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CIVIL, ENVIRONMENT & STRUCTURAL ENGINEERS



Waste Management Plan

Land at St. Columba's Close, Gravesend, DA12 4AJ

Oakwood Building Contractors Ltd

12th May 2025

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Project Information

Job Code	94114
Sector	Environment
Report	Waste Management Plan
Client	Oakwood Building Contractors Ltd
Revision	A
Status	Final
Date of Issue	12 th May 2025

Revision History

Revision	Date	Author	Reviewer	Approver	Status
A	12 th May 2025	AP	LS	SC	Final

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1 Introduction

1.1 Background

Oakwood Building Contractors Ltd ('the client') is taking forward the permitted residential development at St. Columba's Close, Gravesend, DA12 4AJ (hereafter referred to as the 'permitted development'), which is within the Gravesham Borough Council (GBC) area.

The permitted development involves the following:

"Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columba's Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storey building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works."

AVAL Consulting Group Limited (ACGL) was instructed by the client to produce a Waste Management Strategy (WMS) to accompany the planning conditions to GBC. Planning Condition 23 on refuse arrangements states that:

"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted and shall thereafter be retained for such purposes at all times."

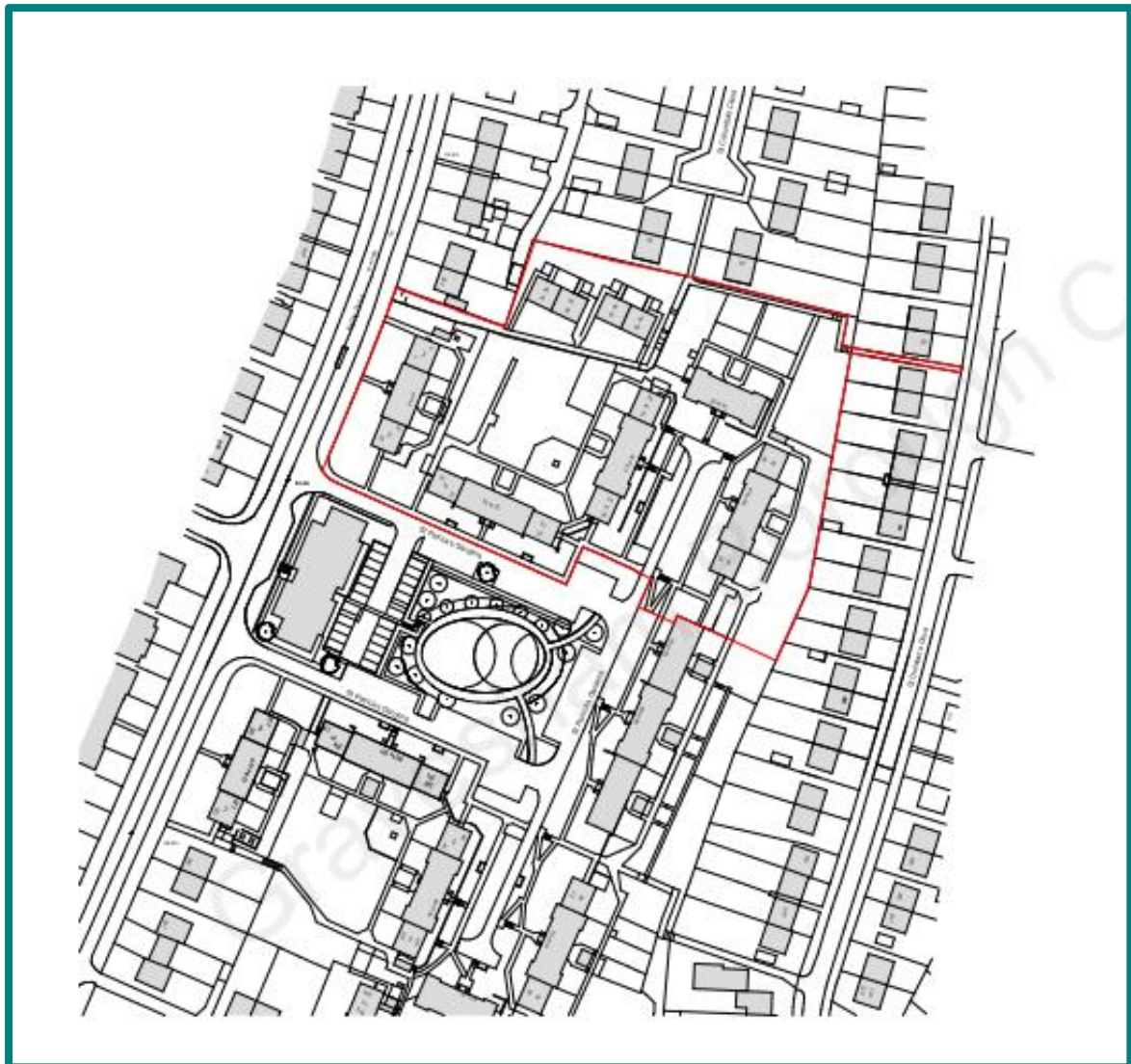
This WMS will set out the measures that will be taken to manage construction and residential waste generated because of the permitted development.

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, such as Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

1.2 Site Location

The permitted residential development is located at St. Columba's Close, Gravesend, DA12 4AJ, as shown in Figure 1.1 below. The approximate National Grid Reference for the site is X566001 ,Y172106.

Figure 1.1 – Site Location (Source: Client)



1.3 Existing Site

The site is located at the southern end of St Columba's Close in Gravesend, surrounded by established residential developments. The site cannot be accessed from St Columba's Close, but it can be accessed from Valley Drive along the western boundary.

To the north and east of the site are houses on St Columba's Close and St Dunstan's Drive, while the south adjoins St Patrick's Gardens and the west borders Valley Drive. The site is accessible from Valley Drive. Immediately to the south lies the Bishop's Court development, a recently completed scheme comprising 23 flats with associated landscaping and parking. The site benefits from integration within an established residential neighbourhood.

The site is well-connected by foot and cycle paths, with direct links to Valley Drive and the surrounding road network. Public footpath NGX-30 runs through the site, enhancing pedestrian connectivity. A variety of local amenities including schools,

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supermarkets, recreational areas, and places of worship lie within an 800m catchment, accessible via safe and well-lit footways. Cycling routes follow local roads with 30mph and 20mph speed limits, supporting safe travel. Public transport is easily accessible from adjacent bus stops on Valley Drive, which are served by routes 480, 490, and G1, offering frequent connections to Gravesend town centre and railway station.

St Patrick's Gardens, south of the site, is a residential loop road providing access to around 60 parking bays, along with refuse collection points, footways, and street lighting. Valley Drive, running alongside the western boundary, connects to the B261 Old Road East and A226 Rochester Road to the north and the A2 to the south, providing direct access to Dartford, London, Strood, and Maidstone.

Speed enforcement measures are in place on Valley Drive to maintain safety.

2 Guidance

2.1 Local Policy on Waste

2.1.1 Kent Minerals and Waste Local Plan 2024-39 - Planning for the future of minerals and waste in Kent (Adopted March 2025)

Gravesham Borough Council's Waste Management Policy (February 2025) aligns with the broader *Kent Minerals and Waste Local Plan 2024–2039* (adopted March 2025), which provides the strategic framework for managing waste and minerals across the county. This plan promotes sustainable waste management practices, prioritising waste reduction, reuse, recycling, and recovery, in line with national policy objectives. Gravesham's local policy reflects these principles through a structured system of weekly food waste collections, alternating fortnightly residual and recycling bin services, and optional paid garden waste services. Properties unsuitable for wheelie bins are supported with sack-based alternatives, while provisions are also made for battery, bulky, and clinical waste, all contributing to the county's vision for an efficient, environmentally responsible waste system.

Policy CSW 3 Waste Reduction states that:

"All new development must be designed in accordance with circular economy principles to:

- 1. Minimise the production of construction, demolition and excavation waste and manage any such waste arising during the development in accordance with Policy CSW 2;*
- 2. retain and repurpose existing structures where possible;*
- 3. allow for ease of redevelopment and refurbishment; and,*
- 4. maximise sustainable construction methods which include the use of recycled and recyclable materials and techniques which minimise waste and allow for ease of deconstruction and reuse of building components.*

For development which has a total floor space of greater than 1000 square metres and / or comprises greater than 10 no. units of housing and / or where the site is 1.90 hectare or more, the above principles (1 to 4) should be demonstrated via the submission of a Circular Economy Statement.

All new development should include detailed consideration of waste arising from the occupation of the development including consideration of how waste will be stored, collected and managed.

In particular proposals should ensure that:

- 1. there is adequate temporary storage space for waste generated by that development allowing for the separate storage of recyclable materials;*
- 2. as necessary, there is adequate communal storage for waste, including separate recyclables, pending its collection; and*

3. storage and collection systems (e.g. any dedicated spaces, storage areas and chutes or underground waste collection systems), for waste are of high quality design and are incorporated in a manner which will ensure there is adequate and convenient access for users and waste collection operatives and will contribute to the achievement of waste management targets; and

4. adequate contingency measures are in place to manage any systems failures. All relevant proposals should be accompanied by a recycling and waste management strategy which considers the above matters and demonstrates the ability to meet local authority waste management targets."

2.1.2 Gravesham Borough Council - Waste Management Policy (February 2025)

Gravesham Borough Council's Waste Management Policy (February 2025) outlines the borough's approach to waste collection and recycling services for residents. The policy establishes a standard service where residual household waste and recycling are collected on alternate weeks, and food waste is collected weekly. Each suitable property receives specific containers: a 180-litre black bin for residual waste, a 240-litre grey bin with a green lid for recycling, and a 23-litre black caddy with an orange lid for food waste. Properties unsuitable for wheelie bins continue with sack collections, maintaining a fortnightly schedule, with sacks provided upon request.

The policy specifies the types of waste appropriate for each container. Residual waste includes items like crisp packets, plastic bags, and polystyrene, while recycling bins accept paper, cardboard, certain plastics, glass bottles, and metal cans. Food waste caddies are designated for items such as meat, dairy, bread, and tea bags. Additionally, residents can place used household batteries in clear bags on top of their bins for collection, ensuring they are not placed inside the bins themselves due to fire risks.

The council also offers a garden waste collection service for an annual fee, providing either a 240-litre or 140-litre brown bin, with collections occurring fortnightly. For properties lacking space for a bin, brown paper sacks are available for purchase. Residents are encouraged to compost at home or utilise the Pepperhill Household Waste Recycling Centre for garden waste disposal. Furthermore, the council provides a clinical waste collection service for domestic properties, supplying yellow bags for items like dressings and swabs, and sharps boxes for needles.

2.1.3 Gravesham Local Core Strategy (September 2014)

Policy CS19 'Development and design principles' states that new development will incorporate appropriate facilities for the storage and recycling of waste.

3 Construction Phase Waste Management

3.1 Waste Collection

The contractor 'Oakwood Building Contractors Ltd' will establish communication with the local authority to ensure that refuse collection dates and times are coordinated with the construction schedule. This will help avoid any conflicts between deliveries, unloading/loading of construction materials, and refuse collection activities. To ensure the timely and efficient removal of commercial waste, the contractor will confirm the refuse collection details before the project begins. Waste collection services will be carried out by an approved waste handling operator, ensuring that all procedures comply with local regulations and environmental standards.

Additionally, the contractor will take proactive measures to ensure that waste collection does not disrupt construction operations, thereby maintaining a smooth workflow throughout the project.

3.2 Asbestos

The presence of asbestos is a significant concern in demolition and construction projects. An asbestos register will be provided to both the Demolition Contractor and Main Contractor, ensuring that they are fully aware of any existing asbestos-containing materials on the site. If any asbestos is identified during the demolition phase, the contractor will promptly notify GBC to ensure that proper removal and disposal procedures are followed in accordance with legal requirements. This proactive approach will ensure that any asbestos-related risks are managed safely, minimising health hazards for workers and the surrounding environment.

3.3 Spoil and Demolition Waste Removal

During the demolition phase, all waste materials and spoil will be promptly removed from the site to prevent accumulation and potential hazards. Materials that are earmarked for recycling will be clearly identified and separated to ensure they are processed accordingly. Waste removal will occur on a regular schedule or on a call-out basis, depending on the amount of waste generated, to prevent any build-up of materials on-site. The contractor will prioritise the segregation of construction waste to maximise recycling opportunities and minimise landfill disposal. Additionally, consideration will be given to coordinating with other local developments to increase the potential for shared loads or the reuse of materials, contributing to the overall sustainability of the project and reducing the environmental footprint. By adopting these measures, the project aims to efficiently manage waste while promoting recycling and resource reuse.

4 Current Waste Management at the Site

The current waste management arrangements within the area reflect typical provisions for a residential community. Standard household waste services are in place, including the use of council-issued wheellie bins for residual waste, mixed recycling, and food waste. Residents typically have access to black bins for non-recyclable waste, grey bins with green lids for recyclables, and caddies for food waste, all collected according to the Gravesham Borough Council's waste schedule. In addition, communal bin stores are available in certain parts of the estate, particularly where individual bin storage is not feasible. The layout and infrastructure support kerbside collection, and residents make use of public litter bins in shared spaces. Overall, the estate, as shown in Figure 4.1, is served by a structured and familiar waste collection system consistent with council-managed neighbourhoods.

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 waste management plan will align with Gravesham Borough Council's guidance and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), providing secure, safe, and sheltered bin storage for all residential units.

Each individual house and maisonette within the development will be provided with two dedicated wheelie bins—one for general waste and one for recycling—alongside a small food waste caddy. These bins will be housed in purpose-built storage areas located at the front of each property, ensuring ease of use for residents and maintaining a tidy streetscape. On collection days, residents will be responsible for presenting their bins at the front of their premises.

For the communal residential block ('Block A'), a shared bin store will be provided, accommodating 4 x 1100L bins for general waste, 4 x 1100L bins for recycling, and 2 x 140L bins for food waste. The bin store will be well-lit and easily accessible, with a designated access point that allows refuse workers to collect and return the bins directly. The bins will be collected from the access road on site. The footway between the bin store and access road will be flat and have no steps.

For the communal residential block ('Block B'), a shared bin store will be provided, accommodating 3 x 1100L bins for general waste, 3 x 1100L bins for recycling, and 2 x 140L bins for food waste. The bin store will be well-lit and easily accessible, with a designated access point that allows refuse workers to collect and return the bins directly. The bins will be collected from the access road on site. The footway between the bin store and access road will be flat and have no steps.

All collections across the development will be undertaken weekly by the council, ensuring sufficient bin capacity and compliance with local waste segregation requirements. Refuse vehicles can travel onto the site and turn on the access road in the middle of the site where the turning head/area is. Swept paths of vehicle movements are provided in the Transport Assessment that supported the Planning Application for this scheme. Please refer to the planning documents for this scheme.

Refuse vehicles can easily access all the bin stores from the access road on site. They will not stop on Valley Drive to collect waste.

5.2 Sustainable Waste Management Initiatives

The development will incorporate a range of sustainable waste management measures to encourage responsible disposal practices and reduce environmental impact. Each property will be provided with a food waste caddy to promote organic waste separation and minimise landfill contribution. For houses an initial resident welcome pack, supporting on-site composting for garden and food waste will be given. The communal residential block will include clearly marked recycling bins within the bin store to encourage segregation of recyclable materials such as paper, plastics, glass, and metals. These initiatives, combined with the regular waste

collection schedule and the provision of appropriate bin storage, reflect a wider commitment to sustainable living and reducing the environmental footprint of the development.

5.3 Integrated Waste Collection and Coordination

The development will feature an integrated waste management system. Coordination between the contractor and GBC will ensure that refuse collection is optimised, with minimal disruption to traffic and local residents. All designated collection points will be fully accessible to waste vehicles and comply with GBC's operational standards.

5.4 Kerbside Collection On-Site

Kerbside waste collection for the development will follow standard UK waste management practices. For the individual houses, residents will be responsible for placing their bins—general waste, recycling, and food waste—at the kerbside in front of their properties on the designated collection days. Waste collection crews will empty the bins and return them to the kerbside after servicing. For the communal residential blocks, refuse workers will access the secure bin stores via a dedicated service door to collect and return the bins directly, ensuring efficient and unobstructed waste removal. All bins will be clearly marked and colour-coded in accordance with Gravesham Borough Council's guidelines to support effective waste segregation. This arrangement ensures the safe, reliable, and routine removal of waste across the development while maintaining cleanliness and ease of access for both residents and collection crews.

5.5 Recycle Waste proposal

Recyclable waste refers to items that are suitable for recycling and should not be disposed of in non-recycling waste bins. These materials should be placed in the designated, green-lidded recycling bins, which will be located in the bin store area for easy access. The purpose of recycling is to reduce the amount of waste sent to landfill and to encourage the reuse of materials in the production of new goods. The development will ensure that recycling facilities are well-signposted and easily accessible to residents, promoting responsible disposal of recyclable materials.

Recyclable waste includes, but is not limited to:

- Hard plastics: Items such as plastic containers, bottles, and packaging that can be cleaned and reused.
- Cardboard: Corrugated boxes, packaging materials, and flattened cardboard sheets.
- Glass: Glass bottles, jars, and containers that can be cleaned and recycled.
- Metals: Aluminium cans, foil, and steel items that can be collected and processed for reuse.

By ensuring a clear and easy-to-use recycling system, the development will support sustainability and help residents reduce their environmental footprint. Additionally, regular collection and maintenance of the recycling bins will ensure that the system

operates efficiently, preventing overflow or contamination with non-recyclable materials.

5.6 Non-Recyclable Waste Proposal

Non-recyclable waste refers to materials that cannot be processed through the recycling stream and must instead be disposed of in general waste bins. These items will be placed in the black-lidded general waste bins, which will be positioned in the designated bin store area. General waste is typically made up of materials that are unsuitable for recycling or composting and would contribute to unnecessary landfill waste if not properly managed.

General waste includes, but is not limited to:

- Plastic bags: Non-recyclable plastic materials that cannot be processed through the recycling system.
- Tissues, napkins, and paper towels: Items used for hygiene purposes that are contaminated and cannot be recycled.
- Food-contaminated packaging: Cardboard or plastic containers with food residue that can't be recycled.
- Broken or damaged items: Non-recyclable objects like ceramics, mirrors, and certain plastic items.

To ensure that non-recyclable waste is handled effectively, bins will be clearly marked and regularly maintained to accommodate the needs of all residents. The general waste stream will be collected on a weekly basis, preventing overflow and maintaining a clean and organised living environment.

5.7 Food Waste Proposal

Food waste refers to organic waste materials that originate from meal preparation, leftovers, and expired food items. To manage this waste stream effectively, the development will provide dedicated, green-lidded food waste bins located in the designated bin store area. These bins will support Gravesham Borough Council's food and garden waste collection service and will be collected on a weekly basis.

- Acceptable food waste includes:
- Fruit and vegetable scraps
- Meat and fish (including bones)
- Bread, pasta, rice, and other grains
- Eggshells and dairy products
- Tea bags and coffee grounds

To support residents in correctly using the food waste system, guidance and signage will be displayed in the bin store area and provided in resident welcome packs. The design of the development ensures easy access to food waste bins to encourage

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their regular use and to reduce contamination of other waste streams. By capturing food waste separately, the development helps divert biodegradable waste from landfill, allowing it to be processed into compost or energy, in line with local sustainability objectives. Regular cleaning and maintenance of food waste bins will also be carried out to maintain hygiene standards within the communal waste areas.

6 Conclusion

This Waste Management Strategy sets out a clear and robust framework for handling all phases of waste generation associated with the permitted residential development at St. Columba's Close, Gravesend. Aligned with national and local policy guidance, including the National Planning Policy Framework (2025), the Kent Minerals and Waste Local Plan (2024–2039), and Gravesham Borough Council's Waste Management Policy (2025), the plan addresses both construction and operational waste streams.

During construction, waste will be managed through proactive coordination with the local authority and adherence to environmental standards, with particular attention to the safe handling of hazardous materials such as asbestos and the prioritisation of recycling and reuse.

For the operational phase, the strategy outlines practical and sustainable measures for all residential units, ensuring secure and convenient waste storage, regular collections, and clearly defined responsibilities for residents and waste operatives. The individual dwellings will benefit from sheltered bin stores with kerbside collection, while the communal blocks will feature a well-designed, accessible bin store to facilitate efficient waste removal. Recycling, general waste, and food waste will all be managed separately to support sustainability objectives, with supplementary educational materials provided to residents.

Overall, the waste management approach promotes a clean, safe, and efficient environment, supporting the long-term sustainability and functionality of the development while contributing to the council's broader waste reduction and recycling targets.

