2026

re:shape

Site Waste Management Plan

Ashley Park



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Outline Site Waste Management Plan

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1.0 Introduction

Overview

1.1.1 This Outline Site Waste Management Plan (SWMP) has been prepared for the proposed redevelopment of Former Ashley House site, Ashley Road, Tottenham Hale, Haringey, N17 9LZ (hereafter referred to as 'the site'). The purpose of the outline SWMP is to demonstrate how waste has been considered in the design of the proposed development. It also sets out the measures for how waste will be managed during the construction process to ensure compliance with legal and policy requirements.

1.1.2 The proposed development comprises:

'Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.'

1.1.3 The Site Application boundary is shown in Figure 1.

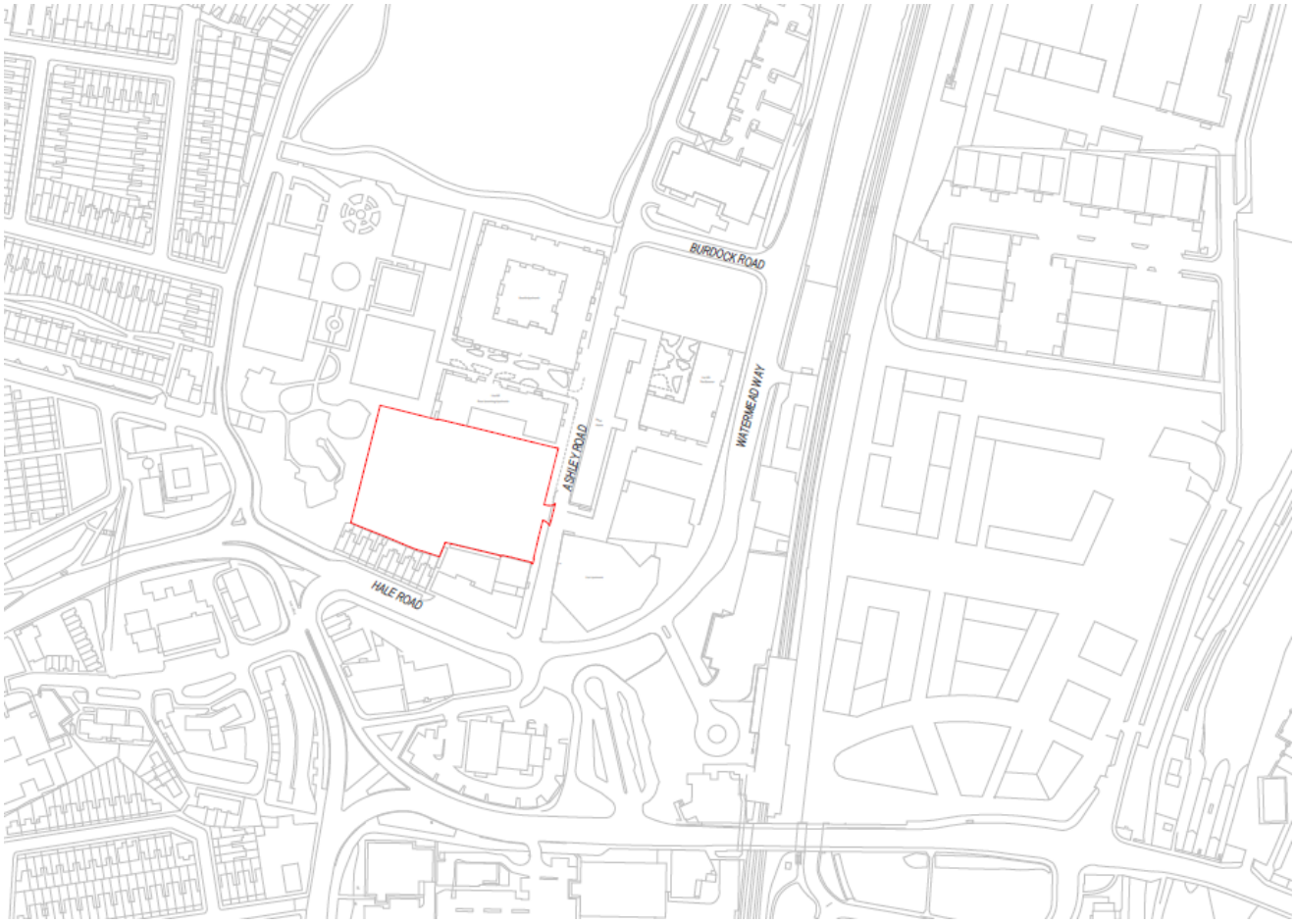


Figure 1.1 – Site Location

1.1.4 The site is located within the London Borough of Haringey. Haringey is part of the North London Waste Authority, which is a cross-borough group coordinating how to deal with waste and refuse disposal.

Purpose of the Outline SWMP

1.1.5 This outline SWMP has been prepared in accordance with policy SP6 of the North London Waste Plan (NLWP, 2022) London Borough of Haringey Local Plan which requires that Site Waste Management Plans are prepared for all major applications to identify volume and types of construction waste and to demonstrate how waste will be minimised and managed during construction and occupation.

1.1.6 The purpose of this outline SWMP is to describe the procedures by which waste will be managed during the construction activities, with the overall aim of reducing the amount of waste produced.

1.1.7 This outline SWMP follows the waste hierarchy principles and identifies the types and quantities of waste that would be produced throughout construction stages and sets out management options for each type of waste.

1.1.8 The adoption of this outline SWMP will help to ensure that the development fulfils its legal obligations towards waste management and 'Duty of Care' during each phase of the development, as required by The Waste (England and Wales) Regulations 2011.

1.1.9 The outline SWMP shall be communicated to all staff and sub-contractors working on each phase of the development.

Scope of the Outline SWMP

1.1.10 The scope of the outline SWMP focuses on construction waste generated from the proposed development. This document uses the legal definition of waste as defined in the 2008 Waste Framework Directive (2008/98/EC);

1.1.11 "*Any substance or object which the producer discards or intends or is required to discard*".

1.1.12 To demonstrate good practice, the outline SWMP includes procedures and commitments for waste minimisation and diversion from landfill and setting target benchmarks for resource efficiency in accordance with guidance from bodies such as the Department for Environment Food and Rural Affairs (DEFRA), and the Waste & Resources Action Programme (WRAP).

1.1.13 Policy SI 7 of the London Plan requires that:

> *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:*
>
> *…*
>
> *2. encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products*
>
> *3. ensure that there is zero biodegradable or recyclable waste to landfill by 2026*
>
> *…*
>
> *5. meet or exceed the targets for each of the following waste and material streams:*
>
> *a. construction – 95 per cent reuse / recycling / recovery*
>
> *b. excavation – 95 per cent beneficial use*

2.0 Site Information

2.1.1 The site is located at the former Ashley House site on Ashley Road, within the London Borough of Haringey. The wider area includes a mix of residential and community facilities. Ashley Road bounds the east of the site.

2.1.2 Further details of the site are provided in the Planning Application Form, Planning Statement, and Design and Access Statement.

Description of Proposed Works

2.1.3 Table 2 outlines the anticipated construction stages and timeline of completion. These indicative dates are subject to change.

Table 1: Construction stages and indicative construction programme

Construction stage	Start	End
Site setup	Oct-2028	Nov-2028
Excavation & Piling	Oct-2028	Dec-2028
Sub-structure	Nov-2028	Mar-2029
Super-structure	Mar-2029	Apr-2030
Masonry Façade	Jun-2029	Oct-2030
Fit Out, Testing and Commissioning	Aug-2029	Mar-2031

2.1.4 The following paragraphs provide details on the works expected for each stage.

Stages of Development

Site Setup

2.1.5 During this initial period, the site will be established, with additional hoardings erected/adjusted where required and a site office installed.

Excavation and Piling

2.1.6 Excavated material would be loaded onto rigid tipper trucks by backhoe and removed from site. Where necessary, existing substructure and foundations will be removed and the new foundations set out and constructed. Subject to the nature of the existing site, this is likely to require the use of piling equipment. If piling is necessary, suppressed piling equipment will be used to minimise noise and vibration if bored piling is not deemed to be a suitable solution. Equipment would include backhoes, concrete mixers (assuming a concrete batching plan is not required) and flatbed delivery vehicles for reinforcement.

Sub-Structure

2.1.7 The requirement for a substructure, such as capping beams will depend on the form of foundations to be constructed.

Super-Structure

2.1.8 The form of construction is unknown at this stage but is likely to require either a steel or concrete frame, with infill panels. A tower crane would be required to erect the frame and lift construction materials to the upper levels. Flatbed delivery vehicles would be used to deliver construction material, windows and other building elements to the site.

Fit-out

2.1.9 A description of the construction works associated with each construction phase will be provided in the full CLP which will form part of a planning condition in the S106 agreement following planning consent. The current programme and established dates are an estimate, these will be further detailed once a contractor has been appointed.

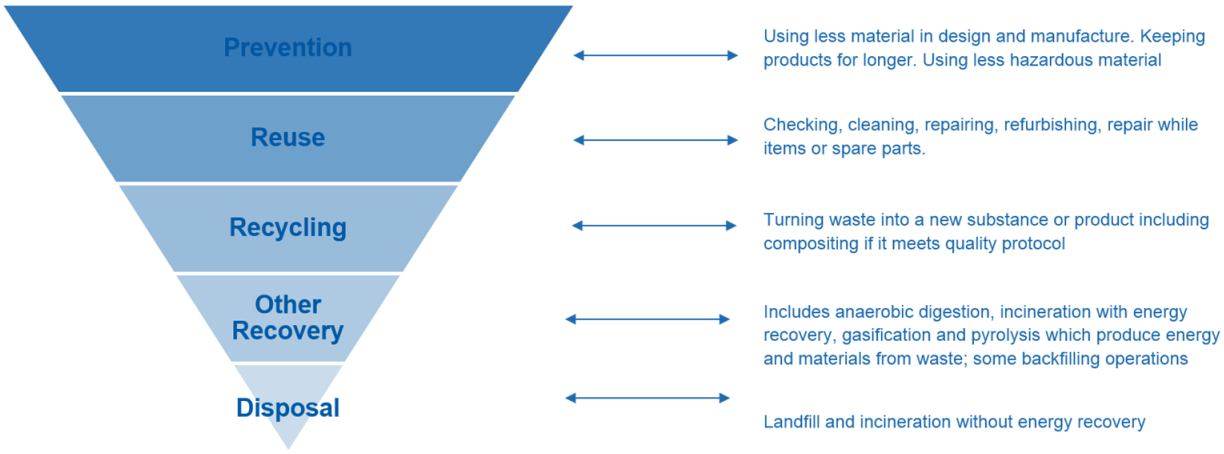
3.0 Waste Hierarchy and Minimisation

3.1.1 The UK faces major challenges to sustainable waste management – UK statistics on waste, updated 26 September 2024 by the Department for Environment, Food and Rural Affairs (Defra) show that the UK generated 191.2 million tonnes of total waste in 2020, with England responsible for 85% of the UK total.

3.1.2 In 2020, it is estimated that a total of 59.4 million tonnes of non-hazardous construction and demolition waste was produced in the UK, of which 55.0 million tonnes was recovered. This represents a recovery rate of 92.6%. The UK recovery rate for non-hazardous construction and demolition waste has ranged from 89.7-93.3% between 2010 to 2020. Reducing waste that goes direct to landfills minimises the risk of contamination from leaching of toxic materials and creates the opportunity to recover latent embodied energy and valuable materials for recycling.

3.1.3 The minimisation of waste and the increased use of recycled materials form an intrinsic key to resource protection. The Waste Regulations 2011 includes the Waste Hierarchy, which is a framework for sustainable waste management setting out the preferential treatment of waste, as Figure 2 below shows.

Figure 2: Waste Management Hierarchy



3.1.4 The Waste Hierarchy principles to be implemented during the construction of the proposed development are:

- Waste will be prevented or reduced at source; as far as possible,
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused on site. Excavated materials will be crushed and reused in the piling phase to reduce the amount of waste removed from site;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material and reused on site; and

- If waste cannot be prevented, reclaimed or recovered, it will be disposed of in a controlled manner at a licensed facility.

3.1.5 Contractors, design teams and suppliers are encouraged to minimise the amount of waste during redevelopment of the site. This outline SWMP helps to ensure best practice and sustainability are considered during the construction of the proposed development

3.1.6 In accordance with requirements (refer to Policy SI 7 of the London Plan), a commitment will be made to divert at least 95% of non-hazardous construction waste produced from landfill and secured by planning condition for the submission of a detailed SWMP. Rates of re-use will be reported, as is good practice.

4.0 Waste Estimates

4.1.1 The predicted waste volumes for the development are outlined below.

Construction Waste Estimates

4.1.2 The majority of construction waste generated during redevelopment of the site is anticipated to be from off-cuts of fitting materials, spent materials and packaging which will typically comprise of materials such as concrete, metal and plastics during construction activities.

4.1.3 For construction of the size, nature and location of the proposed development, the contractor is responsible to seek to minimise the waste generated on-site due to construction practices. The contractor will be required to meet at least one credit for resource efficiency and will target two credits for resource efficiency. Achieving the second credit for resource efficiency will not be proven until the project is completed. As a minimum, achieving one credit for resource Wst 01 Construction waste management, as indicated in the BREEAM New Construction 2018 pre-assessment report, will require the development to meet the construction waste resource efficiency benchmark of less than or equal to 11.1 tonnes of waste generated per 100 sqm GIA. The proposed development will have a total GIA of 30,238 sqm, therefore it is estimated that the maximum construction waste produced by the proposed development will be approximately 3,356 tonnes.

4.1.4 During construction, a supervisor will be assigned to monitor, measure, and evaluate reuse rates against various key performance indicators (KPIs) that would be set out for this process in accordance with the SWMP. This will be recorded and reported to the site manager daily.

4.1.5 In order to reduce the volumes of construction waste as much as possible, construction materials would be selected following the BRE ‘Green Guide to Specification’. These include the following:

- Minimising embodied energy content (the energy used in manufacture);
- Using recyclable materials where they have high embodied energy; and
- Maximising the recycled content of the material, ease of maintenance, appropriate sourcing of materials and totally excluding deleterious and hazardous materials.

4.1.6 Further measures to this would also include:

- Prefabrication of construction materials;
- Efficient procurement through forecasting;

- Delivery of only what is required with returns and recycling of excess/unused materials; and
- Enforcement that subcontractors adhere to same waste minimisation rules.

4.1.7 Waste materials will predominantly comprise the following key waste streams (according to the waste streams generated by the scope of the works):

- Bricks
- Concrete
- Insulation
- Packaging
- Timber
- Electrical and electronic equipment
- Canteen or office
- Oils
- Asphalt and tar
- Tiles and ceramics
- Inert
- Metals
- Gypsum
- Binders
- Plastics
- Soils
- Liquids
- Hazardous
- Floor Coverings (soft)
- Architectural Features
- Mixed or other

4.1.8 The tonnes of waste produced for each key waste stream will be monitored and recorded using the Principal Contractor's standard protocols, anticipated to utilise spreadsheets that are either created in-house or are based on the WRAP templates, or via a monitoring and recording protocol, such as the SmartWaste software tool.

4.1.9 Estimated quantities of construction wastes that will be generated and diverted from landfill are provided in Table 3 below. A minimum of 95% of construction waste will be diverted from landfill. The target will be secured through the detailed

SWMP and will be monitored by the Principal Contractor during construction. The target will be supported by the measures set out in section 5.

Table 2: Estimated Waste Generation and Diversion Tonnages

Material	Composition	On-site re-use (tonnes)	Diversion from Landfill (tonnes)	Off-site disposal (tonnes)	Total (tonnes)	Suggested Waste Code	Description
Packaging	47%	0	1498	79	1577	15 01 06	Mixed packaging (alternatively, if separately collected: 15 01 01 paper and cardboard packaging; 15 01 02 plastic packaging; 15 01 03 wood packaging; 15 01 04 metallic packaging; 15 01 05 composite packaging)
Miscellaneous	11%	0	351	18	369	17 09 04	Mixed construction wastes other than those containing dangerous substances
Plaster & Cement	10%	0	319	17	336	17 08 02	Gypsum based construction materials other than those mentioned in 17 01 01* (gypsum-based construction materials contaminated with dangerous substances)
Insulation	9%	0	287	15	302	17 06 04	Insulation materials other than those mentioned in 17 06 01* (insulation materials containing asbestos) and 17 06 03* (other insulation materials consisting or containing dangerous substances)
Timber	8%	0	255	13	268	17 02 01	Wood
Metal	6%	0	191	10	201	17 04 07	Mixed metals (alternatively, if separately collected: 17 04 01 copper, bronze, brass; 17 04 02 aluminium; 17 04 03 lead; 17 04 04 zinc; 17

Material	Composition	On-site re-use (tonnes)	Diversion from Landfill (tonnes)	Off-site disposal (tonnes)	Total (tonnes)	Suggested Waste Code	Description
							04 05 iron and steel; 17 04 06 tin; 17 04 11 cables)
Plastic	4%	0	128	7	134	17 02 03	Plastic
Concrete	2%	20	44	3	67	17 01 01	Concrete
Ceramic	2%	0	64	3	67	17 01 03	Tiles and ceramics
Inert	1%	15	17	2	34	17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those containing dangerous substances
Total	**100%**	**35**	**3153**	**168**	**3356**	**-**	**-**

4.1.10 The detailed SWMP will also include quantities of excavated materials that will be generated from earthworks activities. The target will be to reuse 95% of excavated materials either on site or offsite subject to its suitability.

5.0 Waste Management Procedures

General

5.1.1 Waste produced during all construction activities on site will be subject to the 'Duty of Care' under The Waste (England and Wales) Regulations 2011. It is the responsibility of the Principal Contractor to ensure that waste produced onsite is disposed of in accordance with legislation.

5.1.2 The Waste Duty of Care Practice (November 2018) sets out practical guidance on how to meet waste duty of care requirements. It is issued under section 34(7) of the Environmental Protection Act 1990 (the EPA) in relation to the duty of care set out in Section 34(1) of that Act.

5.1.3 The Principal Contractor will audit waste carriers and disposal facilities and maintain documentary evidence that these requirements are being met. A register of waste carriers, disposal sites (including transfer stations) and relevant licensing details will be produced and maintained on site.

Waste Storage and Removal

5.1.4 Waste storage locations will change during the different stages of the construction process and multiple areas may be allotted at peak turnovers.

5.1.5 Waste will be stored in covered skips within the loading bay area on site. The location(s) of any existing drainage will be noted in the loading bay area to ensure there is no run-off or contamination from waste materials. The construction phase will run on a 'just-in-time' basis, with materials being removed from site as required.

5.1.6 Waste will be segregated into the following, where practicable and feasible:

- Recyclable Materials – Wood, Metals, Paper/Cardboard, Glass, Plastic;
- Plasterboard;
- Batteries;
- Aerosols;
- General Waste;
- Hazardous Solid Wastes; and
- Hazardous Liquid Wastes.

5.1.7 The following waste management procedures will be implemented:

- All skips will be enclosed and lockable to ensure no waste is allowed to escape;
- All containers for waste storage shall be clearly labelled using a colour coding system so that users know what wastes can be placed in each container. Waste

storage skips shall be appropriately colour coded system as per the Institution of Civil Engineer's colour codes as shown below in Table 3;

- Lockable storage will be provided for all hazardous waste;
- All waste containers will be sited at least 20m away from watercourses, drainage and other areas of environmental sensitivity;
- Liquid wastes will be stored in containers and stored within a suitable bunded area, or otherwise provided with secondary containment;
- Separate containers will be provided for each type of hazardous waste;
- Foul drainage welfare facilities for site workers is expected to be discharged to main sewer with consent from Thames Water. Portable toilet facilities, if used, will be emptied by the facility provider as per their service agreement;
- The Principal Contractor will make effort to prevent fly-tipping of waste through provision of site security and location of waste storage areas away from public accessible areas. Any fly-tipped waste on site or at it access road and boundaries will be removed by the Principal Contractor under it 'Duty of Care' to ensure waste is dealt with safely and disposed of correctly; and
- Burning of any waste is prohibited.

Table 3 : Institution of Civil Engineer's Generic Colour Codes

Colour	Material
White	Gypsum
Grey	Inert
Black	Mixed
Blue	Metal
Green	Wood
Brown	Packaging
Orange	Hazardous

Non-Hazardous Waste Management

5.1.8 Non-hazardous waste will be removed from site via grab lorries located in the loading bay areas. Non-hazardous wastes will consist of, but not limited to:

- All soft strip materials;
- Fixtures and fittings;
- Ferrous and non-ferrous materials;
- Plaster board;
- Waste electronic and electrical equipment;

- Glass;
- Wood;
- Paper;
- Plastic; and
- Food waste.

5.1.9 All generated waste will be sorted for reuse, recycling or disposal, and placed into their respective lorries. All non-hazardous waste that is not suitable for reuse on site will be loaded out onto waste trucks from the registered waste contractor, and once full, transported to a licensed recycling centre or nominated landfill site.

Hazardous Waste Management

5.1.10 Any hazardous waste will be stored safely in a designated area away from non-hazardous and inert wastes and labelled accordingly.

5.1.11 Categories of hazardous waste will consist of, but not limited to:

- Carpark tarmac;
- Metals containing hazardous substances;
- Mastic tubes whether partially or fully used;
- Oil based paint tins;
- Oil/fuel/chemical spill clean-up materials such as spill granules, rags etc;
- Oily water built up in drip trays under small generators, shuttering oil drums etc;
- Any identified Control of Substances Hazardous to Health (COSHH) items.

Waste Carriers and Documentation

5.1.12 Construction waste generated will only be transported by companies registered with the Environment Agency and with valid waste carrier licences as required by the 'Waste Duty of Care Code of Practice' and legislation (i.e., Environmental Protection Act section 34 and the Waste (England and Wales) Regulations 2011).

5.1.13 Each waste carriers licence details will be recorded by the Principal Contractor's Waste Carrier (PCWC) and appended to the Site Waste Management File (SWMF).

5.1.14 Copies of all waste transfer notes (WTN) will be retained by the Principal Contractor and made available for audit where requested.

5.1.15 When transferring waste offsite, the site will ensure that for non-hazardous waste one of the following processes are implemented:

- A paper “waste transfer note” (WTN) - WTNs will be completed in line with the template provided by the Environment Agency. This can be found at: https://www.gov.uk/government/publications/duty-of-care-waste-transfer-note-template
- A “season ticket” - a single waste transfer note that covers a series of non-hazardous waste transfers. The season ticket can last up to one year and be used for regular transfers of the same type of non-hazardous waste with the same carrier. A record will be kept of the collection times and the quantity of waste for each transfer.

5.1.16 Consignment notes will be used for recording transfer of hazardous waste and completed in line with the Environment Agency template (https://www.gov.uk/government/publications/hazardous-waste-consignment-note).

5.1.17 All movements of waste from site must be accompanied by documentation as detailed above. The PCWC or other competent person will check that each document contains the following:

- The name of the person receiving the waste and what they are authorised to do with that waste as a registered waste carrier can only transport waste;
- Type of waste produced;
- The 2007 Standard Industrial Classification (SIC) code (2003 SIC if hazardous waste);
- The six-digit European Waste Catalogue (EWC) number;
- Address of the producing site and details of the waste producer;
- Waste carrier’s details including Waste Carrier License (WCL) number;
- Quantity of waste;
- How it is contained (e.g. 8-yard skip);
- Address of the receiving site (e.g. landfill) and the Environmental Permit or Exemption No. Associated with the receiving site;
- The date to which the documentation applies;
- If the material is non-hazardous waste and it is destined for disposal directly to landfill, pre-treatment must have been applied and a declaration detailing treatment applied appended to the documentation;
- If the material is hazardous, a Hazardous Waste Premises Code (for sites in England Wales only) must be supplied; and
- A declaration that the waste has been treated in line with the requirements of the waste hierarchy.

5.1.18 Further information on the details required can be found within the UK Government’s Waste Duty of Care Code of Practice.

5.1.19 The PCWC or other competent person signing the documentation shall ensure all documents are placed in the SWMF and kept for the statutory period detailed above. The PCWC or other competent person signing the documentation shall additionally ensure that the waste carrier is using a suitable vehicle with adequate, covered containment for the waste.

5.1.20 All waste documentation will be retained at the main Site compound and following completion of the project at the Principal Contractor's head office. This includes:

- SWMP (2 years after end of construction);
- Waste transfer documentation (2 years for Waste Transfer Notes (WTNs) and 3 years for Hazardous Waste Consignment Notes);
- Copies of any exemptions or permits; and
- Copies of waste carrier and disposal site licences.

Disposal Sites

5.1.21 When obtaining quotations for waste disposal contracts, where possible, the Principal Contractor will consider the implications of long-distance travel in terms of health and safety risk, commercial terms and increased emissions from vehicles. Wherever possible, contracts should be awarded as locally as possible.

5.1.22 All non-hazardous and hazardous wastes should be pre-treated prior to disposal to landfill. The methods of pre-treatment will enable the waste to meet the 'three-point test':

- It must be a physical, thermal, chemical or biological process – including sorting;
- It must change the characteristics of the waste; and
- It must do so in order to:
  - reduce its volume, or
  - reduce its hazardous nature, or
  - facilitate its handling, or
  - enhance its recovery.

5.1.23 On-site waste segregation is a pre-treatment method applied to all waste generated. A declaration stating the pre-treatment method applied to the waste will be appended to any WTN for non-hazardous waste being disposed of to landfill and will accompany the WTN.

On-Site Storage:

5.1.24 The construction phase will run on a 'just-in-time' basis, with materials being removed from site as required.

Fly-Tipping

5.1.25 No fly-tipping of waste on or adjacent to ongoing construction projects will be permitted. Any waste carrier found to be fly tipping will have their contract terminated immediately and reported to the appropriate authorities.

5.1.26 Should waste be fly tipped onto the site, the Principal Contractor has a ‘Duty of Care’ to ensure it is dealt with safely and disposed of correctly even though not the producer of the waste.

Burning of Waste

5.1.27 No burning of any waste will be permitted on site or at the site compound/storage areas.

Waste Documentation

5.1.28 All waste documentation will be retained at the main site compound and following completion of the project at the Principal Contractor’s head office. This includes:

- SWMP (2 years after end of construction);
- Waste transfer documentation (2 years for non-hazardous documentation and 3 years for hazardous waste consignment notes);
- Copies of any exemptions or permits; and
- Copies of waste carrier and disposal site licences.

6.0 Management, Reporting and Review

Reporting, Monitoring and Auditing

6.1.1 The effectiveness of the SWMP will depend upon the enforcement of its requirements on site by the Client, the Principal Contractor, and nominated WC. Responsibility for the formal recording of waste movements lies with the WC or other competent person.

6.1.2 Waste skips and containers will be monitored by the Principal Contractor to ensure that contamination has not occurred, results will be recorded. The Principal Contractor will continually review the type of surplus materials being produced and change the site set up to maximise reuse or recycling. Disposal to landfill will be the last option.

6.1.3 Scheduled monitoring of environmental performance and formal compliance auditing will be conducted throughout the construction activities. The monitoring programme for the proposed development will include daily event and monthly based inspections. Monitoring of the SWMP will be included within these inspections and reported upon in the Daily Site Environmental Form, and Monthly Environmental Monitoring Reports.

6.1.4 Monitoring of waste generation, disposal methods and destinations (reuse, recycling, waste to energy, landfill etc) will be managed by the Principal Contractor and in full compliance with its responsibility under the Duty of Care as set out by the Environmental Protection Act 1990.

6.1.5 Waste monitoring will take place using the Principal Contractor's standard protocols and anticipated to utilise spreadsheets that are either created in-house or are based on the WRAP templates, or via a sustainability reporting system.

Review of the SWMP

6.1.6 The SWMP will be updated post consent with detailed design information and will be periodically reviewed during the construction process and at various development stages where additional information becomes known. The Principal Contractor will ensure that targets are being achieved and that realistic solutions are provided for unplanned events or abnormal wastes.

Additional Duty of Care Checks

6.1.7 Waste loads may occasionally be followed by the Principal Contractor to confirm that the waste is disposed of at the stated place of disposal, with any irregularities investigated immediately, and reported as an environmental incident. Action may

involve termination of contract and/or notification to the LBH Environmental Health Officer (EHO) and Environment Agency (EA).

Waste Management Closure Report

6.1.8 Within 3 months of the completion of works a Waste Management Closure Report (WMCR) will be produced and appended to the SWMP to demonstrate the effective implementation, management and monitoring of construction waste during that phase of construction.

Training

6.1.9 The Principal Contractor will provide on-site training of appropriate separation, handling, recycling, reuse, and return methods to be used by all parties at all appropriate stages of the development. Toolbox talks will be carried out every month on waste issues and all sub-contractors will be expected to attend. The SWMP will also be mentioned in the site induction process.