

From: Sanjay Kanadia <sanjay@spillways.co.uk>
Sent: 03 February 2026 11:37:38 UTC+00:00
To: "Adeoye Lawal" <Adeoye.Lawal@gravesham.gov.uk>
Cc: "pshousingltd0919" <pshousingltd0919@gmail.com>; "Aman Johal" <info@stalliondevelopers.co.uk>
Subject: RE: 20251173 - 27 - 28 High Street, Gravesend, Kent, DA11 0AZ
Attachments: 1492-DR1000 - Proposed Ground Floor GA - PC2.pdf, Internal Bin Management Procedure.pdf, GMS Gravesend - Accepted Paperwork.pdf, PS HOUSING LTD - New Business - New - Trade - 368986805436.pdf
Importance: High

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Good Morning Adeoye,

Further to the email below; I would like to add that the proposed residential waste provision has been reassessed to ensure it is proportionate to the scale of the development and compliant with the intent of the approved planning condition. The scheme now provides one 660L bin for residual waste, one 660L bin for mixed recycling, one additional 140L recycling bin and one 140L food waste bin to serve the five flats. This level of provision offers adequate capacity in accordance with typical flatted development benchmarks, particularly given the separation of recycling and food waste which significantly reduces residual waste volumes. The proposed arrangement aligns with current waste management principles, can be accommodated within the approved site layout without alteration, and is capable of being serviced effectively. The use of 1100L bins is not considered necessary to meet capacity or policy requirements and would require disproportionate changes to the approved design. The proposed bin sizes are therefore considered suitable and sufficient to discharge the requirements of the planning condition.

- The original drawings submitted into planning show 660L bins x3
- The site safety, bin management and daily operation of the site need to be factored into your decision making as it was during the original planning application.
- The residential and commercial bins are completely independent of each other.
- Should you have concerns of bin capacity; please see the calculation below based on the bin storage space we have available:
 - **RESIDUAL WASTE** - 1No. 660L Bin for food waste = 5 Flats x 120L = 600L – **PASS**
 - **RECYCLING** – 1No. 660L Bin + 1No 140L Bin = 800L = 5 Flats x 240L = 1200L (upper guidance) – **PASS ON THE GROUND AS BELOW:**
 - This is a maximum household equivalent
 - Flats rarely generate at that level
 - Recycling is often collected weekly but can be increased to bi-weekly collection
 - Shared-bin schemes regularly accept 660–1,000L for small flatted blocks

- 800L is reasonable, especially as:
 - it exceeds residual capacity
 - it aligns with waste diversion objectives
 - it avoids unnecessary oversizing
 - Accords to the protection of the fabric of the building and the easy operation of bin management
- **FOOD WASTE** – 1No. 140L Bin = 5 Flats x 7L = 35L/Week – **PASS**
- The residential waste and commercial waste is to be managed by a private waste collections company. This is to ensure that the transportation of the bins from the storage area out for collection is done to protect the fabric of the building and that there is ownership of the bin management process. Quite rightly in your email below; Gravesham council cannot accept liability for damage of the bin collections and therefore the applicant has made appropriate arrangements. The waste collections will be taking place on a weekly or bi-weekly basis to suit the 660L bins. The bins are smaller in size so that they can be easily transported from their storage area and out for collection in a safe manner.
- A bin management procedure has been prepared specially for this development and a collections service with a third party has already been initiated which I attach for your review and approval.

Please note that all of the above confirms that capacity objectives are met and that scheme aligns with current waste policy principles without being excessive. The proposed provision of one 660L residual bin, one 660L recycling bin, one additional 140L recycling bin and one 140L food waste bin provides adequate and proportionate waste capacity for five residential flats and complies with the intent of the approved planning condition. The use of 1100L bins is not necessary to meet capacity requirements and would require disproportionate changes to the approved site layout.

Kind Regards,

Sanjay Kanadia (B.Eng Hons)
Managing Director

T: 07809 869 600

D: 0203 355 5544

E: sanjay@spillways.co.uk



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From: Sanjay Kanadia
Sent: 29 January 2026 12:19
To: 'Adeoye Lawal' <Adeoye.Lawal@gravesham.gov.uk>
Subject: RE: 20251173 - 27 - 28 High Street, Gravesend, Kent, DA11 0AZ

Hi Adeoye,

Thank you for the email.

The residential waste and commercial waste is to be managed by a private waste collections company. This is to ensure that the transportation of the bins from the storage area out for collection is done to protect the fabric of the building and that there is ownership of the bin management process. Quite rightly in your email below; Gravesham council cannot accept liability for damage of the bin collections and therefore the applicant has made appropriate arrangements. The waste collections will be taking place on a weekly or bi-weekly basis to suit the 660L bins. The bins are smaller in size so that they can be easily transported from their storage area and out for collection in a safe manner.

A bin management procedure has been prepared specially for this development and a collections service with a third party has already been initiated which I attach for your review and approval.

With the above in mind; I hope there is solid design based evidence that the strategy put forwards will work and you and the waste officer can put this forward for approval.

Kind Regards,

Sanjay Kanadia (B.Eng Hons)
Managing Director

T: 07809 869 600
D: 0203 355 5544
E: sanjay@spillways.co.uk



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From: Adeoye Lawal <Adeoye.Lawal@gravesham.gov.uk>

Sent: 29 January 2026 11:59

To: Sanjay Kanadia <sanjay@spillways.co.uk>

Subject: Re: 20251173 - 27 - 28 High Street, Gravesend, Kent, DA11 0AZ

Hi Sanjay,

I have now had additional comments from the waste officer, their comments are as follows;

I have reviewed this planning application and have the following comments.

On an application such as 27-28 High Street, I would expect to see the below type of bins

- 1 x 1100 for residual
- 1 x 1100 for recycling with specialised recycling lid
- 1 x 140ltr bin for food waste

I would require confirmation that the bins fit through the doorways and the council will not liable for any damage caused whilst moving the bins as they in an internal space and access is not straight out onto the highway.

Gravesham Borough Council operates a fortnightly collection of refuse and recycling and a weekly collection of food waste. If weekly collections are required then there will be a charge made to the building owner.

As the application relates to a business, then it is down to them to arrange for a third party contractor to collect the waste on the required frequency.

Can you please review and address these comments,

Kind Regards

Ade Lawal
Senior Planning Officer
Gravesham Borough Council
Tel: 01474 337401
e-mail: Adeoye.lawal@gravesham.gov.uk

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From: Adeoye Lawal <Adeoye.Lawal@gravesham.gov.uk>
Sent: 19 January 2026 15:08
To: Sanjay Kanadia <sanjay@spillways.co.uk>
Subject: Re: 20251173 - 27 - 28 High Street, Gravesend, Kent, DA11 0AZ

Hi Sanjay,

Thank you for providing the amended plan,

This has been sent over to our waste officers to review and update their comments on,

Kins Regards

Ade Lawal
Senior Planning Officer
Gravesham Borough Council
Tel: 01474 337401
e-mail: Adeoye.lawal@gravesham.gov.uk

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From: Sanjay Kanadia <sanjay@spillways.co.uk>
Sent: 19 January 2026 11:44
To: Adeoye Lawal <Adeoye.Lawal@gravesham.gov.uk>
Subject: RE: 20251173 - 27 - 28 High Street, Gravesend, Kent, DA11 0AZ

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Good Morning Adeoye,

I hope all is well.

Please see attached the updated floor plans with the correct bins as requested and also colour hatched to meet Gravesham borough bin coding. There is sufficient space to accommodate all bins.

Regards,

Sanjay Kanadia (B.Eng Hons)

Managing Director

T: 07809 869 600

D: 0203 355 5544

E: sanjay@spillways.co.uk



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From: Adeoye Lawal <Adeoye.Lawal@gravesham.gov.uk>

Sent: 13 January 2026 14:23

To: Sanjay Kanadia <sanjay@spillways.co.uk>

Subject: 20251173 - 27 - 28 High Street, Gravesend, Kent, DA11 0AZ

Hi Sanjay,

Thank you for taking my call,

As discussed, the comments from our waste officers are as follows:

The application shows 3 x residual bins, however there is a legal requirement from 31 March 2026, for all domestic properties to have access to the recycling and food waste collections

Can the plans please be updated to separate the bins,

I look forward to hearing from you,

Kind Regards

Ade Lawal
Senior Planning Officer
Gravesham Borough Council
Tel: 01474 337401
e-mail: Adeoye.lawal@gravesham.gov.uk

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