



Refuse Collection Management Plan

Custom House, The Terrace, Gravesend, Kent, DA12 2DE

Prepared for Mile Property Group Limited

By YES Engineering Group Limited

March 2025



Revision History

Revision N°	Prepared By	Description	Date

Document Acceptance

Action	Name	Signed	Date
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on behalf of	YES Engineering Group Ltd		

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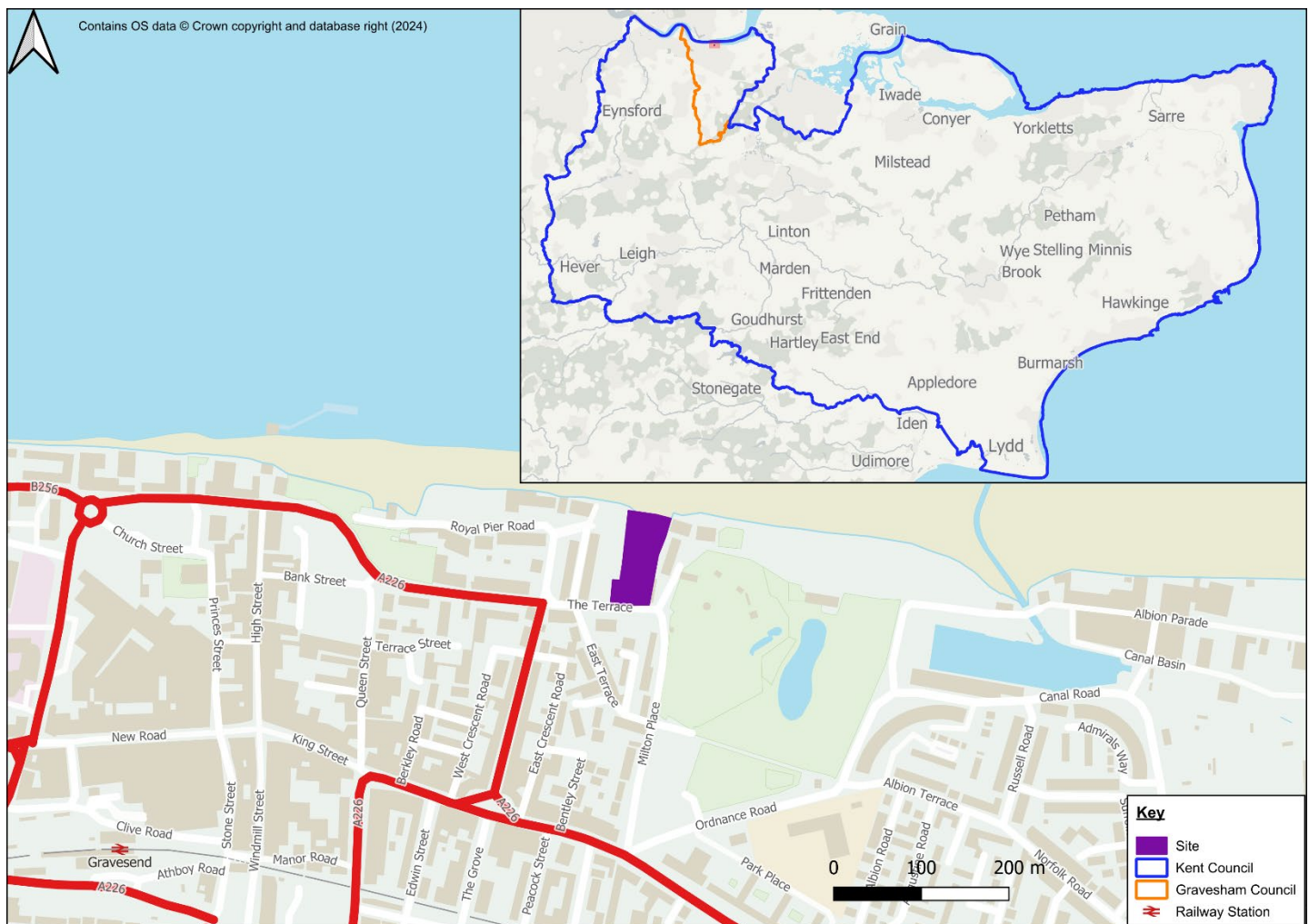
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1 Introduction

YES Engineering Group Ltd was appointed by Mile Property Group Limited to produce a Refuse Collection Management Plan (RCMP) to discharge planning Condition 23 of the consented planning application (reference 20240687) for the redevelopment of the site at Custom House, The Terrace, Gravesend, Kent, DA12 2DE ("the Site").

As shown in **Figure 1.1**, vehicular access to the site is from the northern side of The Terrace.

Figure 1.1 – Location Plan



The site lies within the administrative area of Gravesend Borough Council (GBC) as planning authority and Kent County Council (KCC) as highway authority.

1.1 Purpose of the RCMP

The purpose of this RCMP is to satisfy GBC that sufficient waste storage and collection arrangements will be provided for the development to comply with GBC 'Planning Guidance on Waste Collection Requirements' published in September 2019.

Planning Condition 23 to be discharged reads as follows:

“(23) 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.”

1.2 Approved Development

The planning consent is for the redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking.

The proposal for the site is to reuse and sensitively upgrade the existing Grade II listed building and associated ancillary buildings to provide 27 residential units comprising of a mixture of 1,2,3,4 & 5 bed units . There are to be 10 apartments accommodated in the existing building envelope of the Grade II listed Custom House with a single townhouse located in the adjacent Coach House, this will include a sensitive single storey extension. 8 townhouses are proposed within the Outbuildings, 4 of which will be located partly within the existing building fabric and partly within roof extensions. The Boathouse will accommodate a further 4 townhouses and the original element of the Workshop (the old boathouse) will house a single residential dwelling, all of which will be accommodated within the buildings existing envelopes. A final 3 townhouses will be housed within a newbuild block that has a footprint comparable to that of the modern workshop building that is to be demolished.

2 Policy

NATIONAL WASTE LEGISLATION

A summary list of the legislation relevant to the management of operational waste is provided below:

- The Animal By-Products (England) Regulations 2009 (as amended)
- Clean Neighbourhoods and Environment Act 2005 (as amended)
- Control of Pollution Act (COPA) 1974 (as amended)
- The Controlled Waste (England and Wales) Regulations 2012 (as amended)
- The Environment Act 1995
- Environmental Protection Act 1990 (EPA)
- The Landfill Tax Regulations 1996 (as amended)
- The List of Wastes (England) Regulations (as amended)
- The Pollution Prevention and Control (Fees) (Miscellaneous Amendments) Regulations 2017
- The Producer Responsibility Obligations (Packaging Waste) Regulations 2007 (as amended)
- The Hazardous Waste Regulations 2005 (as amended)
- The Waste (England and Wales) Regulations, 2011 (as amended),
- The Waste Batteries and Accumulators Regulations 2009 (as amended) and
- The Waste Electrical and Electronic Equipment (WEEE) Regulations 2015

REGIONAL/LOCAL POLICY

Gravesham Borough Council 'Planning Guidance on Waste Collection Requirements'

This document provides guidance to architects and developers to use when planning and designing a new development, undertaking refurbishment, modernising or changing the use of a building so that effective waste and recycling storage and collection is included at the design stage.

The requirements for houses and flats are set out below, along with the section on the specification required for containers and collection vehicles.

2. Service Provision – Houses

2.1. All collections are made from the front boundary of the property. Sufficient space should be allocated to allow space for storage and presentation for:

2.1.1.1. Refuse - 1 x 180ltr bin grey body and lid

2.1.1.2. Recycling - 1 x 240ltr bin grey body and green lid

2.1.1.3. Food Waste – 1 x 23ltr bin black body and orange lid with an individual 5ltr caddy per property

2.2. The Council offers an 'opt-in' garden waste service collected via a 240ltr, 140ltr bin or paper sack. The take up of the service is extremely high therefore space should also be allocated to accommodate an additional bin.

2.3. The boundary (point of presentation) should be as close as possible to where the vehicle passes. Collections are from the point of the property nearest to the adopted highway. Collection crews and vehicles do not go on to private driveways, this includes shared driveways.

2.4. Reversing a waste collection vehicle is one of the most dangerous activities carried out by the collection crews. Accidents involving waste vehicles are invariably severe or fatal, therefore the development must wherever possible be designed to allow the waste collection vehicle to operate in a forward gear only. Adequate turning facilities large enough to accommodate the collection vehicle will be required where the collection vehicle is unable to drive in a circuitous route.

3. Service Provision – Flats

3.1. Flats are generally serviced by communal bin stores. Bin stores should be large enough to accommodate and manoeuvre sufficient 1,100 litre refuse and recycling Eurobins for the number of dwellings in each block.

3.2. The following provision is required

3.2.1.1. Refuse - 1 x 1,100ltr bin per 6 flats

3.2.1.2. Recycling – 1 x 1,100ltr bin per 6 flats with special recycling lid

3.2.1.3. Food Waste – 1 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat

3.3. The immediate area outside the bin store should be level with the road, should not include an incline and the installation of a drop kerb where necessary is mandatory. Car parking spaces should not be allocated immediately in front of the access to the bin store.

3.4. The maximum distance bins will be moved by collection crews should be no more than 15 metres.

3.5. It is recommended that bin stores are fitted with a lock which is accessed via a key or a key code pad.

3.6. Where there is a building of mixed use (ie flat above shop), then separate waste provision must be made for the domestic and commercial premises.

6. Specification of containers and collection vehicles

6.1. Wheelie bins

Capacity	180ltr Refuse Bin	240ltr Recycling Bin	23ltr Food Caddy
Length	540mm	585mm	380mm
Width	650mm	740mm	290mm
Height	1,060mm	1,100mm	405mm

6.2. Euro bins

Capacity	1,100ltr bin
Length	1,250cm
Width	980cm
Height	1,370cm

6.3. Vehicle Dimensions

The Council uses three-axle, rear steer 26 tonne collection vehicles.

Width – 2.5m

Overall length – 10.5m

Height – 3.8m

Kerb Turning Circle – 18m

Wall to Wall Turing Circle – 19m

The above guidance is taken into consideration in this RCMP.

3 Waste Management for New Development

3.1 Refuse Storage Capacity

The proposed development incorporates a comprehensive waste management strategy, ensuring adequate provision for refuse, recycling, and food waste disposal in accordance with Gravesham Borough Council's waste collection standards.

Communal Bin Stores

The development includes three designated communal bin stores, each serving multiple units:

Store 1 serves Units 1, 2, 3, 6, 7, 8, 9, 10, 11, 26, and 27. It is provided with:

- 2 x 1100L bins for general refuse,
- 2 x 1100L bins for recycling, and
- 1 x 240L bin for food waste.

Store 2 serves Units 16, 17, 18, 19, 20, 21, and 22. It is equipped with:

- 2 x 660L bins for general refuse,
- 2 x 660L bins for recycling, and
- 1 x 240L bin for food waste.

Store 3 serves Units 12, 13, 14, 15, 23, 24, and 25. This store also provides:

- 2 x 660L bins for general refuse,
- 2 x 660L bins for recycling, and
- 1 x 240L bin for food waste.

For Units 4 and 5, individual bin provision is proposed. Each unit will be allocated its own refuse and recycling bins in accordance with the outlined council standards:

- 1 x 180 litre bin for general waste
- 1 x 240 litre bin for recycled waste
- 1 x 23 litre bin with an individual 5 litre caddy for food waste.

Waste Collection Standards – Gravesend Borough Council

The refuse strategy aligns with Gravesend Borough Council's collection requirements, ensuring adequate waste storage and disposal. For communal bin stores, the council specifies 1 x 1100L refuse bin per 6 flats, 1 x 1100L recycling bin per 6 flats, and 1 x 140L food waste bin per 10 flats food (including a 5L kitchen caddy per unit), ensuring an efficient and proportional waste management system. For individual bin provision, each unit is allocated 1 x 180L refuse bin, 1 x 240L recycling bin, and 1 x 23L food waste bin with a 5L kitchen caddy per unit, providing sufficient capacity while supporting sustainable waste disposal and recycling.

This refuse strategy ensures that waste management is efficient, and aligns with local authority guidance. The provision of appropriately sized refuse and recycling facilities

supports sustainable waste management practices and encourages responsible waste separation among residents.

25 of the units will be provided with the following refuse capacity as set out in **Table 3.1** below.

Table 3.1 – Communal Weekly Waste, Recycling and Food Arisings

Waste Type	Number of Units	Total waste requirement	Refuse Capacity/ No. Bins
General refuse		4584 litres	4840 litre
Recycling		4584 litres	4840 litre
Food Waste		434 litres	720 litre
TOTAL	25	9,602 litres	10,400 litres

3.2 Bin Storage Areas

The locations of the proposed waste storages areas are shown in **Appendix A** where it can be seen that the provision is wholly in accordance with GBC's Planning Guidance on Waste Collection Requirements'.

3.3 Refuse Collection

All bin storage areas are within close proximity to the internal road provided for the development. **Figure 3.1** shows the swept path of a refuse vehicle entering the Site from The Terrace and using the turning area at the northern end of the Site so the vehicle can re-emerge onto The Terrace in a forward gear.

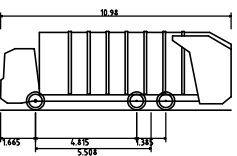
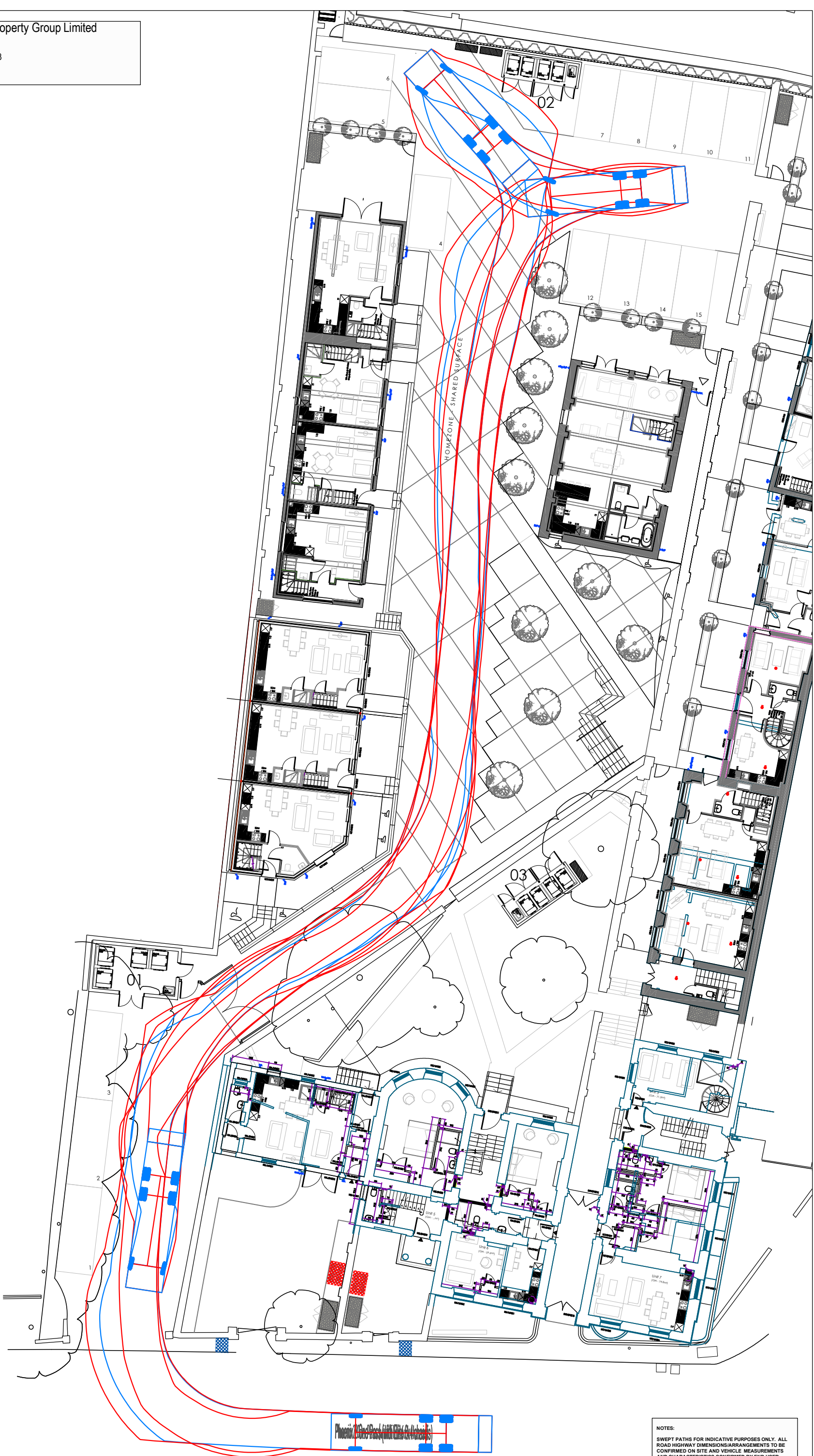
GBC undertake a once weekly collection, alternating between general refuse and recycling. Food bins are emptied each week.

4 Conclusions

- a) YES Engineering Group Ltd was appointed by Mile Property Group Limited to produce a Refuse Collection Management Plan (RCMP) to discharge planning Condition 23 of the consented planning application (reference 20240687) for the redevelopment of the site at Custom House, The Terrace, Gravesend, Kent, DA12 2DE ("the Site").
- b) The planning consent is for the redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking.
- c) The proposal for the site is to reuse and sensitively upgrade the existing Grade II listed building and associated ancillary buildings to provide 27 residential units comprising of a mixture of one, two and three bedroom apartments and town houses. There are to be 10 apartments accommodated in the existing building envelope of the Grade II listed Custom House with a single townhouse located in the adjacent Coach House, this will include a sensitive single storey extension. 8 townhouses are proposed within the Outbuildings, 4 of which will be located partly within the existing building fabric and partly within roof extensions. The Boathouse will accommodate a further 4 townhouses and the original element of the Workshop (the old boathouse) will house a single residential dwelling, all of which will be accommodated within the buildings existing envelopes. A final 3 townhouses will be housed within a newbuild block that has a footprint comparable to that of the modern workshop building that is to be demolished.
- d) The refuse strategy aligns with Gravesend Borough Council's policy, ensuring sufficient waste storage and disposal capacity for the number of units. The provision of communal and individual bin stores has been calculated to meet policy requirements, supporting efficient waste management, encouraging recycling, and promoting sustainable disposal practices.
- e) The locations of the proposed waste storages areas are shown in **Appendix A** where it can be seen that the provision is wholly in accordance with GBC's Planning Guidance on Waste Collection Requirements'.
- f) All bin storage areas are within close proximity to the internal road provided for the development. **Figure 3.1** shows the swept path of a refuse vehicle entering the Site from The Terrace and using the turning area at the northern end of the Site so the vehicle can re-emerge onto The Terrace in a forward gear.
- g) The RCMP is therefore wholly in compliance with Condition 23 of the planning consent and therefore should be discharged.

Figures and Appendices

Figure 3.1 – Swept Path of Refuse Vehicle



Phoenix 2 One-Pass (with Elite 6x4 chassis)	10.980m
Overall Length	2.500m
Overall Width	3.751m
Overall Body Height	0.304m
Min Body Ground Clearance	2.500m
Track Width	4.00s
Lock to lock time	9.000m
Kerb to Kerb Turning Radius	

NOTES:
SWEEP PATHS FOR INDICATIVE PURPOSES ONLY. ALL ROAD HIGHWAY DIMENSIONS/ARRANGEMENTS TO BE CONFIRMED ON SITE AND VEHICLE MEASUREMENTS AND CHARACTERISTICS CONFIRMED BY END USER.
HIGHWAY ARRANGEMENT TO BE AGREED/APPROVED WITH LOCAL HIGHWAY AUTHORITY.
FOR PLANNING ONLY, NOT TO BE USED FOR CONSTRUCTION.

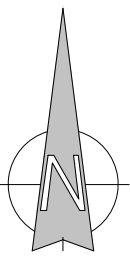
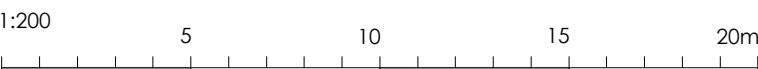
Appendix A – Approved Site Plan



DO NOT SCALE FROM THIS DRAWING - REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORKS

ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE

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Key

- Individual bin storage area
- Bin collection area
- Communal bin stores
- Refuse vehicle tracking

Communal Bin Stores
Store 01 - Units 1,2,3,6,7,8,9,10,11,26,27
Refuse = 2no. 1100L bins.
Recycling = 2no. 1100L bins.
Food waste = 1no. 240L bin.

Store 02 = Units 16,17,18,19,20,21,22
Refuse = 2no. 660L bins.
Recycling = 2no. 660L bins.
Food waste = 1no. 240L bin.

Store 03 = Units 12,13,14,15,23,24,25
Refuse = 2no. 660L bins.
Recycling = 2no. 660L bins.
Food waste = 1no. 240L bin.

Individual bins for units 4 & 5.

GBC Refuse Requirements - Communal
Refuse = 1 x 1100L bin per 6 flats.
Recycling = 1 x 1100L bin per 6 flats.
Food = 1 x 140L bin per 10 flats.

GBC Refuse Requirements - Individual
Refuse = 1 x 180L bin.
Recycling = 1 x 240L bin.
Food = 1 x 23L bin and 5L caddy.

P02	Plot locations added	Mar'25	NS	
P01	Preliminary Issue	Dec'24	NS	
REV	DESCRIPTION	DATE	BY	CHKD

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