

Waste and Recycling consultee reponse

Comments made by Stuart Alford,Assistant Director - Operations GBC, 09/05/2022

“I am interested to see how this strategy has led to the waste collection provision for this development. I am interested in the number of bins for both refuse and recycling plus the expected frequency of collection. There does not appear to be a provision for food waste, which will become a legal requirement within the next two years so this needs to be added to the waste collection provision.”

Gravesham Borough Council Planning Guidance on waste collection requirements 2019 states:

- Refuse - 1 x 1,100ltr bin per 6 flats
- Recycling – 1 x 1,100ltr bin per 6 flats with special recycling lid
(equating to 367L / apartment for combined refuse/ recyling)
- Food Waste – 1 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat
(equating to 14L / apartment for food waste)

For the site in question we are proposing capacity for 9no. 1100L Eurobins for both waste and recycling with 6no. 140L bins for food waste.

Provision for 130L combined waste / apartment:
130L x 75 apartments = 9750L waste + recycling combined.
9750L / 1100L Euro bin = 8.8 = 9 bins

Provision for 11.2L food waste / apartment
140L food bin x 6 = 840L
840L / 75 apartments = 11.2L / apartment

Research and studies into typical waste requirements at operational Churchill Lodges have indicated that the average usage for waste and recycling is 130L / apartment.

This figure which is lower than the provision set out by GBC in the planning guidance is a result of the demographic CRL sites are designed to cater for. At CRL schemes and sheltered housing schemes in general, the occupancy rates are typically 50% lower than open market housing (i.e, a one-bed unit will generally be occupied by 1 person compared with up to 2 in an open market, and a two-bed will only ever be occupied by a maximum of 2 persons compared to up to 4 in open market). On this proposed scheme, 62.7% of the apartments are 1-bed.

Elderly residents typically have smaller appetites due to the lower metabolic rate associated with reduced physical activity. The living and shopping patterns of elderly residents is also a factor; they are typically basket shoppers with low carbon footprints, purchasing little and often which in turn generates less waste; as produce purchased is likely to be consumed on the day before perishing.

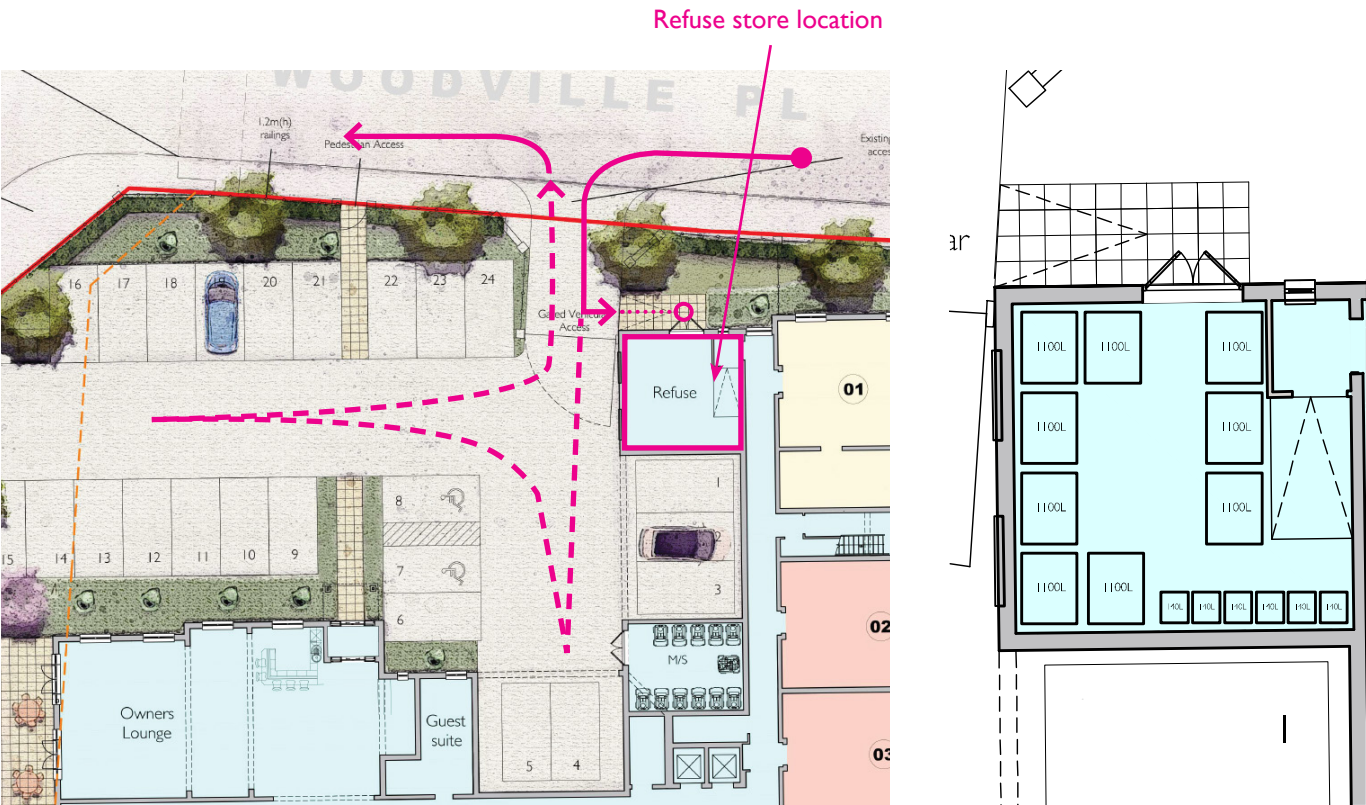
	OPERATIONAL CHURCHILL LODGES					
	Bramble	Gifford	Middlemarch	Hampton	Lord Rosebury	Beaufort
No of apartments	43	29	42	39	31	46
No of 1100L bins (waste & recycling)	3 + 3 6 total	3 + 2 5 total	3 + 0 3 total	3 + 3 6 total	2 + 1 3 total	2 + 2 4 total
Collection frequency	Waste weekly and recycling fortnightly	Weekly	Weekly	Waste weekly and recycling fortnightly	Waste weekly and recycling fortnightly	Alternative weeks

Refuse store location and design:

The proposed building, in common with most Churchill Retirement Living developments will have an internal refuse store area, which will be monitored by the Lodge Manager. The store will be designed in accordance with the following criteria:

- Sited to the interior of the building to prevent visual obstruction from the public realm and neighbouring properties;
- A minimum storey height of 2.5m
- A level and appropriate hard-wearing surface
- Within 18m of the nearest accessible point for a refuse vehicle and provide an access width not less than 1.4m wide. Ramped access will not exceed 1:20 gradient and kerbs and paths will be finished with an appropriate hard-wearing surface.
- Car park layout designed to accomodate a three-axle, rear steer 26 tonne collection vehicle to enter and turn around.

Width – 2.5m Overall length – 10.5m Height – 3.8m Kerb Turning Circle – 18m
Wall to Wall Turing Circle – 19m



Partial site plan indicating refuse store location in relation to public highway on Woodville Place

Typical layout of refuse store