

A4 Report Template



Monksleigh Limited
Goodwood House
Blackbrook Park Avenue
Taunton
TA1 2PX

Visit Us

www.monksleigh.com

Call Us

+44 (0) 1823 490 260

Email Us

info@monksleigh.com

Canning Town Depot, Cody Business Park

DRAFT



Report prepared for:

Ardmore Group on behalf of Bryne Properties Limited

Prepared by:

Joanne Wood - Senior Business Advisor
Tom Fyfe – Data and Research Analyst
Sanjay Bhat - Data Analyst

Checked and Approved by:

Andrew Olie – Director

Date

28th May 2026

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Executive Summary

This Hearing Statement, submitted on behalf of Ardmere Group, challenges the draft allocation of the Canning Town Depot (the Site) as a safeguarded waste site ('N 01 Canning Town Depot') in the East London Joint Waste Plan (ELJWP or The Plan). While the Site has historically been used for waste operations, it now operates solely as a paper and cardboard bulking and processing facility. The Site does not offer strategic capacity necessary for safeguarding, especially as The Plan concludes there is a surplus of required waste management capacity.

The Site's maximum practical capacity is severely limited by its size (0.66 hectares), planning conditions (e.g., all processing must occur indoors), and operational constraints (e.g., single weighbridge, limited operating hours). The maximum historical tonnage of 46,155 tonnes in 2021 (for Construction, Demolition and Excavation (C,D&E) waste) is close to its physical limit of around 46,800 tonnes per annum for this waste type. The shift in operations to Household, Industrial and Commercial (HIC) waste (paper/cardboard), with a 2024 tonnage of 10,930 tonnes, further confirms its non-strategic role.

The Plan's capacity methodology relies on an upwardly adjusted (c. 15%) C,D&E capacity figure and ignores the recent operational shift to lower-volume HIC waste. The inclusion of this Site is unnecessary, as the Plan identifies a substantial surplus of over 1.1 million tonnes of capacity for both C,D&E and HIC streams. Safeguarding the Site would also hinder the Borough's wider development aims for the British Gas / Cody Road Strategic Industrial Land (SIL) location, which prioritises intensification for modern industrial uses. Given the Site's constraints and the availability of larger, more competitive facilities nearby, its safeguarding is not justified and should be removed from the draft Waste Plan.



1. Introduction

This Hearing Statement is submitted on behalf of Ardmore Group in response to the Regulation 19 Submission Version of the draft East London Joint Waste Plan and the Regulation 22 Submission Version of the draft Newham Local Plan. The Statement addresses the proposed Safeguarded Waste Designation and the actual capacity of the Canning Town Depot.

The emerging Waste Plan proposes safeguarding the Site as 'N 01 Canning Town Depot' for C,D&E Waste Physical Treatment, citing 'planning consent' as the grounds. This designation is questioned because the Site was not safeguarded under the 2012 Joint Waste Plan, it no longer provides strategic capacity (now operating as a paper and cardboard facility), and The Plan itself concludes there is a surplus of required waste capacity.

2. Site Location

The Site is located within the Cody Business Park (Canning Town Depot, 11A Cody Road, and 11A South Crescent) in the London Borough of Newham, on the western boundary with the London Borough of Tower Hamlets. It falls under the area of the East London Waste Authority (Newham, Barking & Dagenham, Redbridge, and Havering). The Site's natural competitive drive time is limited, as discussed later in the statement and shown in Fig. 1 below (green shaded area).



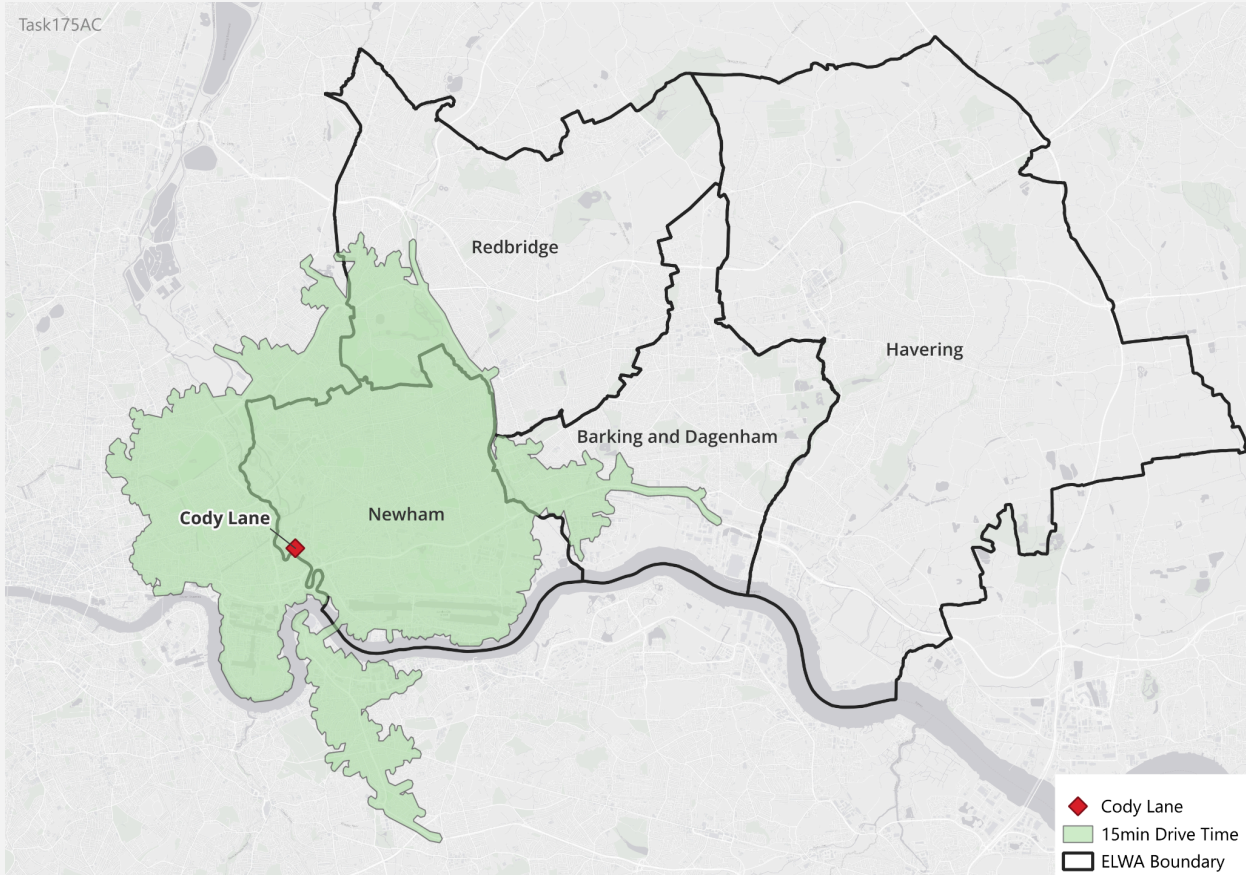


Figure 1: Site Location and ELWJP (the Plan) Area

3. Site Details

The site covers an area of 0.66 hectares (1.63 acres). It comprises a main steel building (1,900 sq. metres) used for waste handling and processing, and an office building (450 sq. metres). The size of the building significantly limits the practical capacity of the site. Pulse Environmental Ltd currently occupies the Site, specializing in the collection and processing of paper and sensitive documents.



Figure 2: Site Boundary

4. Planning History of Site

The Site was originally consented for B1(c) and B2 use classes. In 2013, a Certificate of Proposed Lawful use was sought for handling up to 20,000 tonnes per annum of non-hazardous waste recycling, operating without a sui generis waste use.

Key planning conditions resulting from the 2015 approval (14/03084/FUL) for an extension to the main building include:

- All deposition, sorting, and bulking must occur *within* the approved industrial building (Condition 3).
- Limited hours of operation (07:00–20:00 Monday to Saturday; 07:00–11:00 Sundays/Bank Holidays) (Condition 4).
- Retention of a specific area for fleet vehicle parking (Condition 14) and 18 staff/visitor parking spaces (Condition 16).



Figure 3: Satellite Image of Site in 2013 (Google Image)

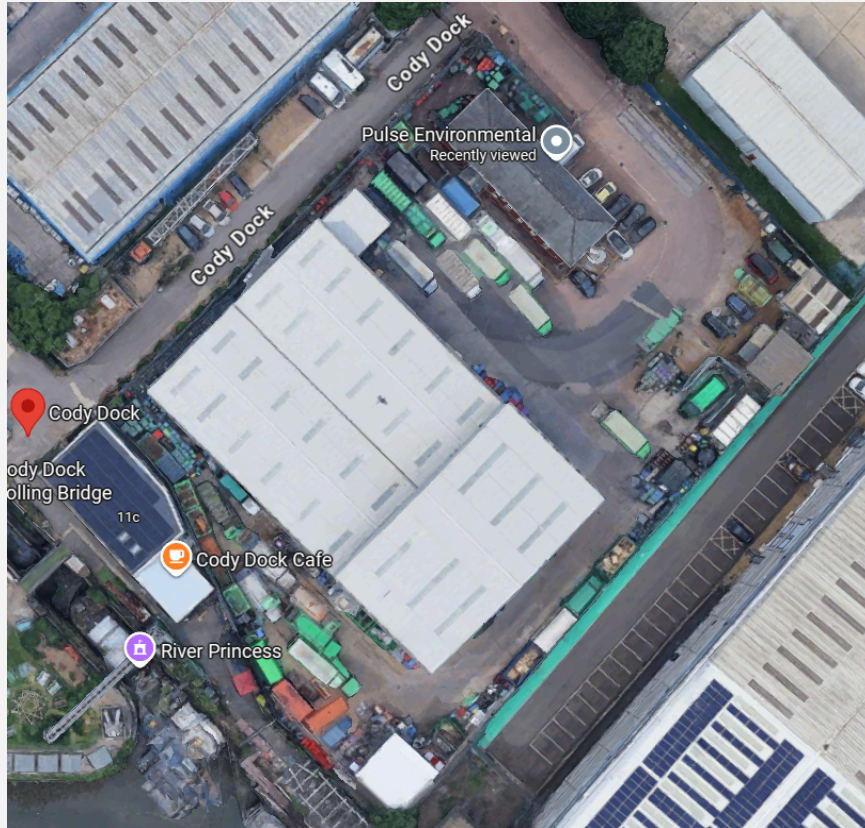


Figure 4: Satellite Image of Site in 2025/2026 (Google Image) Showing Enlarged Building

5. Permit History of Site

In 2013, the initial 'Standard Rules' permit (EAWML 401256) was issued to Orion Support Services for up to 75,000 tpa. Prior to this, the site operated under exemptions, meaning tonnage managed did not require annual operator returns to the regulator.

In 2017, the permit was varied to a 'Bespoke Permit', increasing the total permitted tonnage to 150,000 tonnes a year, but limiting treatment to 50 tonnes per day (around 15,000 tonnes a year). The original permit layout focused on construction and demolition wastes.

Ownership transferred to GBN Services (2017) and subsequently to Sortera (2023), who moved and consolidated their waste operation to a site in Edmonton. The Site was then sub-let to, and the permit transferred to, Pulse Environmental in 2023. Pulse Environmental's current Fire Prevention Plan (FPP) focuses on paper, plastics, and food waste, shifting the emphasis to commercial office-related wastes.



Figure 5: Permit Boundary and Site Layout - Consolidated Permit

The capacity of the site in its current layout, tonnage managed and the FPP, is a very different 'picture' to that which might be interpreted from the historical data and information before 2023.

6. Historical Tonnage Managed

Tonnage data from 2019 to 2024 shows a significant operational shift:

- The peak tonnage was 46,155 tonnes in 2021, primarily focused on mineral/mixed construction and demolition wastes (GBN Services operation).
- By 2023, following the change to Pulse Environmental, the waste type substantially changed to non-metallic wastes (paper and cardboard).
- The total tonnage received in 2024 was 10,930 tonnes.

Table 1 and Fig. 7 below summarises the details into STAT codes (the European Waste Classification for Statistics categories and broadly similar to Substance Orientated Classifications) which gives a better appreciation of the broad waste types received and processed on the site.

Table 1: Tonnage Received by Site (Summary)

STAT Code	2019	2020	2021	2022	2023	2024
03 - Other chemical wastes	1.66	0.80				
06 - Metallic wastes	81.65	122.01	401.25	279.45	556.23	29.22
07 - Non-metallic wastes	316.19	461.62	700.98	592.00		10,505.31
08 - Discarded equipment	2.42	3.94	6.98	12.74		
09 - Animal and vegetal wastes	8.18	22.58	52.14	4.14		395.83
10 - Mixed ordinary wastes	9.42	114.39	2,748.75	215.49		
12 - Mineral wastes	16,584.91	21,740.56	42,244.79	36,467.03		
Total Tonnage	17,004.43	22,465.90	46,154.89	37,570.85	556.23	10,930.36

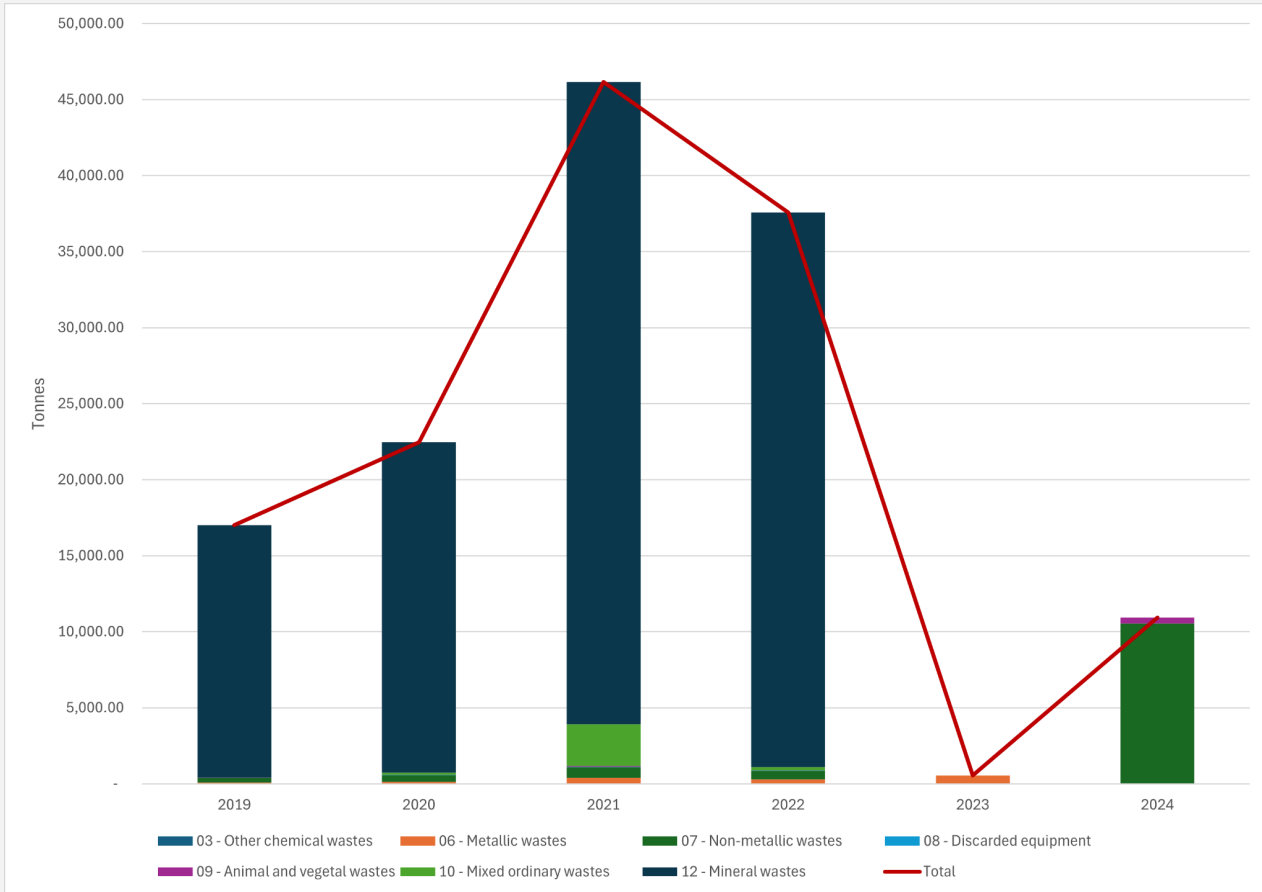


Figure 7: Total Tonnage Received by Site (trend)

7. Factors Influencing Capacity of Site

The true practical capacity of the Site is constrained beyond the permitted tonnage by several factors, including:

- land ownership,
- services corridors,
- planning and permit conditions.

Key permit constraints include the requirement to process waste inside buildings, vehicle flow management, and the Fire Prevention Plan (FPP), which limits stockpile size and segregation.

To handle hazardous waste, the Site would require changes to land deeds, planning (current planning is against it), and permitting. Proximity to receptors, specifically the adjacent Cody Dock and safeguarded amenity greenspace, would make a change to hazardous waste handling difficult and potentially damaging to the community-led regeneration vision for the N6 Manor Road Neighbourhood Area.

8. Capacity of Site with Focus on Construction and Demolition Waste

The practical throughput capacity for C,D&E waste is limited by:

- Operating hours: 3,116 hours.
- Processing capacity: 15 tonnes per hour maximum.
- Logistical constraints: A single weighbridge and yard maneuvering constraints limits vehicle movements to around 10 lorries per hour (5 in/5 out).

These constraints calculate a practical capacity of approximately 46,800 tonnes a year. The maximum tonnage received in 2021 (46,155 tonnes) therefore represents the upper end of the Site's practical capacity for C,D&E waste. Vehicle logistics are likely as much of a constraint as the processing capacity.

9. Capacity of Site with Focus on Office Wastes (Paper & Cardboard Focused)

The constraints are similar to C,D&E, but the lower density of office waste (around one-third when delivered) means the baling capacity is the limiting factor.

Baling capacity: 3 to 7 tonnes per hour maximum.

This yields a practical throughput capacity of between 9,400 and 22,000 tonnes a year. Vehicle logistics are not a major constraint at this lower tonnage (e.g., only one lorry removing processed baled material every 3-6 days). The 2024 tonnage of 10,930 tonnes represents the lower practical limit, with potential for growth up to 22,000 tpa.



10. Approach to the Site's Capacity in ELJWP (The Plan)

The Plan follows the London Plan policy of taking the maximum tonnage received over a 5-year period (2019-2023) and then applies a 15% upward adjustment.

The Plan assesses the Site under the C,D&E category based on historical data. However, this leads to two key issues:

1. Over-estimation of Practical Capacity: The addition of 15% to the 2021 maximum tonnage (46,155 tonnes) overstates the true practical capacity of the Site, which is only marginally higher at around 46,800 tonnes.
2. Incorrect Categorisation: Applying the most recent data (2023 & 2024) shows the site has shifted out of the C,D&E category and into the HIC category. The maximum HIC tonnage (10,930 tonnes in 2024) is significantly lower than the C,D&E policy threshold.

If the Site is to be considered, it should only be at the unadjusted maximum of 46,155 tonnes (C,D&E), or more accurately, based on the HIC limit of 22,000 tonnes.

11. Overall Strategic Approach to C,D&E Capacity in the Plan

The Plan wisely secures and protects a few strategic sites to deliver core C,D&E capacity. However, the inclusion of smaller, non-strategic sites (like the Canning Town Depot) is unnecessary.

C,D&E operations are challenging and expensive when undertaken entirely within a building, which has led to consolidation in larger sites. This is evidenced by the failure of Orion Support Services and GBN Services' eventual struggles at the Site.

The London Plan already affords protection to existing waste sites (SI 9). The purpose of Waste Plans is to optimise or unlock investment in capacity, neither of which is possible at this constrained Site.

Given the Plan identifies over 1.19 million tonnes of surplus capacity, removing sites below 50,000 tonnes per year, including the Site, is a reasonable action that would not impact the Plan's integrity.

12. Overall Strategic Approach to HIC Capacity in the Plan

HIC capacity relies on strategic sites like Jenkins Lane, Frog Island, and key sites at River Road Barking. The Plan identified a surplus capacity of between 1.12 million and 0.68 million tonnes.

Despite the substantial surplus, and recent changes following the ELWA contract letting (which will free up capacity at Jenkins Lane and/or Frog Island), the Site's small HIC capacity (10,900–22,000 tonnes) is of little strategic value, representing only about 2% of the total upper-end spare capacity assessed. Its inclusion is thus unnecessary.

13. Competitive Position of the Site

13.1 Context

While the planning process does not require consideration of a site's competitive nature, these factors determine viability and strategic importance. If the current operator leaves, the safeguarding allocation restricts the Site's potential to contribute to the aspirational aims of the draft Local Plan for Strategic Industrial Land (SIL) compliant uses. The Site is too small to attract large occupiers and is not strategically important.

The Site's natural competitive range is limited to a 15-minute drive time (30-45 minutes in peak traffic), and it faces concentration of permitted sites to the east. Therefore the Site is most likely to serve Newham and boroughs to the west, outside The Plan area.

Appendix 2 shows a map of the Plan area and all permits with the East London boroughs (2024¹).

Appendix 3 lists all of these sites with their primary activities (source: Waste Data Interrogator).

In addition (Fig. 1) includes a green shaded area which shows the natural competitive range of the Site. Whilst the Site could compete over a larger area, the drive time reflects the drive time of HGVs travelling at average times to and from the site which is the most effective distance for the location (this is shown at around 15 minutes, but in peak traffic periods this is estimated to be between 30 and 45 minutes).

¹ The plans in the appendices excludes landfill and disposal to land, Anaerobic Digestion and Metal Recycling facilities in order to be consistent with the Plan's approach and to recognise the limitation of the Site for these uses.

Appendix 4 focuses on the same map around the assessed drive time.

Appendix 5 lists those sites in the Plan area and in the adjacent London boroughs (it also assesses the primary activity of the sites and the highest tonnage received for the period from 2019 to 2024). For completeness, the Plan's assessed apportionment for HIC and C,D&E waste is also captured in the table in Appendix 5.

13.2 HIC Capacity

The HIC capacity in The Plan area is 2.6 million tonnes, with 0.77 million tonnes within the competitive area defined in Appendix 5. The Site's capacity represents less than 2% of the total. The Site provides little strategic capacity due to the presence of much larger facilities nearby, such as Bywaters (paper/cardboard) and the Cory-operated Northumberland Wharf transfer station in Tower Hamlets (wider HIC waste).

13.3 C,D&E Capacity

The C,D&E capacity in The Plan area is 3.1 million tonnes, with 1.4 million tonnes within the competitive area defined in Appendix 5. The Site represents about 3% of this total. Crucially, three of the most significant sites in the Plan fall within the Site's limited drive time, further weakening its competitive position. Additional C,D&E capacity is not needed, as adjacent boroughs like Tower Hamlets and Greenwich already provide around 750,000 tonnes of permitted capacity across major sites. Consequently, the Site would struggle to operate as a C,D&E facility and should not be strategically protected.

14. Soundness of ELJWP

Section 5 of the draft ELJWP confirms sufficient waste management capacity for the plan period. The Plan's intention is to avoid safeguarding sites where it would hinder wider development aims.

Under the adopted and emerging Newham Local Plan, the Site is allocated as Strategic Industrial Land (SIL), with priority uses including warehousing, logistics, and clean/low carbon industries. The vision for the N6 Manor Road Neighbourhood Area is to create a successful employment-focused neighbourhood through the optimisation and intensification of industrial land. The draft allocation of the Site for waste use conflicts with this vision and hinders the aims to deliver modern industrial development within the Cody Road SIL location.

15. Conclusion

The Site lacks the scale or function to justify safeguarding in the draft Waste Plan. Its practical throughput is severely constrained (46,000 tonnes C,D&E maximum; 22,000 tonnes HIC maximum), falling below the threshold for strategic waste infrastructure. The operational shift to lower-volume commercial waste streams reinforces its non-strategic role.

Given the substantial surplus waste capacity identified in The Plan, the inclusion of this small, constrained, and non-strategic site is unnecessary. Safeguarding the Site would impose a disproportionate constraint on alternative, policy-compliant development (SIL intensification) without delivering strategic benefits.

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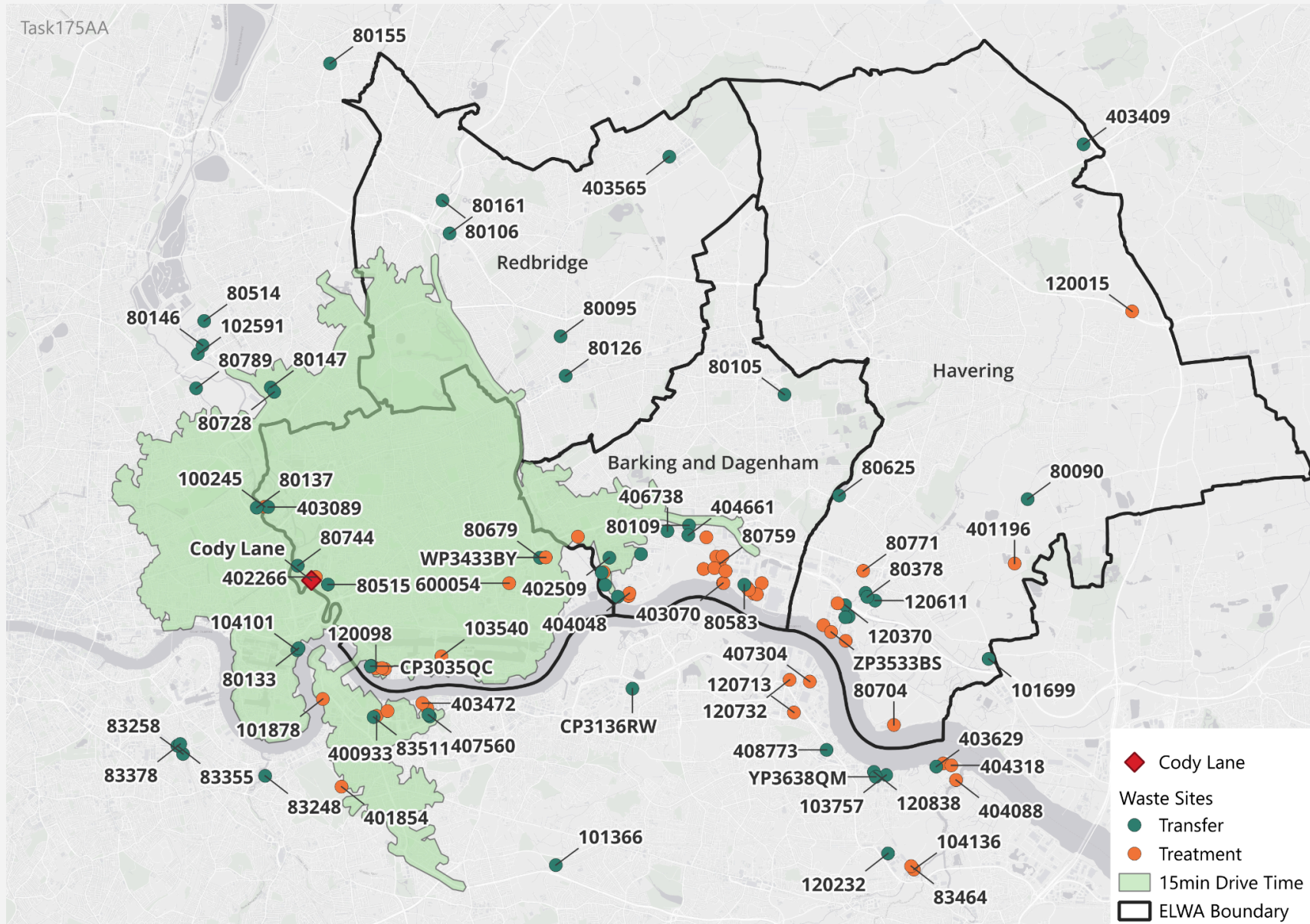
Appendix 1: Tonnage Received by Site (detailed)

Waste Tonnage Received by Site Under Permit from 2019 to 2025 (grey shaded EWC codes are not listed in the permit)

EWC Code	2019	2020	2021	2022	2023	2024	EWC Description
01 01 01				3.98			15.43wastes from mineral metalliferous excavation
01 01 02			2.98				wastes from mineral non-metalliferous excavation
07 02 99		0.80					wastes not otherwise specified
15 01 03	37.24						wooden packaging
15 01 06			1.80				mixed packaging
16 02 14		3.94	6.98	12.74			discarded equipment other than those mentioned in 16 02 09 to 16 02 13
17 01 01		8.40	16.50	5.58			concrete
17 01 02	236.36	64.88	388.78	25.30			bricks
17 01 07	2.32	1,222.50	3,323.26	2,355.41			mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 02 01	274.47	418.44	652.12	549.30			wood
17 02 02		12.30	39.98	14.48			glass
17 03 02		1.74	17.50	55.40			bituminous mixtures other than those mentioned in 17 03 01
17 04 07	75.19	120.09	294.07	249.63			mixed metals
17 04 09*					93.98		metal waste contaminated with dangerous substances
17 05 04	95.34	606.05	1,269.75	840.19			soil and stones other than those mentioned in 17 05 03
17 06 04			2.46				insulation materials other than those mentioned in 17 06 01 and 17 06 03
17 08 02	968.55	1,096.29	1,441.26	1,541.17			gypsum-based construction materials other than those mentioned in 17 08 01
17 09 04	15,282.34	18,740.71	35,134.44	31,640.00			mixed construction and demolition wastes other than those mentioned in 17 09 01, 17 09 02 and 17 09 03
19 11 03*	1.66						aqueous liquid wastes
19 12 02				3.96	223.89		ferrous metal
19 12 03	6.46	1.92	100.68	7.30	238.36		non-ferrous metal
19 12 04	1.00						plastic and rubber
19 12 07		3.12		8.22			wood other than that mentioned in 19 12 06
19 12 08		2.28	2.38				textiles
19 12 09			647.85				minerals (for example sand, stones)
19 12 12			2068.6	3.92			other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
20 01 01	0.62	3.30				10,161.54	paper and cardboard
20 01 02		1.60		1.22		144.31	glass
20 01 08		15.36	16.30	1.42		395.83	biodegradable kitchen and canteen waste
20 01 11	2.24			18.78			textiles
20 01 36	2.42						discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35
20 01 38		1.90				63.98	wood other than that mentioned in 20 01 37
20 01 39	0.62	18.68	6.50			135.48	plastics
20 01 40			6.50	18.56		29.22	metals
20 01 99				5.64			other fractions not otherwise specified
20 02 01	8.18	7.22	35.84	2.72			biodegradable waste
20 03 01	9.42	114.39	678.35	205.93			mixed municipal waste
Total	17,004.43	22,465.90	46,154.89	37,570.85	556.23	10,930.36	

Appendix 2: Map of East London and Site Context

Map excludes landfill (including recovery and deposit to land and similar), incineration, combustion, and metal recycling facilities.



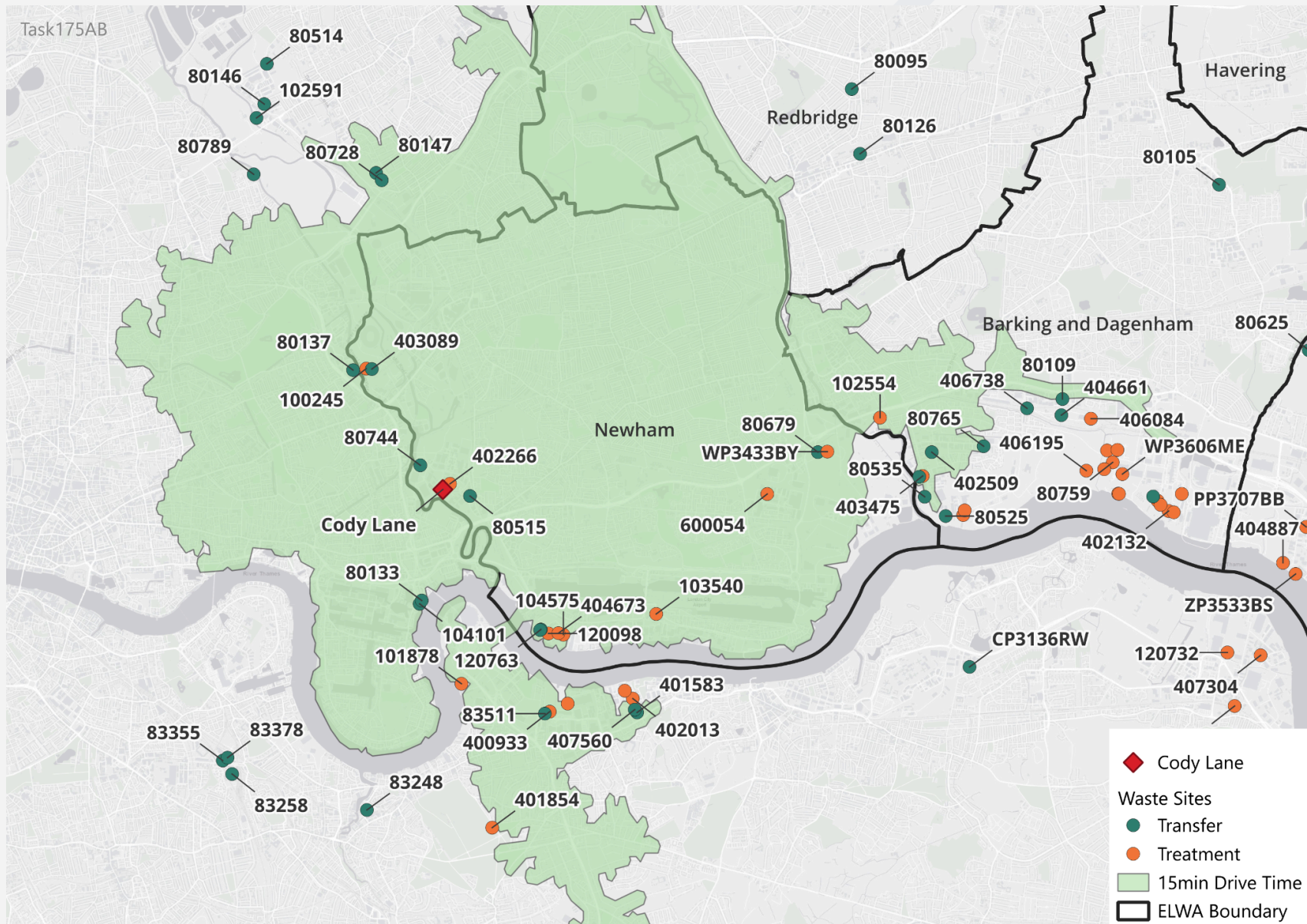
Appendix 3: List of Permitted Sites in East London Waste Plan (key to Appendix 2)

London Borough	Permit	Site Name	Operator	Site Category	Facility Type
Barking and Dagenham	80109	Barking Waste Transfer And Recycling Facility	BIFFA WASTE SERVICES LIMITED	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	80535	Cory Barking Operations Ltd	Cory Barking Operations Limited	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	80765	Edwards Waste Recycling - Barking	EDWARDS WASTE PAPER LIMITED	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	102554	G & S Tyre Services Ltd	G & STYRE SERVICES LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	402509	Creek Road Waste Management Facility	WORKRATE LIMITED	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	403475	Media Park	SH & WSCOMPANY LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	80105	Frizlands Lane Reuse & Recycling Centre	Biffa Treatment Services Limited	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	80525	Docklands Wharf Transfer Station	MULTI SERVICES KENT LIMITED	Transfer	Haz Waste Transfer
Barking and Dagenham	80572	Barking Transfer Station	SUEZ RECYCLING AND RECOVERY SOUTH EAST LTD	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	80583	75 - 77 Chequers Lane	R White Group Limited	Transfer	Haz Waste Transfer
Barking and Dagenham	80759	Materials Recovery Facility	VEOLIA ES (UK) LIMITED	Treatment	Material Recycling Facility
Barking and Dagenham	104126	SU C Exc Uk Ltd	SU C EXC (UK) LIMITED	Treatment	Physical Treatment
Barking and Dagenham	120318	Britannia Skips Limited	BRITANNIA SKIPS LTD	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	401033	Dagenham Dock Aggregate Recycling Facility	HANSON QUARRY PRODUCTS EUROPE LIMITED	Treatment	Material Recycling Facility
Barking and Dagenham	402132	Edwards Recycling Ltd	EDWARDS RECYCLING LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	402833	Perry Road Recycling Facility	RECYCLED MATERIAL SUPPLIES LIMITED	Treatment	Haz Waste Transfer / Treatment
Barking and Dagenham	403070	Thunderer Road	NEPTUNE CONTRACT SERVICES LIMITED	Treatment	Physical Treatment
Barking and Dagenham	403490	K&J Skip Hire Ltd	K&J Skip Hire Ltd	Treatment	Material Recycling Facility
Barking and Dagenham	404048	Jac Skip Hire	JAC SKIP HIRE LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	404533	M M S Recycling	M M S SUPPLIES LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	404661	London Eurohub	DB CARGO (UK) LIMITED	Transfer	Inert Waste Transfer
Barking and Dagenham	404757	Cemex Dagenham	CEMEX UK MATERIALS LIMITED	Treatment	Physical Treatment
Barking and Dagenham	406084	Titan Waste Solutions Ltd	Titan Bulk Haulage Ltd	Treatment	Non Haz Waste Transfer / Treatment
Barking and Dagenham	406195	Barking Riverside Recycling Centre	Sewells Reservoir Construction Limited	Treatment	Physical Treatment
Barking and Dagenham	406738	Renwick Road Rail Hub	BIFFA WASTE SERVICES LIMITED	Transfer	Non-Haz Waste Transfer
Barking and Dagenham	JP3838QW	Neptune Recycling	NEPTUNE CONTRACT SERVICES LIMITED	Treatment	Haz Waste Transfer / Treatment
Barking and Dagenham	QP3735DL	Hitch Street AD Plant EPR/QP3735DL	REFOOD UK LIMITED	Treatment	Anaerobic digestion
Barking and Dagenham	WP3606ME	Organic Waste Treatment Facility	EAST LONDON BIOGAS LIMITED	Treatment	Recovery of Waste
Havering	80088	Grove Road Channel	GROVE ROAD CHANNEL LIMITED	Transfer	Non-Haz Waste Transfer
Havering	80090	Gerpins Lane Reuse & Recycling Centre	Biffa Treatment Services Limited	Transfer	CA Site
Havering	80378	Albright Transfer Station	ALBRIGHT TRANSFER STATION LIMITED	Transfer	Inert Waste Transfer
Havering	80625	Kilnbridge Construction Services Ltd	KILNBRIDGE ENVIRONMENTAL SERVICES LTD	Transfer	Non-Haz Waste Transfer
Havering	80704	Rainham MRF	VEOLIA ES CLEANAWAY (UK) LIMITED	Treatment	Material Recycling Facility
Havering	80771	Centenary Works	F J CHURCH & SONS LIMITED	Treatment	Physical Treatment
Havering	101699	B & P Scrap Co Ltd	City Metals Recycling Limited	Transfer	Non-Haz Waste Transfer
Havering	120015	All Seasons Nursery	M R SERVICES (ESSEX) LIMITED	Treatment	Physical Treatment
Havering	120370	Rainham Site	CITRON HYGIENE UK LIMITED	Transfer	Clinical Waste Transfer
Havering	120611	Plot 22 Albright Industrial Estate	EXCEL WASTE MANAGEMENT LIMITED	Transfer	Non-Haz Waste Transfer
Havering	401196	Rainham Recycling Facility	BRETT AGGREGATES LIMITED	Treatment	Physical Treatment
Havering	401607	G & S Waste Recycling	G & S WASTE MANAGEMENT LIMITED	Transfer	Non-Haz Waste Transfer
Havering	403185	Frog Island	SWALSH & SON LIMITED	Treatment	Physical Treatment

London Borough	Permit	Site Name	Operator	Site Category	Facility Type
Havering	403409	Grove Farm	R J SKIP HIRE LIMITED	Transfer	Non-Haz Waste Transfer
Havering	404887	Connolley Metals Limited	CONNOLLEY METALS LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Havering	BP3934MQ	Ferry Lane South WTF - EPR/BP3934MQ	ADLER & ALLAN LIMITED	Transfer	Haz Waste Transfer
Havering	PP3707BB	Rainham Clinical Treatment Centre EPR/PP3707BB	SHARP SMART LIMITED	Treatment	Clinical Waste Transfer / Treatment
Havering	ZP3533BS	Frog Island Waste Management Facility EPR/ZP3533BS	Biffa Treatment Services Limited	Treatment	Biological Treatment
Newham	80515	IO D Skip Hire Ltd	POWERDAY PLC (IOD Skip Hire)	Transfer	Non-Haz Waste Transfer
Newham	80679	Jenkins Lane Reuse And Recycling Centre	Biffa Treatment Services Limited	Transfer	CA Site
Newham	80744	Bywaters Recycling And Recovery Centre	BYWATERS (LEYTON) LIMITED	Transfer	Haz Waste Transfer
Newham	100245	Marshgate Sidings	DB CARGO (UK) LIMITED	Treatment	Physical Treatment
Newham	103540	Harrow Green - Silvertown Recycling Centre	HARROW GREEN LIMITED	Treatment	Physical Treatment
Newham	104575	Recycled Material Supplies	RECYCLED MATERIAL SUPPLIES LIMITED	Treatment	Physical Treatment
Newham	120098	JRL Environmental	JRL ENVIRONMENTAL LIMITED	Treatment	Physical Treatment
Newham	401256	Canning Town Depot	PULSE ENVIRONMENTAL LIMITED	Treatment	Physical Treatment
Newham	402266	Mcfen Plant Limited	MCFEN PLANT LIMITED	Treatment	Non Haz Waste Transfer / Treatment
Newham	403089	Marshgate Sidings	SWALSH & SON LIMITED	Transfer	Inert Waste Transfer
Newham	404673	Metro (London G B) Limited	METRO (LONDON G B) LIMITED	Treatment	Physical Treatment
Newham	600054	TERRA FIRMA PIPELINE LTD	TERRA FIRMA PIPELINE LIMITED	Treatment	Inert Waste Transfer / Treatment
Newham	WP3433BY	Jenkins Lane Waste Management Facility EPR/WP3433BY	Biffa Treatment Services Limited	Treatment	Biological Treatment
Newham	120763	Plaistow Wharf	KELTBRAY ENVIRONMENTAL LIMITED	Transfer	Haz Waste Transfer
Newham	CP3035QC	Plaistow Wharf EPR/CP3035QC	KELTBRAY ENVIRONMENTAL LIMITED	Transfer	Non-Haz Waste Transfer
Redbridge	80095	L B Redbridge, Ley Street Depot	REDBRIDGE LONDON BOROUGH COUNCIL	Transfer	Non-Haz Waste Transfer
Redbridge	80106	Chigwell Road Reuse And Recycling Centre	Biffa Treatment Services Limited	Transfer	CA Site
Redbridge	80126	Ilford Recycling Centre	Biffa Treatment Services Limited	Transfer	CA Site
Redbridge	80161	Woodford Service Centre	RENTOKIL INITIAL UK LTD	Transfer	Clinical Waste Transfer
Redbridge	403565	G B Macks	G & B COMPRESSOR HIRE LIMITED	Transfer	Non-Haz Waste Transfer

Appendix 4: Site Context and Competition

Map excludes landfill (including recovery and deposit to land and similar), incineration, combustion, and metal recycling facilities.



Appendix 5: List of Permitted Sites in Competition (key to Appendix 4)

The Plan does not consider sites that received below 500 tonnes in their data capture. The matched column sets out where the Plan figures have been able to be reconciled, or not reconciled, against the Waste Data Interrogator data assessed by Monksleigh.

London Borough	Permit	Site Name	Operator	2024	Highest	+15%	Category	EL Plan	Match	HIC App	C&D App
Newham	80679	Jenkins Lane Reuse And Recycling Centre	Biffa Treatment Services Limited	46,234	49,378	56,784	ELWA	80,000	yes	80,000	
Newham	WP3433BY	Jenkins Lane Waste Management Facility	Biffa Treatment Services Limited	176,244	214,237	246,372	ELWA	222,192	no	222,192	-
Barking and Dagenham	80109	Barking Waste Transfer And Recycling Facility	BIFFA WASTE SERVICES LIMITED	60,782	99,091	113,954	HIC	113,954	yes	108,712	-
Barking and Dagenham	80535	Cory Barking Operations Ltd	Cory Barking Operations Limited	155,229	365,284	420,076	HIC	229,446	no	184,128	45,311
Barking and Dagenham	80765	Edwards Waste Recycling - Barking	EDWARDS WASTE PAPER LIMITED	83,179	83,179	95,656	HIC	95,656	yes	-	-
Barking and Dagenham	102554	G & S Tyre Services Ltd	G & STYRE SERVICES LIMITED	908	1,671	1,922	HIC	1,922	yes	1,922	-
Newham	80744	Bywaters Recycling And Recovery Centre	BYWATERS (LEYTON) LIMITED	87,307	146,227	168,161	HIC	168,161	yes	168,161	-
Barking and Dagenham	402509	Creek Road Waste Management Facility	WORKRATE LIMITED	21,006	40,889	47,022	C&D	26,986	no	-	26,986
Barking and Dagenham	403475	Media Park	SH & WS COMPANY LIMITED	6,400	15,611	17,952	C&D	6,998	no	-	6,998
Newham	80515	IOD Skip Hire Ltd	POWERDAY PLC (IOD Skip Hire)	64,783	64,783	73,953	C&D	73,953	yes	-	73,593
Newham	100245	Marshgate Sidings	DB CARGO (UK) LIMITED	183,883	231,359	266,062	C&D	266,062	yes		700,000
Newham	104575	Recycled Material Supplies	RECYCLED MATERIAL SUPPLIES LIMITED	228,995	235,298	270,593	C&D	286,196	no		250,000
Newham	120098	JRL Environmental	JRL ENVIRONMENTAL LIMITED	45,433	63,857	73,436	C&D	73,436	yes		73,436
Newham	401256	Canning Town Depot	PULSE ENVIRONMENTAL LIMITED	10,930	46,155	53,078	C&D	53,078	yes		53,078
Newham	403089	Marshgate Sidings	S WALSH & SON LIMITED	7,519	181,298	208,493	C&D	208,493	yes		208,493
Newham	404673	Metro (London G B) Limited	METRO (LONDON G B) LIMITED	4,884	20,710	23,817	C&D		no	-	-
Newham	103540	Harrow Green - Silvertown Recycling Centre	HARROW GREEN LIMITED	57	65	75	N/A		N/A	-	-
Newham	402266	Mcfen Plant Limited	MC FEN PLANT LIMITED	149	149	171	N/A		N/A	-	-
Newham	600054	TERRA FIRMA PIPELINE LTD	TERRA FIRMA PIPELINE LIMITED	15,032	15,032	17,287	C&D	table 3	N/A	-	-
								ELWJP Capacity		765,115	1,437,895
Greenwich	83511	Greenwich Transfer Station	SOUTHWARK METALS LIMITED	32,748	111,547		C&D				
Greenwich	101366	Eltham Grid Substation	UK POWER NETWORKS HOLDINGS LIMITED	116	208		N/A				
Greenwich	101878	Tunnel Wharf	H. SIVYER TRANSPORT LIMITED	345,630	489,680		C&D				
Greenwich	400933	Angerstein Wharf	Holcim UK Limited	42,678	43,633		C&D				
Greenwich	401583	Penhall Road Recycling Centre	RECYCLED MATERIAL SUPPLIES LIMITED	72,710	74,643		C&D				
Greenwich	401854	Greenwich Park Leaf Yard	THE ROYAL PARKS LIMITED	378	961		Compost				
Greenwich	402013	Recycled Material Supplies	RECYCLED MATERIAL SUPPLIES LIMITED	70,140	74,824		C&D				
Greenwich	407560	Copia Waste Ltd	COPIA WASTE LIMITED	20	20		N/A				
Tower Hamlets	80133	Northumberland Wharf Transfer Station	CORY ENVIRONMENTAL LIMITED	2,037	2,168		CA				
Tower Hamlets	80137	J B Riney & Co Ltd	J B RINEY & CO LIMITED	677	1,705		C&D				
Tower Hamlets	104101	Northumberland Wharf Transfer Station	CORY ENVIRONMENTAL LIMITED	172,600	172,600		HIC				
Waltham Forest	80147	Bywaters (1986) Limited	BYWATERS (1986) LIMITED	37,889	38,521		CA				
Waltham Forest	80728	Leyton Reuse & Recycling Centre	NORTH LONDON WASTE AUTHORITY	2,718	3,881		CA				