

Waste Management Plan

Revision B — September 2026

Site	Land at Empress Road (former garage court adjacent to No. 33), Gravesend, Kent
Proposal	7 self-contained flats with communal refuse and recycling storage
Collection authority	Gravesham Borough Council
Document reference	EMP-WMP-002 Rev B
Supersedes	Waste Management Plan, October 2025
Prepared by	Tudor Agencies
Date	September 2026

1. Purpose and status

This Waste Management Plan sets out the storage, presentation and collection arrangements for household waste and recycling arising from seven self-contained flats at Land at Empress Road, Gravesend. It supersedes and replaces the Waste Management Plan issued in October 2025.

The plan is submitted with the application and is capable of being secured by condition. The obligations it places on the management company are the same obligations recorded in the Parking Management Plan and run with the land.

2. Waste streams and capacity

2.1 Arisings

Seven dwellings comprising three one-bedroom, two two-bedroom and two three-bedroom units give an expected occupancy of approximately eighteen persons. On the standard planning assumption of household arisings for flatted development, this generates in the order of 800 to 900 litres of residual waste and a comparable volume of dry mixed recycling per week, together with food waste.

2.2 Container provision

Stream	Containers	Capacity	Collection
Residual waste	1 × 1100 litre Eurobin	1100 litres	Weekly
Dry mixed recycling	1 × 1100 litre Eurobin	1100 litres	Weekly
Food waste	1 × 240 litre wheeled bin	240 litres	Weekly
Garden waste	Provision within the store for 1 × 240 litre wheeled bin if subscribed	240 litres	As subscribed

Provision therefore exceeds expected weekly arisings in each stream, with headroom for a missed collection. The store is dimensioned on drawing 198/PO3 Rev B to accommodate all containers with space to manoeuvre each independently, without moving one container to reach another.

3. The store

3.1 Location

The refuse and recycling store is located at the western end of the site, beyond the parking court. This position has been selected deliberately and is retained in the Revision B scheme.

The reason is amenity. A refuse store immediately adjacent to the site entrance on Empress Road would sit directly against the flank and rear boundaries of the nearest residential properties and would place communal bins within a few metres of habitable rooms and private gardens. Odour, noise from bin lids and the visual presence of communal Eurobins at a residential frontage are the most common source of complaint in schemes of this type. Placing the store at the far end of the site, screened by the building itself and set away from every neighbouring boundary and habitable window, removes that impact entirely.

The consequence — that the store is further from the kerb than a crew would drag containers — is addressed by presentation rather than by relocation, as set out at Section 4. That is a management solution to a management problem, and it is preferable to a permanent amenity impact on the nearest neighbours.

3.2 Specification

Element	Specification
Construction	Enclosed masonry store in brick to match the building, with a solid roof.
Doors	Timber or metal doors of sufficient width to withdraw a 1100 litre Eurobin without tilting, opening outwards and fitted with hold-open stays.
Floor	Impermeable concrete, laid to fall to a sealed gully, capable of being washed down.
Ventilation	High and low level ventilation to the enclosure.
Security	Locked by key or code held by residents and the management company. Vermin-proof detailing to the base and door thresholds.
Lighting	Internal light on a sensor, and external lighting on the approach route.
Access route	Level or gently ramped hardstanding from the building entrances and from the store to the presentation point, with no step, kerb or gradient exceeding 1 in 12 anywhere on the route.
Signage	Clear stream labelling in the store and on each container.

4. Presentation and collection

4.1 The arrangement

Collection takes place from the kerbside on Empress Road, using the existing collection round, exactly as it does for the neighbouring terraced properties. No collection vehicle enters the site and no crew member is required to enter the site or to drag a container over an excessive distance.

The management company is responsible for moving the containers. Its obligations are:

- To move the containers due for collection from the store to the designated presentation point before 07:00 on the morning of collection;
- To return every container to the store by 20:00 on the same day;
- To ensure that no container stands at the presentation point overnight or on any day other than a collection day;
- To wash down the store and the containers on a quarterly cycle, and to arrange replacement of any damaged container.

4.2 The presentation point

The presentation point is a designated hardstanding immediately inside the site entrance on Empress Road, marked on drawing 198/PO3 Rev B. It lies within the application site and not on the public footway, so no obstruction of the highway arises at any point in the process and the footway remains fully available to pedestrians throughout collection day.

The point is sized to hold all containers presented on a single collection without any container standing in the vehicle access. The route from the store to the presentation point is level hardstanding along the parking court, suitable for moving a loaded Eurobin by one person.

4.3 Securing the arrangement

The presentation regime is not a matter of goodwill. It is a stated obligation of the management company, funded through the service charge, recorded in the leases and capable of being secured by condition on this plan. The same management company holds the parking, lighting, landscaping and cycle store obligations, so a single accountable body is responsible for the day-to-day operation of the site.

5. Recycling and waste minimisation

Storage is provided for dry mixed recycling and food waste in the same enclosure as residual waste and with equal ease of access, which is the single most effective determinant of recycling rates in flatted development. Each stream is clearly labelled at the container and on the store wall.

New occupiers receive a waste and recycling information sheet as part of the occupier pack, covering the streams collected, collection days, what may and may not be placed in each container, and the arrangements for bulky waste.

6. Bulky waste and special arrangements

Bulky household items are not stored in the refuse enclosure. Residents arrange collection directly with Gravesham Borough Council's bulky waste service or dispose of items at the household waste recycling centre. The management company will remove any item fly-tipped within the site and will recharge the cost to the responsible resident where identified. The lease prohibits the storage of any item outside the demise of a dwelling.

7. Construction and demolition waste

A Site Waste Management Plan will be prepared by the contractor before commencement and will cover segregation on site, the recovery and re-use of demolition arisings where practicable, licensed carriers and disposal points, and record keeping. An asbestos survey will be carried out prior to demolition of the existing garages and any asbestos-containing materials removed under licence by a licensed contractor. This can be secured through the Construction Management Plan condition.

8. Conclusion

Storage capacity exceeds expected arisings in every stream. The store is purpose-built, secure, ventilated, drained and washable, and is positioned where it causes no amenity impact to any neighbouring occupier. Containers are presented at the kerb by the management company on collection day and returned the same day, so collection is made from the existing round without any change to it and without any container standing at the frontage outside collection day. The arrangements are funded, allocated to a named responsible body, recorded in the leases and capable of being secured by condition.

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