

Refuse Storage and Collection Arrangements

5.226 Policy CS19 (LPCS) requires new development to incorporate facilities for the storage and recycling of waste generated further clarification is provided in Planning Guidance on Waste Collection Requirements (2019). In order to ensure this proposal complies with Policy CS19 (LPCS) a refuse strategy has been submitted with this explanation.

5.227 The applicant has confirmed that for the entire development the management company would bring all refuse bins to the road side for collection.

5.228 The proposed development will be served by 6 bin stores with a total of 40 bins which would require twice weekly collections (242 flats at 6 per waste type is 80 bins for a weekly collection). The below plan shows the location of the 6 bin stores located within the development. You will note that each bin stores are located adjacent to the 6 main core accesses to the building and are all at ground level.



5.229 Residents would bring their own waste to the bin stores and each of these would be via an internal door.

5.230 The supporting Transport statement (May 2020) provides details of refuse collection for the development as some initial concern was raised with how refuse trucks would service the development. For the avoidance of doubt, the following is proposed which is deemed acceptable.

The proposed development provides for refuse to be collected from the Site by refuse collection vehicles (RCVs) entering and exiting the Site via Bank Street and Queen Street or using Crooked Lane. The RCVs and the servicing vehicles will be able to enter and exit the Site in forward gear and to turn within the turning head as shown on the tracking drawings at Appendix F including for a 12 metre vehicle and showing the overhang on the Bank Street corner that its over 5.4 metres above the carriageway. Refuse stores will be accessed from Queen Street, Crooked Lane and New Swan Yard will suitable bin routes to the refuse vehicles for manual bin handling.

5.231 The applicant confirms refuse bins will be moved for collection where necessary by the development's facilities management team and then returned after.

5.232 With refuse external doors being at street level to ensure the bin store remains secure this door would be required to be fitted with an appropriate lock via a key or key code. To ensure this happens details of securing the refuse stores for the development will be appropriately conditioned.

5.233 Gravesham Waste Services have been consulted and their initial concerns regarding access for refuse vehicles and collection of waste has been adequately addressed. The proposal, subject to a condition being included, that prior to above ground works as waste management strategy for the entire development is agreed, which would cover the following aspects:

- Servicing of waste bins;
- Number of composition of bins;
- Provision of bins

5.234 Subject to the appropriate condition for a waste management strategy including securing the bin stores the proposed development complies with Policy CS19 (LPCS).