products, and leftovers
- Tea bags and coffee grounds

This supports the borough's objectives to reduce landfill waste and promote composting or energy recovery.

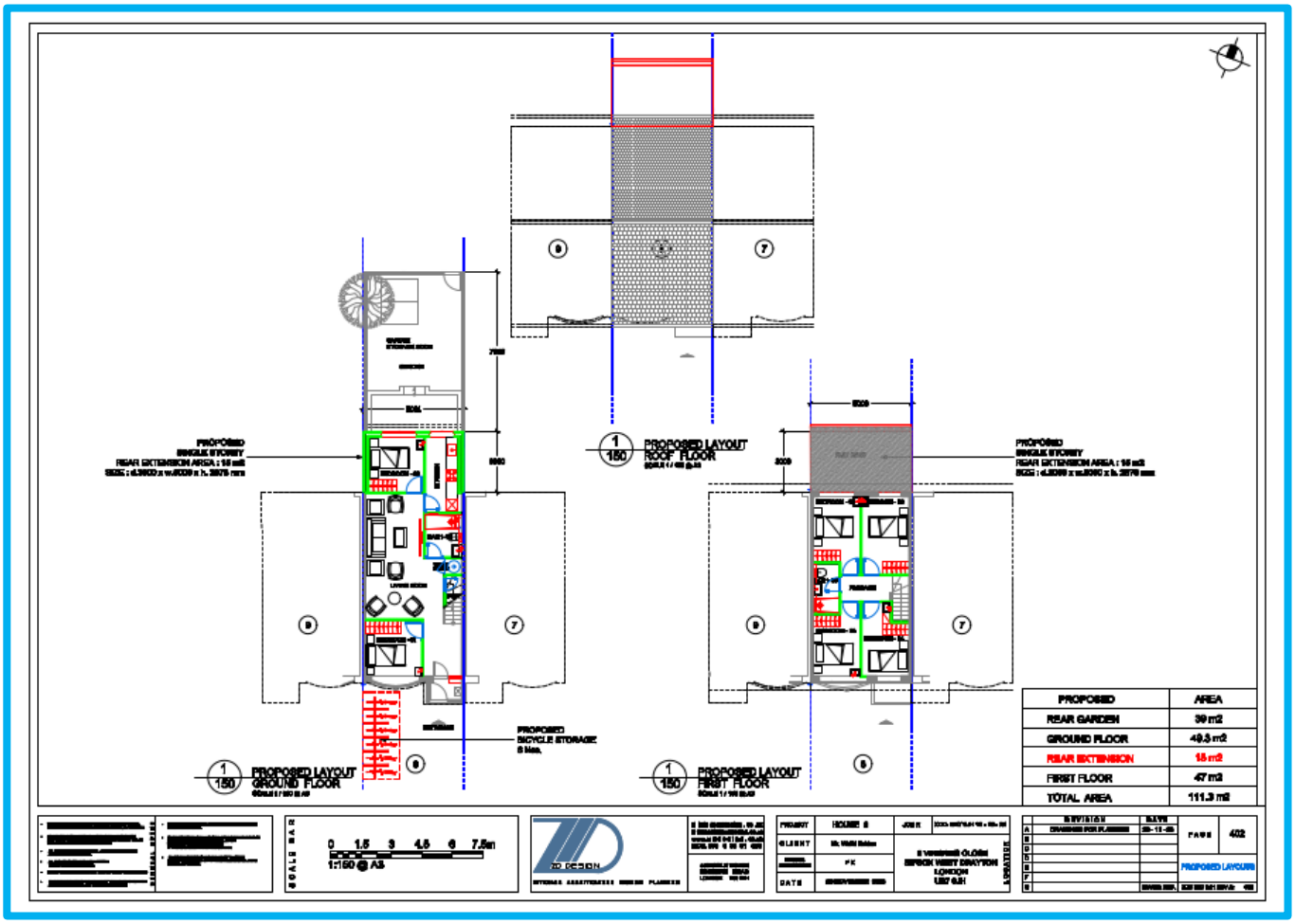
6 Conclusion

The proposed 6-bedroom HMO development incorporates a clear and robust waste management strategy that aligns with national planning guidance and the London Borough of Hillingdon's waste and recycling policies. The strategy demonstrates a commitment to sustainable waste management through effective segregation, secure on-site storage, and coordinated collection arrangements.

Both the construction and operational phases are supported by compliant waste management measures, including safe handling of demolition waste and any asbestos-containing materials. The operational strategy provides residents with accessible, hygienic, and clearly managed refuse and recycling facilities appropriate for an HMO use.

Overall, the proposed approach ensures an efficient, sustainable, and future-proof waste management system that protects residential amenity and supports local environmental objectives.

Appendix A : Site Layout Plan



Source: Client