

**Bishopsgate Goodsyard Regeneration Limited**

# Bishopsgate Goodsyard: Platform Level West

## Circular Economy Statement

3041300(R02), September 2026

# NATURE POSITIVE GENERAL NOTES

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**Client:** Bishopsgate Goodsyard Regeneration Limited

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| **Date:** | 29 September 2026 | **Date:** | 29 September 2026 |

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# EXECUTIVE SUMMARY

This Circular Economy Statement has been prepared on behalf of Bishopsgate Goodsyard Regeneration Limited by Nature Positive Ltd to support the Reserved Matters Applications for Bishopsgate Goodsyard: Platform Level West, located in the London Borough of Hackney and Tower Hamlets.

This report has been produced to outline how the design has considered the six circular economy principles and approaches, as per Greater London Authority guidance.

The following key targets have been identified and will be monitored through the pre-demolition audit and Site Waste Management Plan:

- A minimum of 95% of excavation, demolition and construction waste will be diverted from landfill for beneficial reuse, recycling or recovery.
- A minimum of 20% of the site elements will comprise recycled and/or reused content.
- In-situ concrete for new paving will comprise at least 50% recycled/reused content.
- Steel will target a recycled content of 40%.
- Recycled cement replacements will be optimised, with up to 50% for GGBS and 30% for fly ash.

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# 1 INTRODUCTION

## 1.1 Project description

This Circular Economy Statement has been prepared on behalf of Bishopsgate Goodsyard Regeneration Limited by Nature Positive Ltd to support the Reserved Matters Applications for Bishopsgate Goodsyard: Platform Level West, located in the London Borough of Hackney and Tower Hamlets.

Further project details are outlined in Table 1-1, with the general arrangement outlined in Figure 1-1 below, showcasing the proposals in the context of the wider Bishopsgate Goodsyard site.

Details of reserved matters (Access, Layout and Scale) in respect of land at platform level pursuant to LB Tower Hamlets outline planning permission ref. PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/11) dated 25/03/2022.

**Table 1-1: Project information**

| Category | Data |
|---|---|
| **Site Name** | Bishopsgate Goodsyard: Platform Level West |
| **Site Use** | Landscaping only |
| **Site Area** | 2,884 sqm |

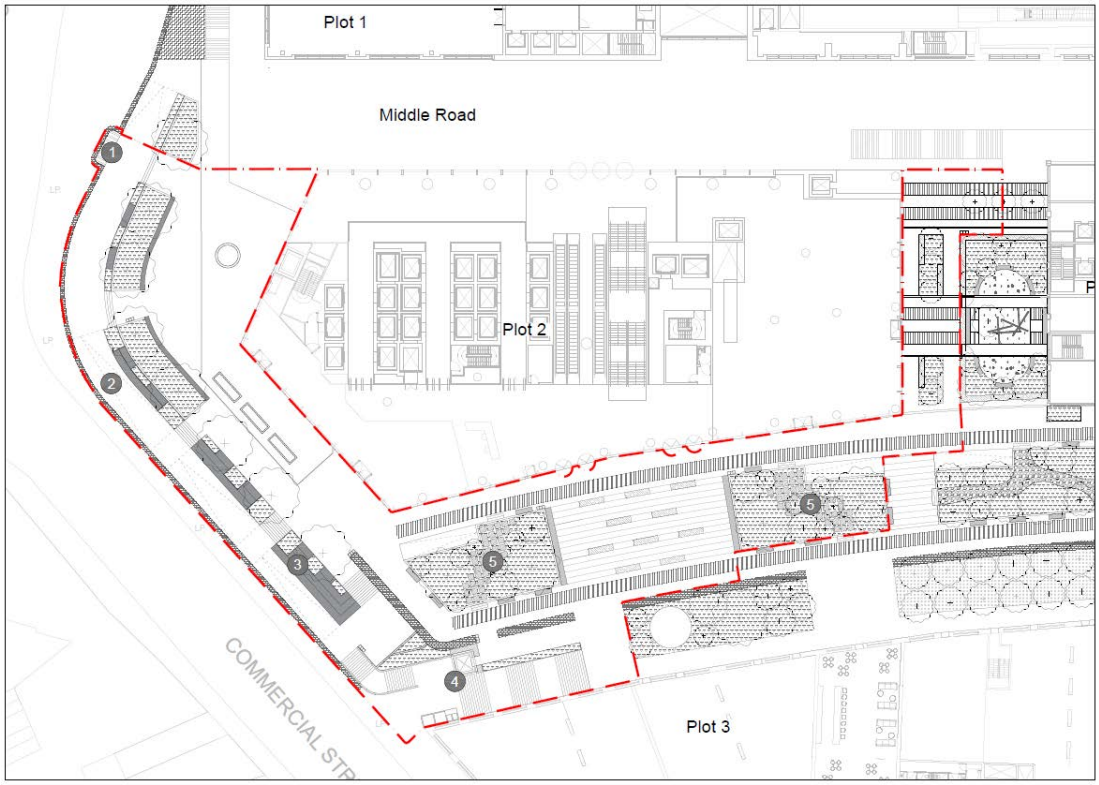



**Figure 1-1 General arrangement**

## 1.2 Planning policy and guidance

The key planning policies and guidance that have been considered through the development of this statement are outlined below.

### 1.2.1 The London Plan 2021

The London Plan is the overall strategic plan for London which sets out an economic, environmental, transport and social framework for the development in London over the next 20-25 years. Key relevant policies detailed within the London Plan have been included below:

#### *1.2.1.1 Policy D3 optimising site capacity through the design-led approach*

Policy D3 of the London Plan states that developments should optimise site capacity and design the most appropriate form of development, such as through considering site context and capacity for growth. Inclusivity and accessibility of design must also be considered whilst also following circular economy principles.

#### *1.2.1.2 Policy SI 2 Minimising greenhouse gas emissions*

The London Plan states that the following energy hierarchy should be considered for new developments:

1. Be lean: use less energy and manage demand during operation

2. Be clean: exploit local energy resources and supply energy efficiently and cleanly
3. Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. Be seen: monitor, verify and report on energy performance

#### *1.2.1.3 Policy SI 7 Reducing waste and supporting the circular economy*

Resource conservation, waste reduction, material re-use/recycling and reduction in waste sent for disposal should be achieved through several key actions:

1. Promote a circular economy that improves resource efficiency and innovation
2. Encourage waste minimisation and prevention
3. Ensure there is zero biodegradable or recyclable waste sent to landfill by 2026
4. Meet or exceed the municipal waste recycling target of 65%
5. Meet or exceed targets to achieve 95% reuse/recycling/recovery and 95% beneficial use for excavation materials
6. Design developments with adequate, flexible and easily accessible storage space and collection systems

A circular economy statement should specifically demonstrate:

1. How materials from demolition/remediation works will be reused and/or recycled
2. How material demands will be reduced and will enable materials, components and products to be disassembled and re-used at end of life
3. Opportunities for managing as much waste as possible on site
4. Adequate and easily accessible storage space and collection systems to support recycling and re-use
5. How much waste the Proposed Development will generate and how and where it will be managed
6. How performance will be monitored and reported

### 1.2.2 London Environment Strategy 2018

The London Environmental Strategy represents an integrated strategy that considers both policy and actions to deliver a range of environmental benefits to Londoners. Waste is a key policy area within the Strategy, which sets out actions needed to achieve the Mayor's target of achieving a 65% recycling rate for municipal waste by 2030. This will partly be achieved a minimum recycling rate of 75% for business waste by 2030 and will be facilitated by ensuring a minimum level of waste service, including separate food waste collections and reducing the number of service providers in specific areas, for example.

### 1.2.3 Hackney Local Plan (2033)

The Hackney Local Plan (2033) under Policy LP57 states that '*Developments should seek to minimise waste during both construction and operation of the development, and should provide clear details in plans for the facilities needed for the storage and collection of waste and recycling*'.

### 1.2.4 Tower Hamlets Local Plan (2031)

Waste management is identified as a key issue within Tower Hamlets due to increased growth in the Borough and the need to divert more waste away from landfill. Although the policy areas focus on operational waste (with limited application to the Proposed Development), the Plan identifies construction waste as a key consideration for waste management.

### 1.2.5 London Plan Guidance, Circular Economy Statements 2022

The above guidance has been used to define the circular economy principles and approaches used in this assessment, as well as to guide target implementation and subsequent plans for monitoring.

# 2 APPLYING CIRCULAR ECONOMY PRINCIPLES

This section outlines the key circular economy principles and approaches that have been considered.

## 2.1 Circular economy principles

This assessment has considered the following six circular economy principles, as per Greater London Authority guidance:

1. Building in layers – enabling the various site layers to be easily accessed for efficient and easy replacement and maintenance. This approach considers that each layer has its own lifecycle, lifespan and design approach
2. Designing out waste – such as by adopting modular building techniques, reuse of site won materials and use of standardised components
3. Designing for longevity – considering material durability and maintenance requirements
4. Designing for adaptability or flexibility – allowing easy alteration of components to prolong service life or to adapt to new uses and allow easy rearrangement
5. Designing for disassembly – designing elements to be easily dismantled for easier reuse and/or recycling
6. Using system elements or materials that can be reused and recycled – such as by opting for materials that can be reused with minimal processing or use of easily and widely recycled materials

## 2.2 Circular economy approaches

Table 2-1 below outlines the circular economy approaches for new developments. The approaches support the implementation of the principles set out above. Multiple approaches have been adopted.

**Table 2-1 Circular economy design approaches**

| New Development CE Design Approach | Definition |
|---|---|
| **Building relocation** | Designing to allow the whole building/development to be used on a different site, either by moving as a whole or disassembling into large modules. |
| **Component or material reuse** | The use of a product in its original form with minimal reprocessing. Preparation for reuse involves checking, cleaning or repairing materials so they can be used again for their original purpose. Materials can be reused as a whole; redeployed as modules; or reused as a kit of parts on one or more different sites. |

| New Development CE Design Approach | Definition |
|---|---|
| **Adaptability** | A site that has been designed with thought of how it might be easily altered to prolong its life, for instance by alteration, addition, or contraction, to suit new uses or patterns of use. Often used interchangeably with flexibility; however, it relates more to structural changes. |
| **Flexibility** | A site that has been designed to allow easy rearrangement of its arrangement to suit the changing needs of occupants. |
| **Replaceability** | Designing to facilitate easy removal and upgrade, and ideally to be reused, remanufactured or recycled on a part-by-part basis. |
| **Disassembly** | Designed to allow the site and its components to be taken apart with minimal damage to facilitate reuse or recycling. If designed well, it should be possible to replace any component. |
| **Longevity** | Designing to avoid a premature end of life for all components through considering maintenance and durability. |

# 3 DESIGN

A summary of key commitments to the circularity principles and approaches have been outlined below. This includes commitments that are already present within the design as well as further measures to be investigated as design develops.

## 3.1 Designing out waste

Designing out waste is key to ensuring efficient use of materials. Exploring options for recycled and site-won materials and employing construction techniques that limit waste arisings have been prioritised. The current design maximises potential reuse due to heritage preservation requirements.

The project will implement the waste hierarchy, such as reducing waste at the source, minimising unnecessary material use and avoiding over-specification, where possible. For example, proposed paving will make use of reused materials – such as granite cobbles, natural stone and bricks – thus making direct reference to the existing and demolished Goodyard structures.

On the Platform Level, the re-used materials will also be supplemented by in-situ concrete paving which will be comprised of least 50% recycled or reused content.

Figure 3-1 below outlines the application of reused materials at the Platform Level.

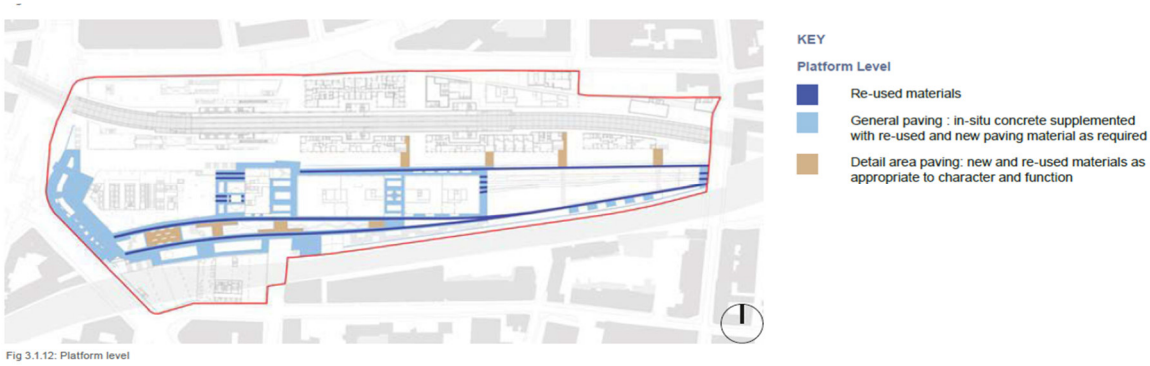



**Figure 3-1 Material use at Platform Level**

Moreover, steel balustrades will have a recycled content of up to 40%, and use of recycled cement replacements, such as GGBS and fly ash, will be maximised. Please see Section 4 for further details.

## 3.2 Designing for adaptability and flexibility

The site has also been designed with adaptability in mind to prolong site life. Limited depth of substrate is required in soft landscaping areas as trees have been incorporated for wind mitigation, thus demonstrating how the site has been designed for future climate scenarios.

## 3.3 Designing for replaceability and disassembly

Seating is to be made from either timber, timber and metal or stone, and has been designed for ease of disassembly and replaceability. Seating will allow for easy removal and upgrade of individual elements as required. It is understood that further detail will be provided at the next design phase.

## 3.4 Designing for longevity

Durable materials have been chosen to limit any replacement required during the design life of the site.

Steel has been chosen for balustrades to reflect materials consented on the Plot 2 building. Standardising materials across the masterplan enables ease of upkeep and durability. Stairs will be made from concrete, ensuring a long lifespan with limited replacement and maintenance requirements.

# 4 TARGETS AND MONITORING

## 4.1 Adopted targets

A summary of the key measures, targets and responsibilities have been outlined below.

**Table 4-1 Targets and responsibilities**

| Area | Approach | Detail | Target | Responsibility |
|---|---|---|---|---|
| Site | Designing out waste | Site-wide | A minimum of 95% of demolition, excavation and construction waste will be diverted from landfill for beneficial reuse, recycling or recovery | Appointed contractor (construction stage) |
| | | | A minimum of 20% of site elements will be comprised of recycled and/or reused content | - Design team<br>- Sustainability consultants |
| Roads, paths, pavings, surfaces | Designing out waste | Paving will be sourced from reused materials | Minimum 20% recycled content | - Design team<br>- Sustainability consultants |
| | | In-situ concrete supplemented with re-used and new paving | At least 50% recycled/reused concrete for new paving | |
| Fencing, railings, walls | Longevity and designing out waste | Steel balustrade to reflect materials consented on Plot 2 building | 40% recycled content for steel. Where possible steel will be sourced from suppliers rated under the CARES Sustainable Constructional Steel Scheme | - Design team<br>- Sustainability consultants |
| | | Concrete stairs | 100% concrete will be BES 6001-certified. Recycled cement replacements from GGBS or fly ash will be optimised, with potential to increase | |

| Area | Approach | Detail | Target | Responsibility |
|---|---|---|---|---|
| | | | to 50% GGBS and 30% fly ash replacements | |
| External fixtures | Replace-ability and dis-assembly | Seating shall be comprised of either timber, timber and metal or stone design | 100 % of timber will be Forest Stewardship Council (FSC), Programme for the Endorsement of Forest Certification (PEFC) or Forest Law Enforcement, Governance and Trade (FLEGT) Certified | - Design team<br>- Sustainability consultants |

## 4.2 Monitoring

To ensure progress towards achieving the above targets is monitored, and the targets consequently met, the following documents will be produced and updated at the relevant stage:

- Pre-demolition audit to outline demolition strategies, material segregation and waste flows to maximise reuse and reclamation.
- A Site Waste Management Plan, to include reporting of the final destination of all construction waste streams and the source of all waste arising from construction. It is likely that a waste management tool will be used to support this. The plan will be implemented by the contractor once appointed.

Given the Proposed Development comprises landscaping only, with no operational buildings, it is understood that preparation of an Operational Waste Management Plan, in line with London Plan Policies D3, SI 7 and D6 is not required.

# 5 NEXT STEPS

The purpose of this document is to demonstrate how the Proposed Development has considered the six circular economy principles and design approaches. Key targets have been identified, as well as plans for monitoring to ensure compliance.

The key next steps are:

- Opportunities to implement circular economy will be further explored and refined in the next design stage. This will include ensuring that a minimum of 20% of incorporated materials are comprised of recycled and/or reused content.
- A pre-demolition audit and Site Waste Management Plan will be produced to ensure a minimum of 95% of demolition, excavation and construction waste is diverted from landfill.