



Kingscote Place Retirement Village

Waste and Resources Strategy

Document Control Sheet

Project Name

Kingscote Place Retirement Village Waste and Resources Strategy

Project Client

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1 Introduction

1.1 Background

- 1.1.1 Nudge Circularity Limited (Nudge Circularity) has been appointed by Rangeford Villages Ltd (the 'Applicant') to prepare a Waste and Recycling Strategy (WRS) to complete the reserved matters application for Kingscote Place Retirement Village for 134 state-of-the-art dwellings of the approved hybrid planning application (ref: DM/23/2699).
- 1.1.2 Kingscote Place Retirement Village will become a brand-new community for the over-60s located on the outskirts of the historical ancient market town of East Grinstead in West Sussex. The Kingscote Place Retirement Village will form part of the existing Imberhorne Farm estate and will deliver a collection of 118 one, two and three bedroom apartments and 16 two and three bedroom bungalows.

1.2 The Site

- 1.2.1 The site is located in a tranquil position on the western most point of East Grinstead off Imberhorne Lane, a largely agricultural and residential part of the town. Excellent countryside views are achieved to the west which includes the Surrey Hills AONB.
- 1.2.2 In total, the site measures 12.2 Ha and is currently used for grazing sheep and growing hay. The site benefits from a bank of mature tree vegetation on every boundary and is bordered by: a mature tree-lined bridleway, public woodland and executive Crest Nicholson estate beyond to the north; Imberhorne Lane and residential properties to the east; A mature tree-lined bridleway known as Worth Way, providing access to the train station 0.7m east, to the south; and the existing farm buildings of Imberhorne Farm which are due to remain in situ with further agricultural land beyond to the west.
- 1.2.3 A mature tree-lined bridleway known as Worth Way, providing access to the train station 0.7m east, to the south; and the existing farm buildings of Imberhorne Farm which are due to remain in situ with further agricultural land beyond to the west.
- 1.2.4 The site is located to the west of East Grinstead, 2-miles from the town centre. East Grinstead is a historic market town in West Sussex dating back to 1121, considered the capital of the High Weald Area of Outstanding Natural Beauty, near the East Sussex, Surrey, and Kent borders, 27 miles south of London, 21 miles northeast of Brighton, and 38 miles northeast of the county town of Chichester.

1.3 Purpose of the Waste and Resource Strategy (WRS)

- 1.3.1 This WRS adheres to relevant local, regional and national policies and guidance. The WRS estimates the levels of waste expected to be generated and proposes waste management strategies for construction and operation of the Proposed Development. It demonstrates understanding of expected waste types that will arise, and how they will be managed, which will help to reduce both environmental and cost impacts.
- 1.3.2 The Plan is set out in the following format:
- **Section 2: Policy and Legislative Background** – details the relevant legislation, policy and guidance required to be considered for both construction and operational phases.
 - **Section 3: Construction Phase** - identifies the expected construction waste arisings and describes the on-site requirements for the storage and collection of waste from the Proposed Development. This is supported by an appended Outline Site Waste Management Plan (SWMP).



- **Section 4: Operational Phase** – identifies the expected waste arisings and servicing from the operational phase and describes the on-site requirements for the storage and collection of waste from the Proposed Development during its operation.
- **Section 5: Summary** – summaries the findings and presents the steps required to take waste management forward in the development process.

2 Policy and Legislative Background

2.1 Introduction

- 2.1.1 This section provides a review of relevant policy and guidance in relation to waste to allow it to be appropriately considered within this Plan.

2.2 European and National Policy Guidance

The European Revised Waste Framework Directive (2008/98/EC) amended May 2018

- 2.2.1 The Waste Framework Directive (WFD) sets the framework for UK Waste Policy. English and Welsh law was updated on 1 October 2020 to include changes to the WFD made in 2018. This was done through the Waste (Circular Economy) (Amendment) Regulations 2020¹. This therefore transposes (transfers requirements into UK law) the WFD into UK Legislation.
- 2.2.2 The Waste Hierarchy ([Figure 2-1](#)) runs throughout this policy and ranks waste management options according to what is the best overall environmental outcome.

The Waste (England and Wales) (Amendment) Regulations 2014

- 2.2.3 The Waste Regulations place a duty on waste producers and all handlers of waste to manage waste in accordance with a hierarchy of options where this achieves the best overall environmental outcome. Therefore, as a producer, the operator/residents of this development must endeavour to reduce, sort and separate waste – for example, by separating the recyclable from the non-recyclable waste - before placing out the residual waste for disposal (or potentially energy recovery).
- 2.2.4 The Regulations aim to improve quality and quantity of material being collected for recycling by placing a duty on waste collectors, to enable recyclable material (particularly glass, paper, plastics and metal), to be collected separately, where it is necessary to support the recovery of high-quality recyclables, and where this is technically, environmentally or economically practicable. Although this duty is specifically on the collectors of waste, it is important for any new development to consider the logistical impacts of separating out these materials.

¹ [Definition of waste: 2018 Waste Framework Directive amendments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/definition-of-waste-2018-waste-framework-directive-amendments)

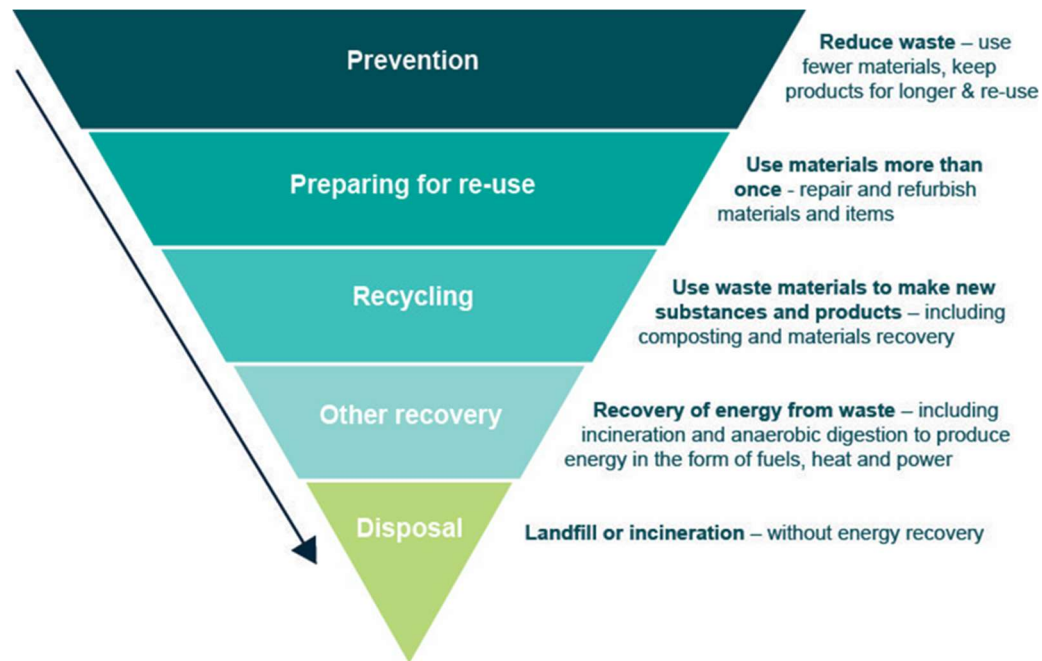


Figure 2-1: The Waste Hierarchy, Defra 2013

Our Waste, Our Resources: A Plan for England (2018)

- 2.2.5 This Plan assists the Government's commitment set out in the 25 Year Environment Plan, to leave the environment in a better condition for the next generation. It reaffirms the UK's commitment to the waste hierarchy and introduces the circular economy concept in relation to waste. The circular economy model encourages the recycling of resources through recovering and regenerating products and materials to keep resources in use for longer.
- 2.2.6 The Plan highlights the Government's ambitious plans in relation to food waste. Households produce approximately 7 million tonnes of food waste annually, of which 5 million tonnes is categorised as edible. *'Reducing greenhouse gas emissions from landfill by ensuring that every householder and appropriate businesses have a weekly separate food waste collection.'*

Waste Management Plan for England (2021)

- 2.2.7 This Plan serves to review the Waste (England and Wales) Regulations and together with waste local plans ensures that waste management plans are in place for the whole of the UK (inclusive of plans produced by the devolved administrations).
- 2.2.8 The focus of the Plan is on the management of waste arisings within England, with targets to ensure that a minimum of 65% of municipal waste is reused or recycled by 2035. A maximum of 10% of generated municipal waste can be disposed of in landfill by 2035.
- 2.2.9 The Plan provides an update of the latest compositional analysis of household waste, commercial and industrial waste, and construction, demolition and excavation waste (CDE). This information helps to inform national, regional and local waste management needs.
- 2.2.10 There continues to be a focus on all stakeholders to recognise waste as a resource and drive towards higher levels of higher quality recycling. The national government seeks to support local authorities in this by encouraging further segregation of recyclables wherever practicable.

Simpler Recycling

- 2.2.11 On 21st October 2023, the Government made public its reply to the outcomes of its consultation on 'Consistency in household and business recycling in England', now known as 'Simpler Recycling' guidelines².
- 2.2.12 Under the new requirements, all local authorities in England must collect the same recyclable waste streams for recycling or composting from households. The dry recyclable waste streams include paper and card, plastic, glass and metal. They must also arrange for the garden waste, soil, and turf for which they may still levy a charge for, and for the weekly collection of food waste for anaerobic digestion.
- 2.2.13 The requirement for these collections came into force on 31st March 2026, except for plastic films which will need to begin by 31st March 2027.
- 2.2.14 All non-household municipal premises in England (such as businesses, schools and hospitals) must make arrangements to have the same set of recyclable waste streams collected (with the exception of garden waste) and must present their waste in accordance with these arrangements. These collections were required to start on the 31st of March 2025, except for plastic film which will need to begin by 31st March 2027.
- 2.2.15 Simpler Recycling guidelines offer an opportunity for Waste Collection Authorities to enhance waste management practices and improve recycling rates. Adherence to Simpler Recycling guidelines has been considered throughout the formulation of this Plan for the Proposed Development.

2.3 National Standards

British Standard: Waste Management in Buildings – Code of Practice (BS5906:2005) (confirmed February 2012)

- 2.3.1 The British Standard is a nationally recognised benchmark for reference whilst planning methods of storage, segregation for recycling and recovery of waste and recycling streams from both residential and commercial buildings. The Standard is widely applied to new building, refurbishments and conversions of residential and non-residential buildings.

2.4 Local Policy & Guidance

Mid Sussex District Plan 2014-2031 (March 2018)³

- 2.4.1 The Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. It supports the National Planning Policy Framework's 'presumption in favour of sustainable development'. As such, it sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies.
- 2.4.2 DP39 of the Plan is Sustainable Development and Construction and includes Strategic Objectives to promote development that makes the best use of resources and increases the sustainability of communities in Mid Sussex. D39 includes that:

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

² <https://www.gov.uk/government/consultations/consistency-in-household-and-business-recycling-in-england/outcome/government-response>

³ www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf

- *Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;*

Mid Sussex Design Guide Supplementary Planning Document (SPD) (November 2020)

2.4.3 The Mid Sussex Design Guide provides design principles that aim to deliver high quality new development across Mid Sussex. It has been adopted as Supplementary Planning Document (SPD) and provides further detail to District Plan Policy DP26: Character and Design. As an SPD it is a material consideration in the determination of planning applications.

2.4.4 The Design Guide includes:

Principle DG22: Integrate refuse and recycling into the design of a new development. Facilities for refuse and recycling storage should be:

- *A suitable size to accommodate all the refuse and recycling containers to meet the needs of residents and be of a size acceptable to the refuse collection service;*
- *Carefully designed and located so they are neither visually obtrusive nor obstruct the passive surveillance of the street, and avoid having a deadening impact on the façade or threshold;*
- *Located where they will not be obstructed by car parking;*
- *Within secure and well-ventilated areas;*
- *Located so that they may be easily accessed from properties but where they will not cause nuisance through unpleasant odours or noise; and*
- *Coordinated with cycle storage.*

Applicants should refer to the MSDC Waste Storage and Collection Guidance for New Developments (see below).

Mid Sussex District Council Waste Storage and Collection Guidance for new Developments (2015)⁴

2.4.5 MSDC's guidance establishes good design practice to minimise waste, increase recycling and underpin the Waste Hierarchy. The Guidance states that it be used by Planning Officers in assessing planning applications to ensure that waste management priorities are addressed.

2.4.6 Internal segregation and storage of waste should be designed into each unit of a new development. The size of the units should be sufficient to store a volume of waste that supports the Council's alternate weekly collection system, it is recommended that no individual bin should have a volume less than 15 litres and that developers provide a minimum total capacity of 60 litres.

2.4.7 External storage of waste for Flats and Apartments is specifically identified in the Guidance and identifies:

- *Communal storage facilities are deemed more appropriate*

⁴ www.midsussex.gov.uk/media/4331/waste-storage-and-collection-guidance-for-new-developments.pdf

- *MSDC operates and Alternate Weekly Collection of refuse and recycling; storage capacity must be sufficient for this service.*
- *MSDC use 4 wheeled 1100L bins and recycling bins should preferably have a lockable blue lid with an aperture.*
- *Developers will be required to purchase 1100L bins required, which can be purchased through the MSDC.*

2.4.8 The Guidance provides the method for calculating the number of bins that an apartment development will require. Number of properties x 240 divided by 0.75 Then divide by 1100 and round up for number of 1100 bins required.

2.4.9 The design of communal bin storage areas is important within a development site and must be an integral part of the development, located to avoid conflict with parking areas and to ensure that residents, collection vehicles and collectors can obtain access at all times. The Guidance provides the criteria for waste storage areas, including that they should be:

- *Identified on plans.*
- *Designated external storage areas that are sensitively located and designed.*
- *In a position that is mutually convenient and easily accessible for the occupants and the collection crew.*
- *Designed for easy removal of the bins over smooth, continuous surfaces, including the use of dropped kerbs to allow for emptying of the bins.*
- *Be provided on suitable hard standing with adequate drainage.*
- *Not have gradients of more than 1 in 12 and avoid steps.*
- *Accessible for all residents including people with disabilities and wheelchairs users should be considered in line with appropriate building regulations and guidance.*
- *Designed with doorways with at least 1.3m clearance (including thickness of doors).*
- *Designed with a walkway at least 1.3m wide that allows access to each bin and ensures that individual bins can be removed without the need to move any other bins.*
- *Well illuminated to allow residents to use the areas in the evenings and feel safe doing so.*
- *Have bins located away from windows and ventilators to avoid any nuisance odours entering the premises.*
- *The horizontal distance that occupants will be required to travel to waste storage areas from their apartments should not exceed 30m, in line with the building Regulations 2002, Part H.*
- *The collection vehicle should be able to get within 10 metres of the waste storage area to service the bins.*
- *If a bin storage area forms part of the apartment block and there is an internal access door from the residential part of the development area, this door should be connected to the residential area by a lobby, so as to prevent nuisance odours entering the residence.*

- *Include signage at the storage points to remind residents to segregate recyclable materials and to use the correct bin for each specific material source. The Council can provide signage about recycling to go up in collection areas.*
- *Where possible an area for collection of bulky waste should be provided.*

2.4.10 Flats and apartment developments with communal garden facilities should consider the use of composting facilities which can be incorporated into the landscaping plan for the site. However, developers will be required to identify a suitable community body or management / maintenance company who will assume responsibility for the area.

3 Construction, Excavation and Demolition Phase

3.1 Introduction

- 3.1.1 During excavation and construction, materials recovered from works may be suitable for reuse on site, reducing the costs of transportation and procurement of virgin materials. This, combined with considerate design practice, will help to minimise construction waste in line with the Waste Hierarchy.
- 3.1.2 This section sets out the waste management principles for the excavation and construction phase of the development.
- 3.1.3 Further detail outlining the steps and measures taken in regard to the management of materials and waste should be provided within a Construction Environmental Management Plan (CEMP) to be addressed by a planning condition.
- 3.1.4 A Site Waste Management Plan (SWMP) will be produced for each phase of the Proposed Development. An outline SWMP is provided in **Appendix B** and can guide the preparation of the SWMP. This is to be taken forward by the Principal Contractor.

3.2 Demolition

- 3.2.1 The Site comprises several agricultural fields with a network of hedgerows and individual trees. No demolition of buildings is required on the Retirement Village site.

3.3 Waste Management Principles – Excavation and Construction Phase

- 3.3.1 This section of the Plan introduces the principles of 'best practice' waste management. These should be applied to the Proposed Development.
- 3.3.2 Overall, the Waste Hierarchy (**Figure 3.1**) will be adopted, in accordance with national and local policy requirements. The waste management methods in order of preference are:
 - **Waste Prevention** – Through good design and procurement mechanisms.
 - **Preparation for Reuse** – To provide design features to the Proposed Development to use materials in their current state and form, this can occur either on or off site.
 - **Material Recovery** – By using waste materials found on site and recycling / recovering them into an alternative form that can be used for construction purposes.
 - **Other Recovery** – Energy recovery from biodegradable or combustible materials.
 - **Disposal** – The least preferred option where the waste stream would be subject to a final disposal route, such as landfill.

3.4 Procurement

- 3.4.1 For each stage of construction, the procurement and delivery of materials will be managed by the Principal Contractor, as necessary, to support material usage optimisation and minimisation of waste quantities.
- 3.4.2 Once the Principal Contractor is appointed, a Sustainable Procurement Plan could be developed. A Sustainable Procurement Plan sets out a framework for responsible sourcing of materials to guide procurement throughout a project. It is generally prepared and adopted at an organisational level by a Principal Contractor prior to the construction phase.

- 3.4.3 The Principal Contractor will evaluate the use of materials required throughout the construction process and identify where there is the potential for returning unused materials to the supplier under a buy-back scheme, as necessary.

3.5 Enabling works including excavation

- 3.5.1 Site cut and fill including site remediation, if required following detailed design, the use of retaining features for the creation of site levels will be conducted. For the avoidance of doubt, 'cut' is where land is excavated and the levels reduced, and 'fill' is where land is added to, and the levels increased.
- 3.5.2 Cut and fill balance calculations are being undertaken. It is expected that the site will need to import 35,000m³ of material which is intended to be received from the wider Imberhorne farm site. All materials receipt to the site will be undertaken in accordance with CL:AIRE Definition of Waste: Code of Practice (DoW:CoP)⁵, or under Environmental Permit or Waste Exemption.
- 3.5.3 It is recognised that there is potential for excess cut material to be generated and if this occurs the project will seek to enable reuse locally as a priority. The generation of excavation waste will be better understood upon completion of detailed design, where if required it will be quantified along with preferred management options that align with the waste hierarchy.
- 3.5.4 Excavated material generated by the enabling works will be subject to waste regulatory controls and permits. If the soil is reused on site, the appropriate and relevant environmental permit considerations will need to be explored.
- 3.5.5 If contaminated soils are excavated, where appropriate, a solution will be sought to treat and reuse within the Site.
- 3.5.6 Levels of excavation are not considered further within this Plan but should be recorded within the live SWMP as the Proposed Development progresses.

3.6 Construction

- 3.6.1 Key construction activities are likely to include:
- Establishment of construction compound(s) and welfare facilities
 - Vegetation clearance and earthworks to prepare the site for construction activities
 - Construction of infrastructure including internal access routes, highway improvements, access works and drainage
 - Formation of open space, with associated landscaping
 - Construction of foundations, structure, brick laying, glazing, internal walls and partitions
 - Installation of fixtures, fitting and building service
 - Utility diversions, upgrades and connections
 - Soft landscaping.
- 3.6.2 Given the nature of the Proposed Development, materials required for the construction are unlikely to be particularly scarce or environmentally sensitive, nor is the Proposed

⁵ CL:AIRE DoW:CoP provides a clear, consistent and efficient process which enables the reuse of excavated materials between sites. Use of the DoW CoP supports the sustainable and cost-effective development of land. It can provide an alternative to Environmental Permits or Waste Exemptions.

Development likely to result in materials becoming scarce. Consideration should be given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications, to support an environmentally sensitive and high-quality development.

- 3.6.3 By quantifying the waste predicted to be generated, it is possible to assess quantities of waste that can be reused and recycled, and benchmarks set to reduce or eliminate volumes of waste entering landfill.
- 3.6.4 Retirement Village of Kingscote Place will deliver 16,734m² of residential space and 1,376m² of commercial and leisure space. At this stage it is only possible to provide high-level estimates of the expected volumes of construction waste arising through the construction process. The estimated waste arising from the construction of buildings for the Proposed Development has been calculated using established national SmartWaste benchmarks based on the Building Research Establishment's (BRE) Smart Waste Benchmark Data (BRE, 2024)⁶.
- 3.6.5 Waste from the construction of Kingscote Place is estimated to be a total of approximately **2,685 tonnes**, see [Table 3-1](#).

Table 3-1 Estimated breakdown of construction waste

Material	Tonnes (t)
Bricks	185
Tiles and Ceramics	13
Concrete	256
Inert	689
Insulation Materials	14
Metals	46
Packaging Materials	84
Plasterboard / Gypsum	112
Binders	3
Plastic (excluding packaging waste)	57
Timber	238
Floor coverings (soft)	2
Electrical and Electronic Equipment	1
Furniture	9
Canteen / Office / Adhoc Waste	30
Liquids	1
Oils	0
Bituminous Mixtures	18
Hazardous Waste	17
Other Waste	91
Mixed Construction &/or Demolition Waste	821
Total	2,685

⁶SMARTWaste BRE Benchmark Data – Issued August 2024

- 3.6.6 The 17 tonnes of hazardous waste material are predicted to arise during construction works. This estimate comes from a standard assumed construction waste composition and would likely arise from 'generic' building materials (adhesives etc) that may be classed as hazardous waste. A specific Hazardous Waste Management Plan (HMWP) should be developed by the Principal Contractor/s to ensure this is minimised wherever possible and to ensure it is dealt with in accordance with relevant policy and guidance.

3.7 Monitoring and Reviewing

- 3.7.1 Waste arisings will be monitored and reviewed by the Applicant through the mechanisms of the SWMP. The volume/tonnage of waste generated (or sent off site) as well as the percentage or volume/tonnage reused, recycled or disposed will be recorded throughout the construction phase.
- 3.7.2 The Applicant and the Principal Contractor are responsible for ensuring that each SWMP produced is reviewed and updated accordingly at regular intervals, and as necessary throughout the construction phase. The Principal Contractor will provide a monthly report to the Applicant (as applicable) on the progress of the SWMP.
- 3.7.3 The SWMP is a live document and should properly record all waste arising from the Site and will be a key tool in being able to evidence the sustainable construction of the Proposed Development.

4 Operational Waste Management

4.1 Introduction

- 4.1.1 The Proposed Development consists of 134 residential properties that will generate municipal waste requiring collection by the relevant Local Authority. The Retirement Village includes several commercial and community facilities including a restaurant, bar, health and wellbeing areas, and hairdressers

4.2 Municipal Waste Storage

- 4.2.1 MSDC Waste Storage and Collection Guidance for New Developments (2015) identifies that houses should have provision for both internal and external storage of all the waste streams collected by the Council. Since the Guidance was written MSDC has added a weekly food waste collection, which has been included in the table below as required external storage for housing developments.
- 4.2.2 The MSDC guidance also provides a summary of requirements for waste storage for communal bin stores and a clear metric for the calculation of the number of bins required⁷, which this WRS has followed. A summary of the different waste storage bins is provided in Table 4-1.

Table 4-1 Summary of waste storage bin provision for waste storage areas

Residential property type ↓	Waste Type ⇒	Refuse	Recycling	Garden (optional)	Food Waste
Household	Container	Wheeled bin Grey body, grey lid	Wheeled bin Grey body, blue lid	Wheeled bin Grey body, green lid	Green bin with locking lid
	Capacity (Litre)	240	240	240	23
Residential Communal Bin Stores	Container	4 wheeled bin, flat lidded, grey body, grey lid	4 wheeled bin, grey body, blue lockable lid with aperture for recycling.	Not required	Wheeled bin
	Capacity (Litre)	1,100	1,100		140

- 4.2.3 Waste storage requirements for the Proposed Development based on MSDC's guidance are summarised below.

⁷ MSDC state that to calculate bins required for communal bin areas: -

- Number of properties x 240 divided by 0.75
- If more than 6 apartments divide by 1100 and round up for number of 1100 bins required

Table 4-2: Calculated number of bins required to manage municipal waste across Kingscote Place

Accommodation	Units	Number bins required			
		Refuse (240L)	Recycling (240L)	Food Waste (23L)	Garden (240L) optional
Houses	Bin provided	240L	240L	23L	240L
Bungalows	16	16	16	16	16
Apartments	Bin provided	1,100L	1,100L	140L	N/A
Block A	15	3	3	1	Gardening done by contractor who manages waste
Block B	12	2	2	1	
Block C	12	2	2	1	
Block D	14	3*	3*	1	
Block E	10	2	2	1	
Block F	17	3	3	1	
Block G	15	3	3	1	
Block H	15	3	3	1	
CFB (apartments only)	8	2	2	1	
*Block D requires 2.04 Residual and 2.04 Recycling Bins. Due to the composition of residents, not having children living with them, there is potential 2 residual and 2 recycling bins would be sufficient.					

- 4.2.4 It is recognised that the Simpler Recycling requirements for waste collection will introduce a requirement for soft plastics collection from 31 March 2027. As such it is recommended that one 240L bin space is provided in the waste storage area for this stream to be collected. Although it is noted this may requisition a residual waste bin as the soft plastics will be leaving the residual waste stream, where they make up a large volume of the materials present.
- 4.2.5 The 16 bungalows will each be provided with an individual external waste storage within the curtilage of their property, designed to minimise the visual impact and avoid adversely affecting the street scene. The waste storage areas have been designed for easy bin movement from the storage area to the collection point and both bin storage and collection points will be on hard standing. Bungalow residents will present their bins at the kerbside for collection and will return them to their homes bin store.
- 4.2.6 The eight apartment blocks and the CFB's apartments will have an external bin store that is separate to the commercial bin store and is accessed using a fob/code provided to residents, see [Figure 4-1](#) below.
- 4.2.7 Bin stores will be located on hardstanding, sensitively located and designed to minimise visual impact and to avoid adversely affecting the street scene, see [Figure 4-2](#). The bin stores have been designed so that no parked vehicles prevent access to the bin store for either their use or for collection of the bins. They are in a mutually convenient and easily accessible for the occupants and the collection crew. With a design for easy removal of the bins over smooth, continuous surfaces⁸, including the use of dropped kerbs to allow for emptying of the bins.

⁸ Avoiding any steps and do not have a gradient greater than 1:12

- 4.2.8 Bin stores have been designed with doorways with at least 1.3m clearance (including thickness of doors) and a walkway at least 1.3m wide that allows access to each bin and ensures that individual bins can be removed without the need to move any other bins.
- 4.2.9 Municipal and Commercial waste bin stores have been designed to align with MSDC design requirements providing locked storage areas that are within 30m of resident's apartments. The waste bin stores do not require the waste collection crew to undertake drag distances greater than 10m.
- 4.2.10 All bin stores will be well illuminated and will use the recycling bin stickers and signage provided by the MSDC.



Figure 4-1: Commercial and municipal, bin store locations for the Proposed Development

- 4.2.11 Figure 4-2 shows a typical waste store design with location of bins and provision of space for residents to use the bin store correctly and for waste management crews to easily manoeuvre bins in and out of the bin store. Other Communal Bin Stores Plans and Elevations drawings are provided in Appendix D.

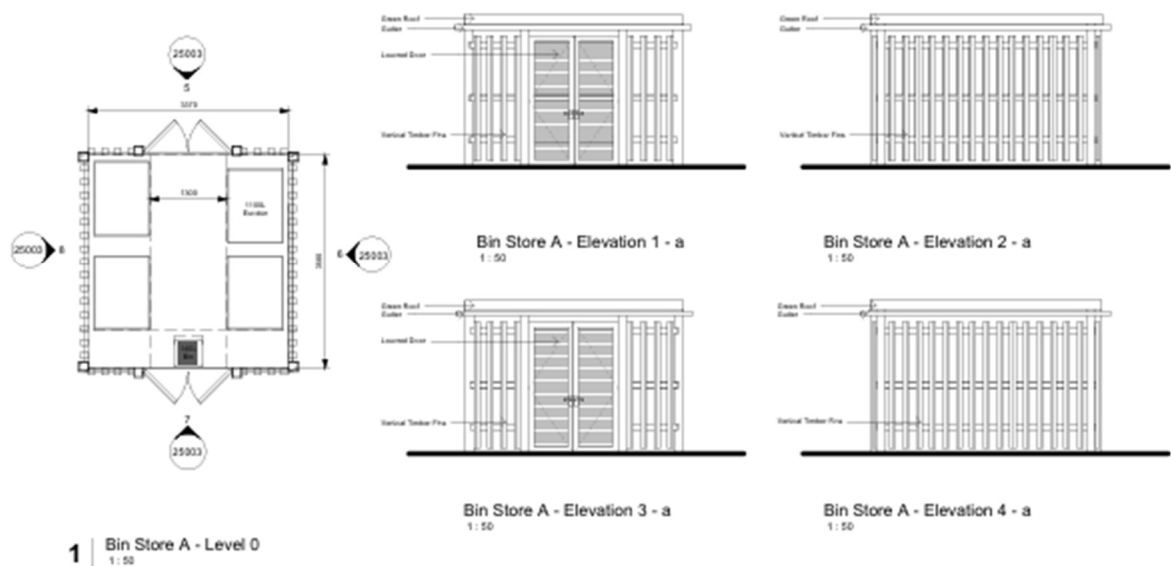


Figure 4-2: Example bin store design for Kingscote place

4.3 Bulky Waste Collection

- 4.3.1 Rangeford Villages will provide residents with a supported bulky waste collection service where Rangeford will organise collection from the residents prior to collection by a commercial waste contractor.

4.4 Reduction, Reuse & Recycling Initiatives

- 4.4.1 The Proposed Development aims to create a vibrant modern community that thrives in harmony with the environment around it. To support new residents when they move in it is recommended that each household is provided with a clear guide to how to manage waste in accordance with the local authority waste provision.

4.5 Commercial Waste collection for the CFB

- 4.5.1 The CFB includes the provision of range of operational (office), leisure and restaurant/bar facilities for residents to enjoy. These areas will generate commercial waste that needs to be managed separately to municipal waste. To prevent contamination of the municipal waste collection with commercial waste the CFB will have separate waste storage areas for the two streams, see Figure 4-1.
- 4.5.2 Waste will be transferred by Rangeford Village employees from operational areas and taken to the commercial waste storage area. The size and bin provision for the commercial waste storage area is provided in Table 4-3 and Table 4-4 below.
- 4.5.3 Waste generation estimates have been undertaken based on data identified in ADEPTs Making Space for Waste9 publication and the GIAs for the different uses of the commercial and leisure spaces.

⁹ <https://www.adeptnet.org.uk/documents/making-space-waste-designing-waste-management-new-developments>

Table 4-3 Estimated waste storage requirements for commercial waste areas of CFB

Area Use identified	Office	Retail	Restaurant	Hotels	Other*
ADEPT waste generation figure used (L/1000m ² GIA)	2,600	5,000	10,000	7,500	1,300
GIA within CFB	84	23	341	244	684
Waste generated per week (L)	219	116	3,410	1,833	889
* 50% of Office waste generation used and represents waste arising from corridors and bathrooms.					

4.5.4 In accordance with Simpler Recycling waste will be collected in the following streams:

- Residual waste
- Plastic, Glass and Metal
- Paper and Card
- Food Waste.

4.5.5 Based on the authors experience and available data the breakdown of commercial waste streams expected for the CFB building and therefore the storage requirements for commercial waste are provided in **Table 4-4** below.

Table 4-4: Waste storage requirements for Simpler Recycling required waste streams from commercial areas

Waste Stream	Composition used		Litres (L) Generated			Bin size used for storage (L)	Number of bins required
	Restaurants*	All other spaces**	Restaurants	All other spaces	Total		
Residual	35%	25%	1,194	764	1,958	1,100	2
Plastic, Glass and Metal	10%	30%	341	917	1,258	1,100	2
Paper and Card	15%	35%	512	1,070	1,581	1,100	2
Food Waste	40%	10%	1,364	306	1,670	240	7 (4 if bi-weekly)
*Estimate based on authors experience and research							
**Office waste generation based on authors experience and research							

4.5.6 Due to the potential for odour issues and vermin problems it is recommended that food waste is collected as a minimum on a biweekly basis, reducing the number of bins required from seven to four.



- 4.5.7 The proposed waste management for commercial waste streams will enable the Proposed Development's commercial operations to achieve the Government's ambitious 65% recycling rate by 2035.¹⁰

¹⁰ The stated target is for municipal waste however it is widely regarded as a target for commercial waste as well.

5 Summary

- 5.1.1 The Proposed Development will follow the principles of the Waste Hierarchy – ‘eliminate, reduce, reuse, recycle, other recovery and disposal’ - to allow the environmental, social and economic risks from waste to be minimised.

5.2 Construction, Excavation and Demolition

- 5.2.1 Waste from the construction of the Proposed Development is estimated to be a total of approximately **2,685 tonnes**. However, this quantity will be confirmed within the SWMP, once a Principal Contractor has been appointed.
- 5.2.2 A SWMP has been produced for Proposed Development and is included at **Appendix B**. The SWMP will ensure that the waste management principles set out are followed and implemented appropriately.
- 5.2.3 The Proposed Development estimates that it will require 35,000m³ of fill material to be imported onto site. The intention is for this to be received from the wider Imberhorne Development using CL:AIRE DoW:CoP or Environmental Permitting or Waste Exemption.
- 5.2.4 The Proposed Development is on a greenfield site and does not require the demolition of any buildings meaning no demolition waste is expected to be generated.

5.3 Operational Phase Municipal

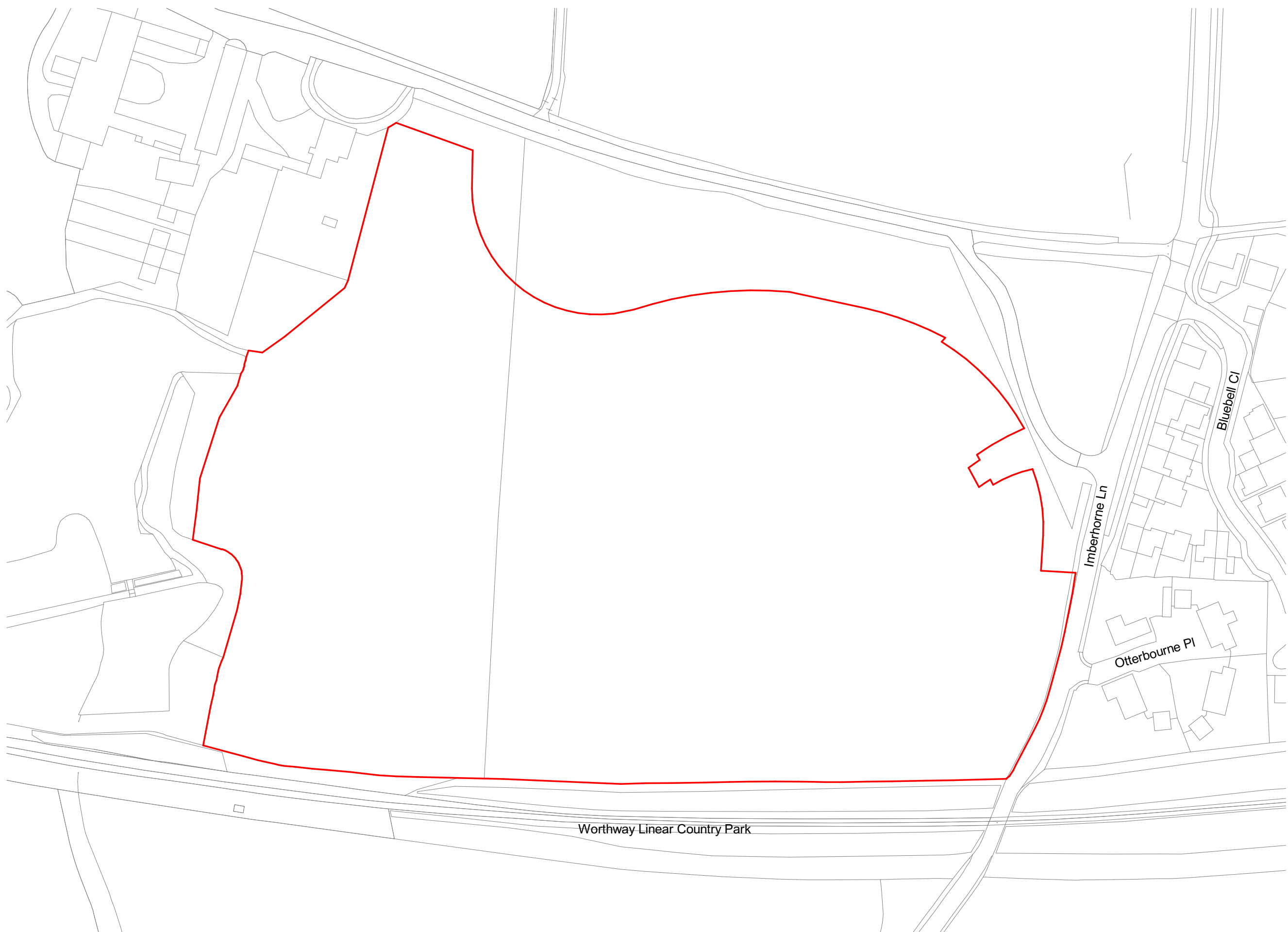
- 5.3.1 The Proposed Development includes the creation of 134 new homes in the region. Waste storage requirements for these new homes have been based on MSDC’s guidance.
- 5.3.2 The WRS identifies how the 16 bungalows will adhere to the MSDC guidance for the resident’s presentation of bins at the kerbside for collection. Bungalows will be provided with space for the storage of all required bins including residual (240L), recycling (240L) and food waste (23L), as well as space for an optional garden waste bin (240L).
- 5.3.3 The WRS also identifies the bin store requirements for the 118 apartments located across eight apartment block and the mixed use CFB building. The WRS identifies the municipal waste storage requirements for each building in accordance with MSDC guidance, outlining a robust and effective waste storage and management system for residents and waste collection crews.
- 5.3.4 Apartment bin stores will use four wheeled 1,100L bins for the collection of residual and recycling, and a 140L food waste bin. Bin store locations and design have been located and designed in alignment with the MSDC guidance.
- 5.3.5 Rangeford Villages have also identified how they will support residents with the collection and disposal of bulky waste.

5.4 Operational Phase Commercial

- 5.4.1 Kingscote Place will provide excellent commercial and health and leisure facilities for residents to enjoy in the CFB building. Waste storage facilities have been provided for the Commercial waste that is separate from the municipal waste store. Commercial waste will be collected in four wheeled 1,100L bins for residual, Dry Mixed Recyclables and Paper & Card, and 240L bins for food waste.
- 5.4.2 Commercial waste stores have been designed in accordance with MSDC Municipal waste guidelines to promote best practice and maximise recycling.



Appendix A Site Location Plan



The Principal Contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be notified to the Architect before proceeding with the works.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. Do not scale drawing. Figured dimensions to be worked to in all cases.

Where products have been specified, PRP have reviewed applicable products available in the UK at the time of writing the specification, from which products named in the specification have been selected. Where the Principal Contractor wishes to propose alternative products, representative samples and a full technical appraisal demonstrating that their proposed alternative has equal or better performance should be submitted by the Principal Contractor in accordance with the agreed project Change Control Procedures. On any Higher Risk Building (HRB), the Principal Contractor should confirm if they consider the alternative (and / or any consequential impacts) as a recordable, notifiable or major change under Regulation 26 of The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record

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Rev	Date	Description
P01	10.08.2026	Draft Planning Issue
P02	25.08.2026	Planning Submission

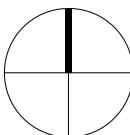
Dwn	Ckd
RB	SA
RB	SA

Drawn	BF
Checked	RB
Date	02/07/2026
Scale @ A1	1 : 1250

Kingscote Place, East Grinstead

Site Location Plan

Project	Origin	Function	Space	Form	Discipline	Number
KCP -	PRP -	ZZ -	ZZ -	DR -	A -	20000
Revision						
P02 -						S4 - Suitable for Stage Approval

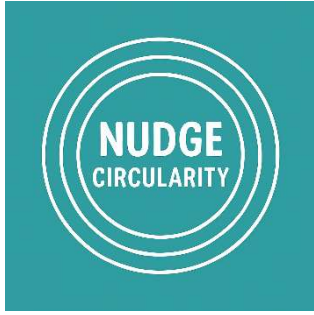


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Appendix B Outline Site Waste Management Plan (SWMP)



Kingscote Place, East Grinstead

Outline Site Waste Management Plan



Document Control Sheet

Project Name

Kingscote Place, East Grinstead Outline Site Waste Management Plan

Project Client

Rangeford Villages Ltd

Prepared by

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Version	Date	Author	Approved by	Comments
Draft	July 2026	D. Garner	D. Garner	Draft for comment
01	July 2026	D. Garner	D. Garner	final

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Appendices

Appendix A Example Monitoring Templates



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1 Introduction

1.1 Background

- 1.1.1 Nudge Circularity Limited has been appointed by Rangeford Villages Ltd ('the Applicant') to prepare an Outline Site Waste Management Plan (SWMP) to support an outline planning application for a new retirement village at Kingscote Place that includes 134 apartments, within nine different blocks and 16 Bungalows, alongside supporting strategic infrastructure, community facilities, and extensive open space and landscaping (the 'Site').
- 1.1.2 This Outline SWMP is appended to the Waste and Resource Strategy (Nudge Circularity, 2026) for the Proposed Development and as such should be read in conjunction.
- 1.1.3 Well managed development sites frequently achieve on site recycling and reuse rates of over 90% across the UK. It is recognised that construction waste can account for up to 5% of a project's value and it is therefore financially prudent to reduce the waste generation.
- 1.1.4 The Developer, design team, and Principal Contractor will take responsibility for taking this Outline SWMP and moving it into a 'live document'. They will make sure it is updated and monitored as required throughout the construction of the Proposed Development.
- 1.1.5 The SWMP will help resource efficiency principles to be incorporated where consideration is given to designing out waste, reduce waste generated on-site as well as reuse, recycling, and recovery of Construction, Excavation and Demolition (CE&D) waste.

1.2 Purpose of the Site Waste Management Plan

- 1.2.1 The purpose of this Outline SWMP is to support:
- The Proposed Development to be compliant with all planning and waste management policy requirements relating to waste;
 - Opportunities for designing out waste are considered;
 - Construction, excavation and existing materials are managed efficiently;
 - Waste generated is disposed of legally and fly tipping is reduced;
 - Materials reduction, reuse, recycling and recovery is maximised; and
 - The Developers' objectives relating to waste are met.
- 1.2.2 Matters relating to operational waste and waste servicing are not considered within the scope of this document and are instead considered within the Waste and Resource Strategy (WRS).
- 1.2.3 The SWMP will be structured to set out the following:
- The SWMP Process
 - A strategy for the management of waste associated during construction of the Proposed Development including:
 - Steps taken to minimise use of materials and adopt resource efficient practices;



Outline Site Waste Management Plan Kingscote Place, East Grinstead

- Steps that have been taken in the design of the development in order to minimise waste; and
 - Measures for how waste can be monitored during construction.
- The role and responsibilities of parties which will be involved in the waste management of the Proposed Development.



2 Site Waste Management Plan Process

2.1 Site Waste Management Plan Stages

- 2.1.1 The process detailed herein follows the requirements as were set out in the now revoked Site Waste Management Plan Regulations (2008); this is however still recommended as best practice to developing a SWMP and therefore will be used for the management of waste associated with the CE&D of the Proposed Development.
- 2.1.2 The SWMP has been completed with consideration of Waste Duty of Care, Waste Framework Directive, and the Waste Hierarchy. Alignment with the SWMP will enable the Proposed Development to achieve 70+% recovery of waste, indeed we would expect to achieve 90+% recovery.
- 2.1.3 The construction waste management process can be spilt into three management stages as follows:
- Stage One: Pre-construction
 - Stage Two: Construction Phase
 - Stage Three: Post-Construction Review
- 2.1.4 **Stage One** ensures early consideration of waste management implications and requirements for the Proposed Development. It may also assist in identifying opportunities to further reduce waste through project design ahead of the construction phase. This document provides the Stage One Outline SWMP for the Proposed Development.
- 2.1.5 **Stage Two** requires the Outline SWMP to be advanced into a construction phase Detailed SWMP as specific details become available, such as any requirements from the contractor in relation to waste, identification of specific building materials to be used and establishment of the construction programme. The principles set out in this Outline SWMP will be useful for informing the construction phase SWMP which will be managed and updated as necessary throughout the construction process.
- 2.1.6 **Stage Three** is a post-construction review of the SWMP which is undertaken to acknowledge adherence, or otherwise, to the principles and strategy as set out in the SWMP. This should include a lesson's learned assessment for both positive and negative outcomes for waste management.

3 Construction, Excavation and Demolition Waste

3.1 Construction

- 3.1.1 During construction, materials recovered from on-site works may be suitable for reuse on site, reducing the costs of transportation and procurement of virgin materials.
- 3.1.2 This, combined with considerate design practice, will help to minimise construction waste in line with the Waste Hierarchy, see **Figure 3.1** below.

3.2 Waste Management Principles

- 3.2.1 This section introduces the principles of 'best practice' waste management, which should be applied to the Proposed Development.
- 3.2.2 Overall, the hierarchy of waste management will be adopted, in accordance with national and local policy requirements.
- 3.2.3 The waste management methods in order of preference are as follows:
- **Waste Prevention** – Through good design and procurement mechanisms.
 - **Preparation for Reuse** – To provide design features to the Proposed Development to use materials in their current state and form, this can occur either on or off site.
 - **Material Recovery** – By using waste materials found on site and recycling / recovering them into an alternative form that can be used for construction purposes, this can occur on site or off site.
 - **Other Recovery** – Energy recovery from biodegradable or combustible materials.
 - **Disposal** – The least preferred option where the waste stream would be subject to a final disposal route, such as landfill.

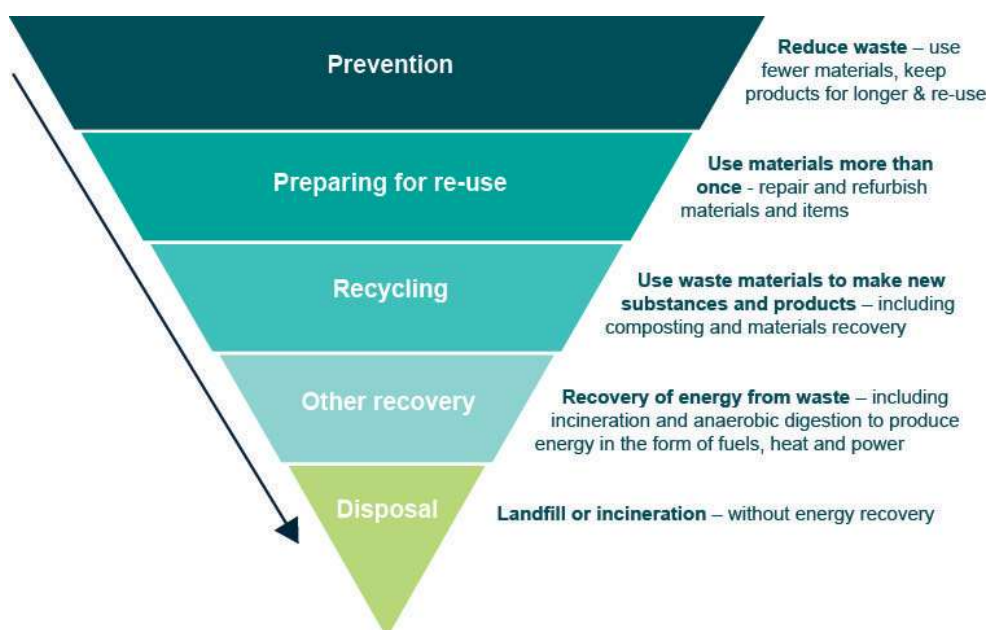


Figure 3.1: The Waste Hierarchy, Defra 2011

3.3 Waste Arisings & Management

- 3.3.1 Consideration should be given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications, to support an environmentally sensitive and high-quality development.

Construction Waste

- 3.3.2 At this stage it is only possible to provide high-level estimates of the expected volumes of construction waste arising through the construction process.
- 3.3.3 The estimated waste arising from the construction of buildings at Proposed Development has been calculated using established national SmartWaste benchmarks based on the Building Research Establishment's (BRE) Smart Waste Benchmark Data (BRE, 2024)¹.
- 3.3.4 Waste from the construction of the Proposed Development is estimated to be approximately **2,685 tonnes**. However, this quantity will be confirmed within the SWMP, once a Principal Contractor has been appointed and detailed designs have been finalised.
- 3.3.5 Detailed assessments of waste arisings for the construction stage will be undertaken within a separate Detailed SWMP, when more details are known on the construction process for each phase prior to works commencing on Site.
- 3.3.6 The Detailed SWMP prepared at the next stage of the planning application will include a plan of the Site under construction, detailing all material storage areas and related infrastructure. This will identify areas for stockpiled materials to be put aside to maximising reuse where possible. The waste collection facilities and location within the Site should also be identified where possible.
- 3.3.7 The implementation of segregation at source will enable the Proposed Development to reuse both within, and if appropriate outside of, the Site boundary if there is the need to transfer waste off the Site. All waste will be managed by authorised waste contractors and in line with the Waste Hierarchy.
- 3.3.8 Reporting of the final destination of all waste streams (beyond the Materials Recycling Facility) should be provided as soon as possible once a contractor has been appointed. Details of the final destination of waste generated by the Proposed Development will therefore be updated with relevant information within the Detailed SWMP once the contractors area appointed.

3.4 Excavation

- 3.4.1 Initial estimates for cut and fill on site indicate that there is a need to import 35,000m³ of fill. The intention is for this material to be received from the wider Imberhorne Farm Development undertaken in accordance with CL:AIRE Definition of Waste: Code of Practice (DoW:CoP)², or under Environmental Permit or Waste Exemption.

3.5 Demolition

- 3.5.1 The site is a green field site and as such no demolition expected to occur and no demolition waste is expected to be generated.

¹ SMARTWaste BRE Benchmark Data – Issued August 2024

² CL:AIRE DoW:CoP provides a clear, consistent and efficient process which enables the reuse of excavated materials between sites. Use of the DoW CoP supports the sustainable and cost-effective development of land. It can provide an alternative to Environmental Permits or Waste Exemptions.



4 Roles and Responsibility

4.1 Introduction

- 4.1.1 This section sets out the roles and responsibilities of the project team members in relation to waste management.
- 4.1.2 The purpose of setting out responsibilities within this Outline SWMP is to identify individuals to deliver certain aspects of the SWMP.

4.2 Roles and Responsibilities

The Applicant

- 4.2.1 The Applicant is responsible for the overarching Waste Management Plan for the Proposed Development, and for preparing this Outline SWMP, to accompany the Planning Application.
- 4.2.2 The Applicant will ensure that all contractors engaged in the project have an obligation to reduce the quantity of waste likely to arise from the Proposed Development, and to ensure any waste that does arise is managed in an appropriate manner, under the approach set out in the Waste Management Plan.
- 4.2.3 The Applicant is responsible for providing reasonable direction to any contractors and, in collaboration with the Principal Contractor, for the review and revision of the SWMP as necessary.

Design Team

- 4.2.4 The design team will be responsible for reducing the quantity of waste likely to arise from the development through the design process. The design team will consider the Waste Hierarchy, to optimise reuse, recycling and recovery opportunities for the purpose of minimising waste as far as possible. Example actions could include:
 - **Structural Optimisation:** Design buildings to maximise material efficiency, minimising excess waste.
 - **Material Selection:** Choose durable, reusable, and recyclable materials to reduce waste generation and facilitate future deconstruction.
 - **Modular and Prefabricated Components:** Utilise prefabrication and modular design to reduce on-site waste and improve efficiency.
 - **Standardisation and Dimensional Coordination:** Employ standardisation and dimensional coordination to minimise material waste and streamline construction.
 - **Design for Deconstruction:** Incorporate design features that enable easy disassembly and material recovery at the end of the building's life cycle.
 - **Design for Flexibility:** Consider future adaptability and modifications to minimise the need for demolition and rebuilds.



Principal Contractor

4.2.5 The Principal Contractor (once appointed), will be responsible for the following:

- Identifying specific individual(s) (by name or job title) responsible for implementing the SWMP.
- Implementing the SWMP during the construction phase of the Proposed Development. This includes responsibility for co-ordinating the management of all onsite waste streams, and the overall segregation, storage and collection of waste.
- Ensuring that waste produced during construction is reused, recycled, and recovered, as far as reasonably practicable.
- Keeping all waste management duty of care documentation and, in collaboration with the developer, for making any necessary updates to the SWMP and associated records.
- Fulfilling waste management duty of care requirements and ensuring the lawful disposal of 'Directive Waste' (along with the appointed waste transfer company(ies) and the receiving waste site).
- Ensuring that any sub-contractors are aware of and follow the procedures necessary to be compliant with the SWMP.
- Ensuring that all onsite employees, including those of sub-contractors, are provided with appropriate training to understand the requirements of the SWMP.

Procurement

4.2.6 The person(s) responsible for the procurement of materials (who may be an employee of the Principal Contractor) will be responsible for, where possible, procuring materials that:

- Contain recycled content
- Have low or no packaging
- Are purchased from suppliers that have a "buy-back" strategy for unused material
- Consider Just-in-Time delivery for material deliveries to minimise on-site storage and potential waste due to damage or spoilage

4.2.7 All material suppliers should, where possible, have certified environmental standards.

4.2.8 The person(s) responsible for the procurement of services (who may be an employee of the Principal Contractor) will be responsible for appointing waste management contractors that are suitably licenced and are compliant with duty of care obligations.

Sub-contractors

4.2.9 Any sub-contractors will be responsible for compliance with the SWMP in use by the Principal Contractor and may be required to produce their own waste management documentation as necessary.



5 Monitoring and Reviewing

5.1 Monitoring

- 5.1.1 The waste generated during the project should be recorded and monitored by the Principal Contractor. The example Waste Data Sheet template provided in [Appendix A](#) can be used, although alternative compliant formats are acceptable.
- 5.1.2 The Principal Contractor must complete a new Waste Data Sheet at least every month and at the end of the Scheme. Waste Transfer Notes prepared each time waste leaves the site will allow consistent monitoring between these time periods.
- 5.1.3 The volume/tonnage of waste generated (or sent off-site), as well as the percentage or volume/tonnage reused, recycled or disposed will be recorded throughout the construction phase.
- 5.1.4 Duty of Care documents will be retained and kept with the SWMP documentation on-site by the Principal Contractor.
- 5.1.5 Where waste data is obtained from licensed external waste contractors, the data needs to be reliable and verifiable.

5.2 Reviewing

- 5.2.1 Both the Applicant and the Principal Contractor are responsible for ensuring that the SWMP is reviewed and updated accordingly at regular intervals, and as necessary throughout the construction phase. The Principal Contractor will provide a monthly report to the Applicant on the progress of the SWMP.



Appendix A Example Monitoring Templates



Outline Site Waste Management Plan
Kingscote Place, East Grinstead

Duty of Care Documentation

Waste Type in Skip	EWC Code	Inert/Non-Hazardous/Hazardous	Waste Carrier Name (and/or broker name)	Waste Carrier License Number	License Expiry Date	Name of End Destination	Landfill License or Waste Transfer Station Registration Details	Weight (tonnes) or Volume (m³) removed from site	Confirmation that Registered Waste Infrastructure received Waste and Date
Waste Activity License/Exemption			Details of License/Exemption (including expiry date and limitations to license)				Comments		



Outline Site Waste Management Plan
Kingscote Place, East Grinstead

Material Use On-Site	Quantity Ordered (if known (units, tonnage or m ³))	Estimated Waste (5% of materials ordered for example)	Quantity Wasted (units, tonnage or m ³)	Volume Reused on-site (units, tonnage or m ³)	Volume Reused off-site (units, tonnage or m ³)	Volume Recycled on-site (tonnage or m ³)	Volume Recycled off-site (tonnage or m ³)	Volume Landfill (tonnage or m ³))	Final % of materials ordered disposed to landfill

Waste Collation Data Information



Outline Site Waste Management Plan
Kingscote Place, East Grinstead

Useful Waste Catalogue Codes

Waste Material	EWC
Bricks	17-01-02
Concrete	17-01-01
Contaminated rags/cloths/wipes	15-02-02*
Contaminated spill materials	15-02-02*
Fluorescent Tubes (FT)	20-01-21*
Mixed Municipal Waste	20-03-01
Glass	17-02-02
Mixed Metals	17-04-07
Paper and Cardboard	20-01-01
Plasterboard	17-08-02
Plastics	17-02-03
Soil & Sands not containing dangerous substances	17-05-04
Wood	17-02-01

Appendix C Waste Storage Calculations



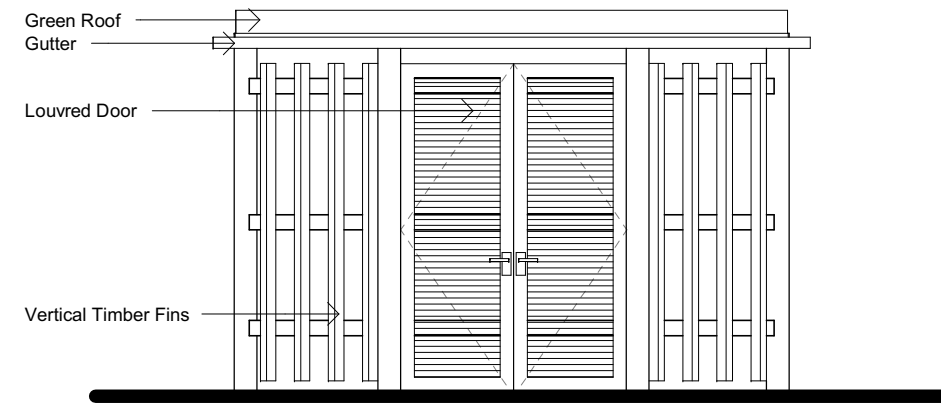
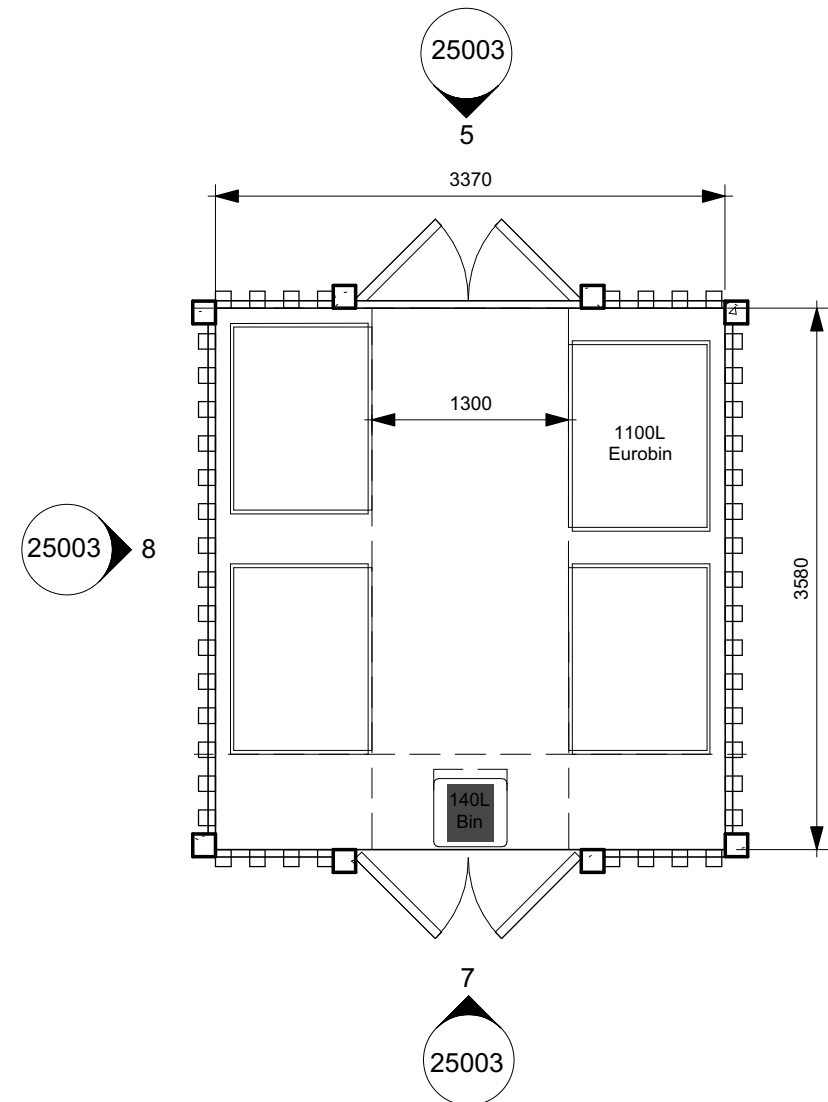
Accommodation type	Description	Bed	Person	Units	Number of Bins Required			
					Refuse (240L)	Recycling (240L)	Food Waste (23L)	Garden (240L) optional
Bungalow	2 Bed	2	4	4	4	4	4	4
	3 Bed	3	5	6	6	6	6	6
	3 Bed	3	5	6	6	6	6	6
	Total			16	16	16	16	16
Apartment	Block A	Bed	Person	Units Split	Refuse (1100L) 50%	Recycling (1100L) 50%	Food Waste (140L)	Garden
	1B2P*	1	2	3	0.4	0.4		
	2B3P	2	3	2	0.3	0.3		
	2B4P	2	4	8	1.2	1.2		
	3B5P	3	5	2	0.3	0.3		
	Total			15	2.2	2.2	1	
	Block B	Bed	Person					
	1B2P	1	2	2	0.3	0.3		
	2B4P	2	4	6	0.9	0.9		
	3B5P	3	5	4	0.6	0.6		
	Total			12	1.7	1.7	1	
	Block C	Bed	Person					
	1B2P	1	2	2	0.3	0.3		
	2B4P	2	4	6	0.9	0.9		
	3B5P	3	5	4	0.6	0.6		
	Total			12	1.7	1.7	1	
	Block D	Bed	Person					
	1B2P	1	2		0.0	0.0		
	2B3P	2	3		0.0	0.0		
	2B4P	2	4	8	1.2	1.2		
	3B5P	3	5	6	0.9	0.9		
	Total			14	2.0	2.0	1	
	Block E	Bed	Person					
	1B2P	1	2	2	0.3	0.3		
	2B3P	2	3		0.0	0.0		
	2B4P	2	4	6	0.9	0.9		
	3B5P	3	5	2	0.3	0.3		
	Total			10	1.5	1.5	1	
	Block F	Bed	Person					
	1B2P	1	2	3	0.4	0.4		
	2B3P	2	3	2	0.3	0.3		
	2B4P	2	4	8	1.2	1.2		
	3B5P	3	5	4	0.6	0.6		
	Total			17	2.5	2.5	1	
	Block G	Bed	Person					
	1B2P	1	2	3	0.4	0.4		
	2B3P	2	3	2	0.3	0.3		
	2B4P	2	4	8	1.2	1.2		
	3B5P	3	5	2	0.3	0.3		
	Total			15	2.2	2.2	1	
	Block H	Bed	Person					
	1B2P	1	2	3	0.4	0.4		
	2B3P	2	3	2	0.3	0.3		
	2B4P	2	4	8	1.2	1.2		
	3B5P	3	5	2	0.3	0.3		
	Total			15	2.2	2.2	1	
	CFB	Bed	Person					
	1B2P	1	2	4	0.6	0.6		
	2B4P	2	4	2	0.3	0.3		
	3B5P	3	5	2	0.3	0.3		
	Total			8	1.2	1.2	1	
Total all				134	17	17	9	

Gardening undertaken by contractor who will remove waste.

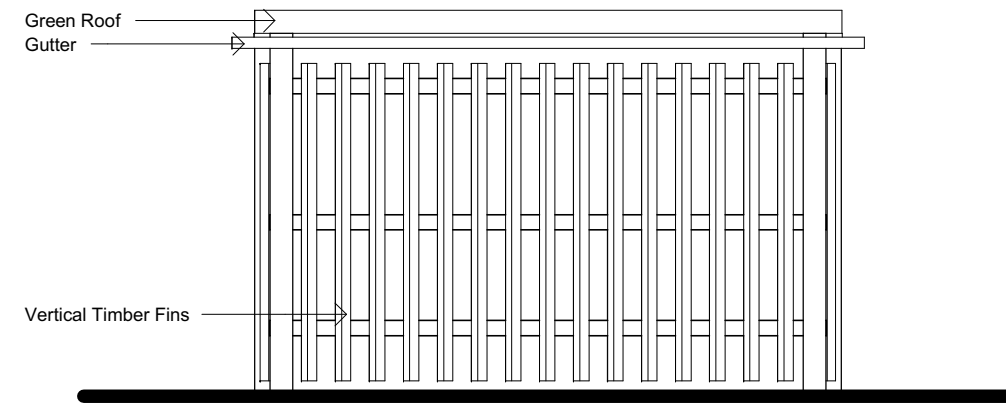
Appendix D Communal Bin Stores: Plans and Elevations



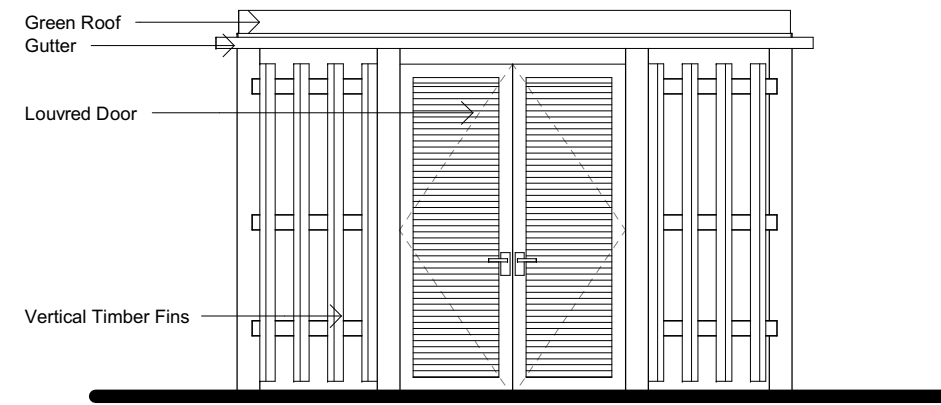
Bin Store A
Bin Store B
Bin Store C
Bin Store D



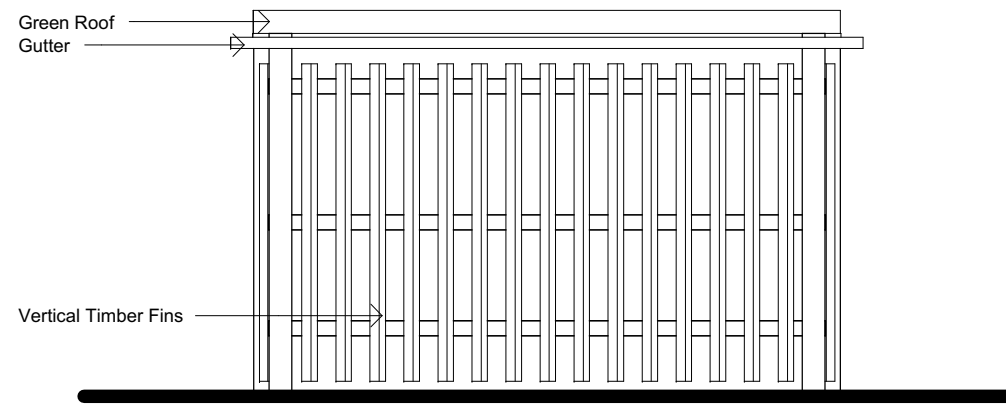
Bin Store A - Elevation 1 - a
1 : 50



Bin Store A - Elevation 2 - a
1 : 50

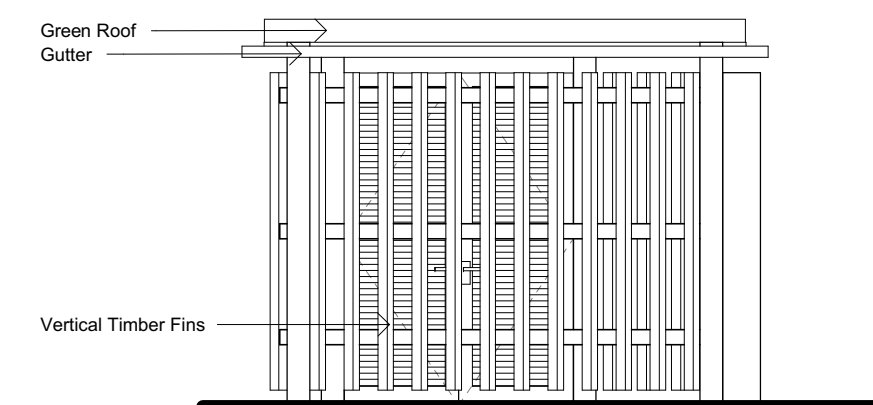
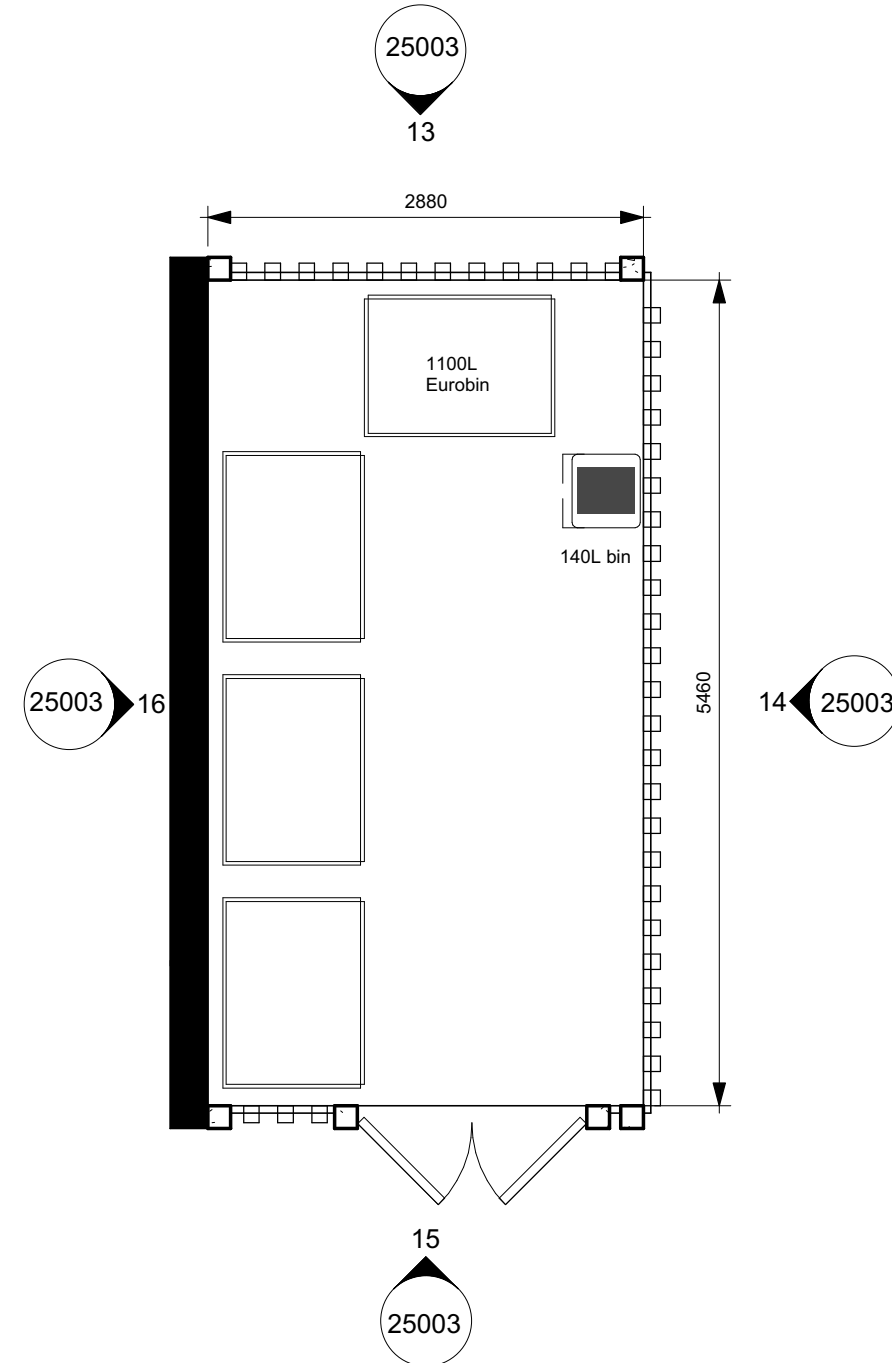


Bin Store A - Elevation 3 - a
1 : 50

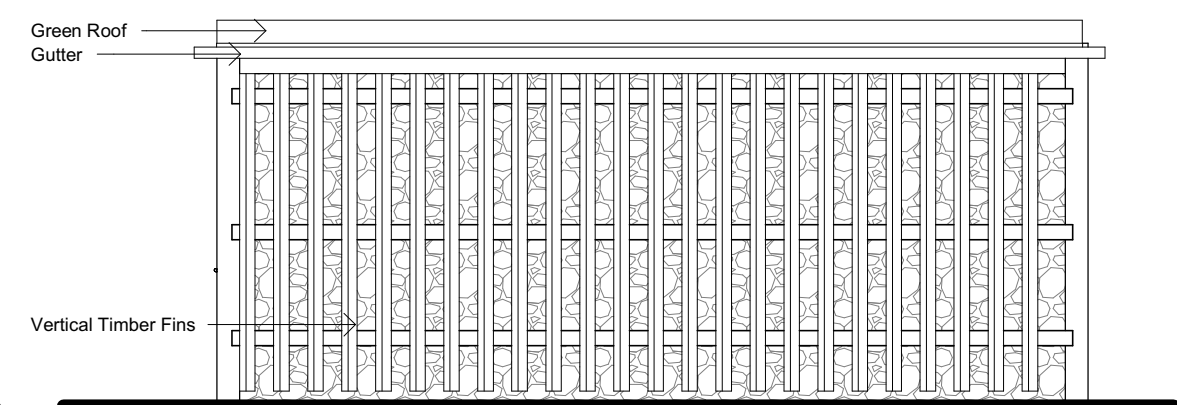


Bin Store A - Elevation 4 - a
1 : 50

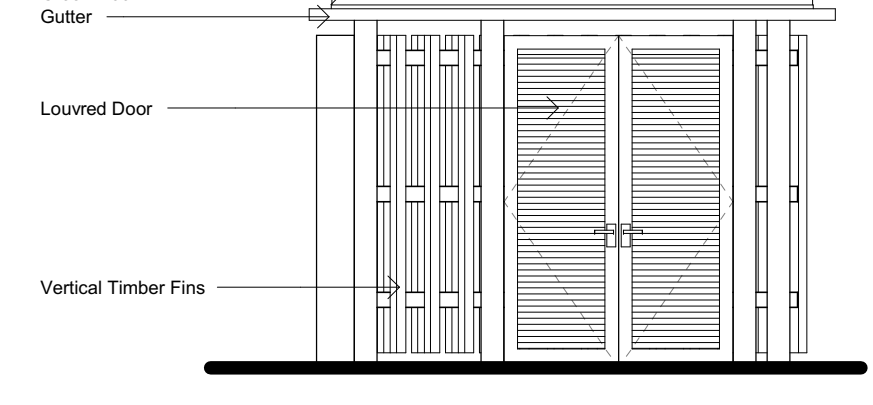
1 | Bin Store A - Level 0
1 : 50



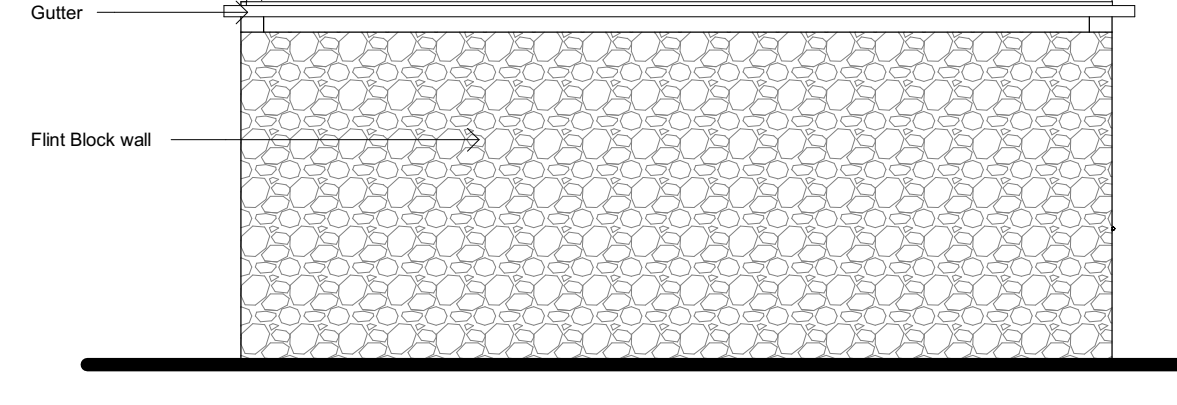
Bin Store C - Elevation 1 - a
1 : 50



Bin Store C - Elevation 2 - a
1 : 50

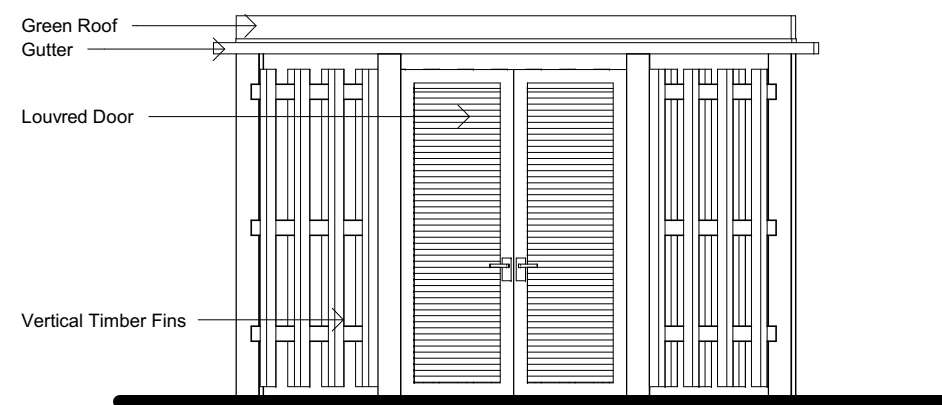
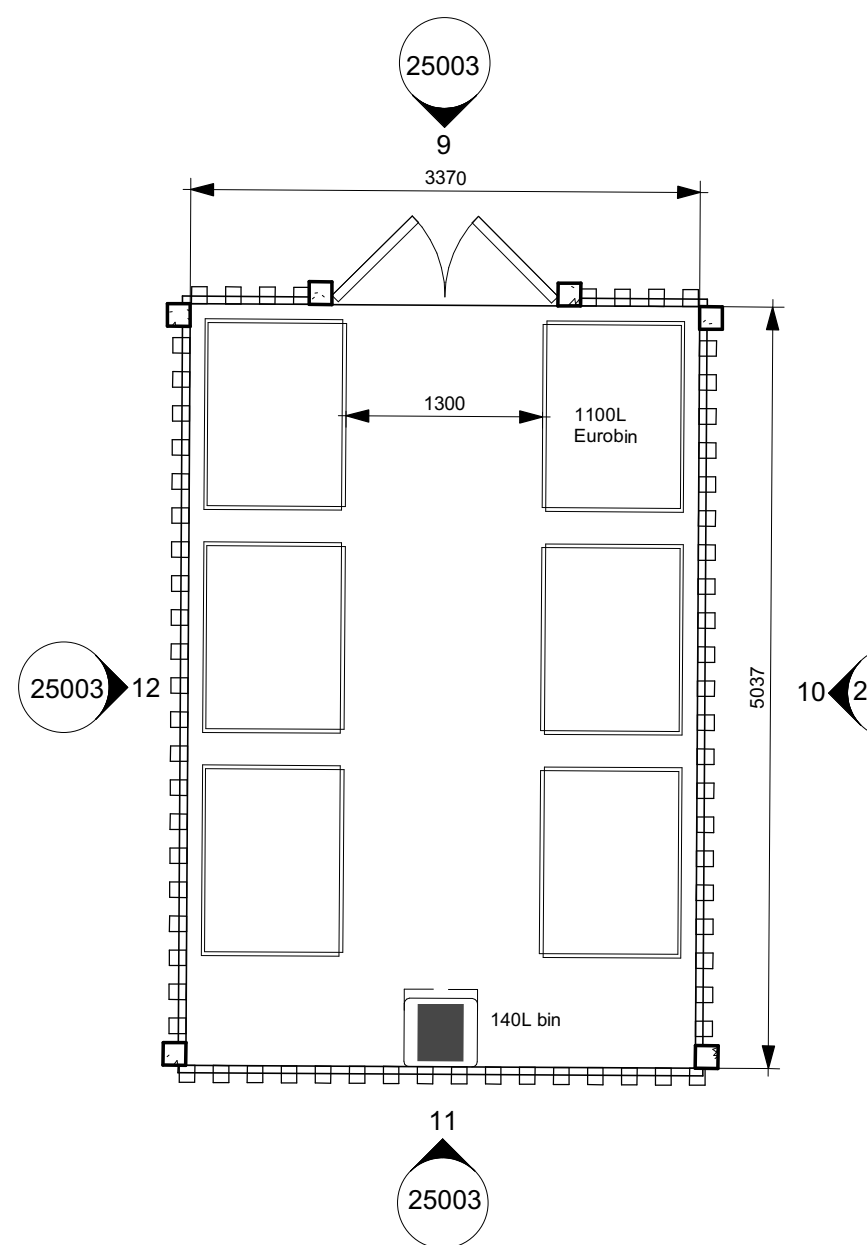


Bin Store C - Elevation 3 - a
1 : 50

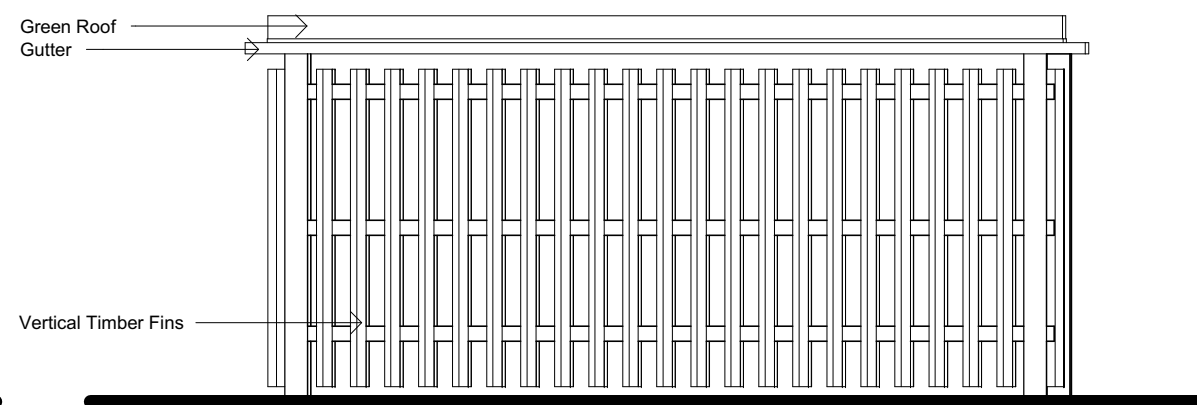


Bin Store C - Elevation 4 - a
1 : 50

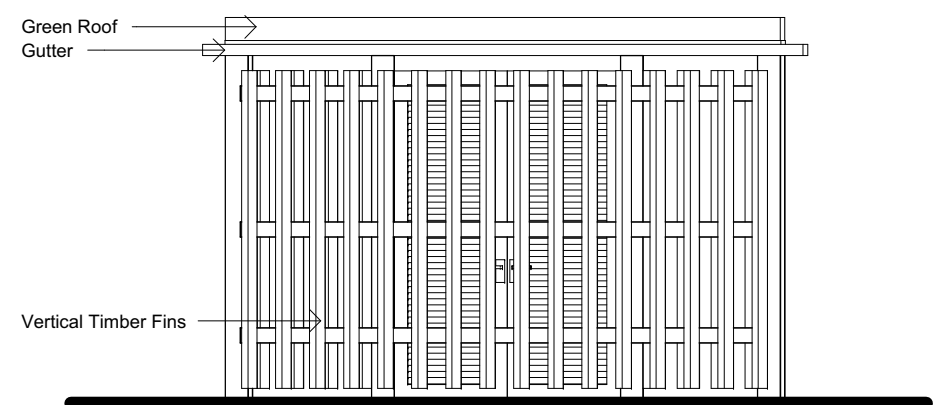
3 | Bin Store C - Level 0
1 : 50



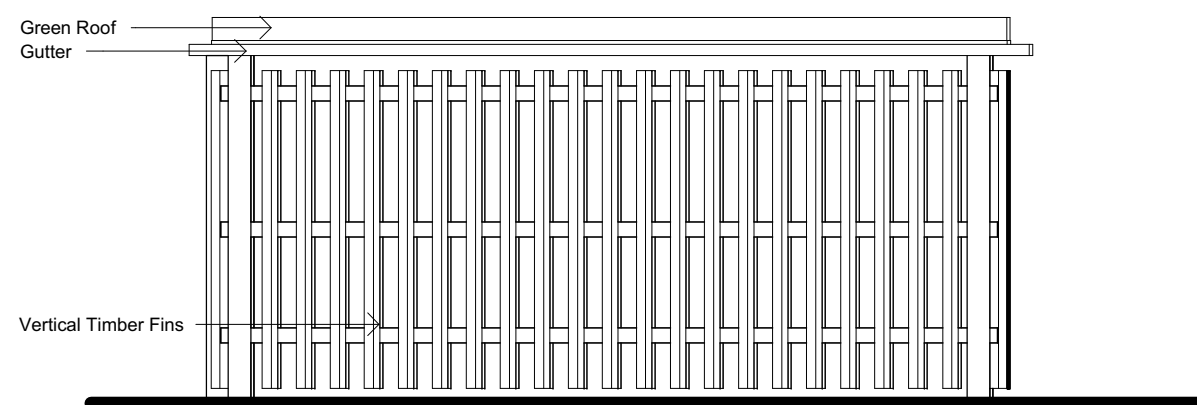
Bin Store B - Elevation 1 - a
1 : 50



Bin Store B - Elevation 2 - a
1 : 50

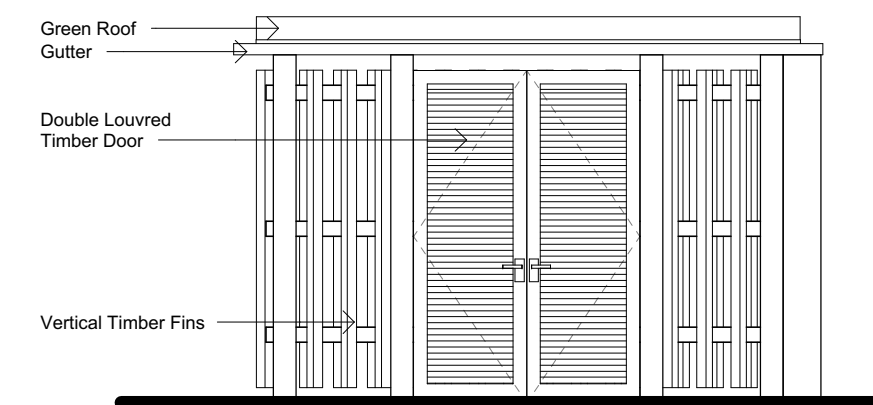
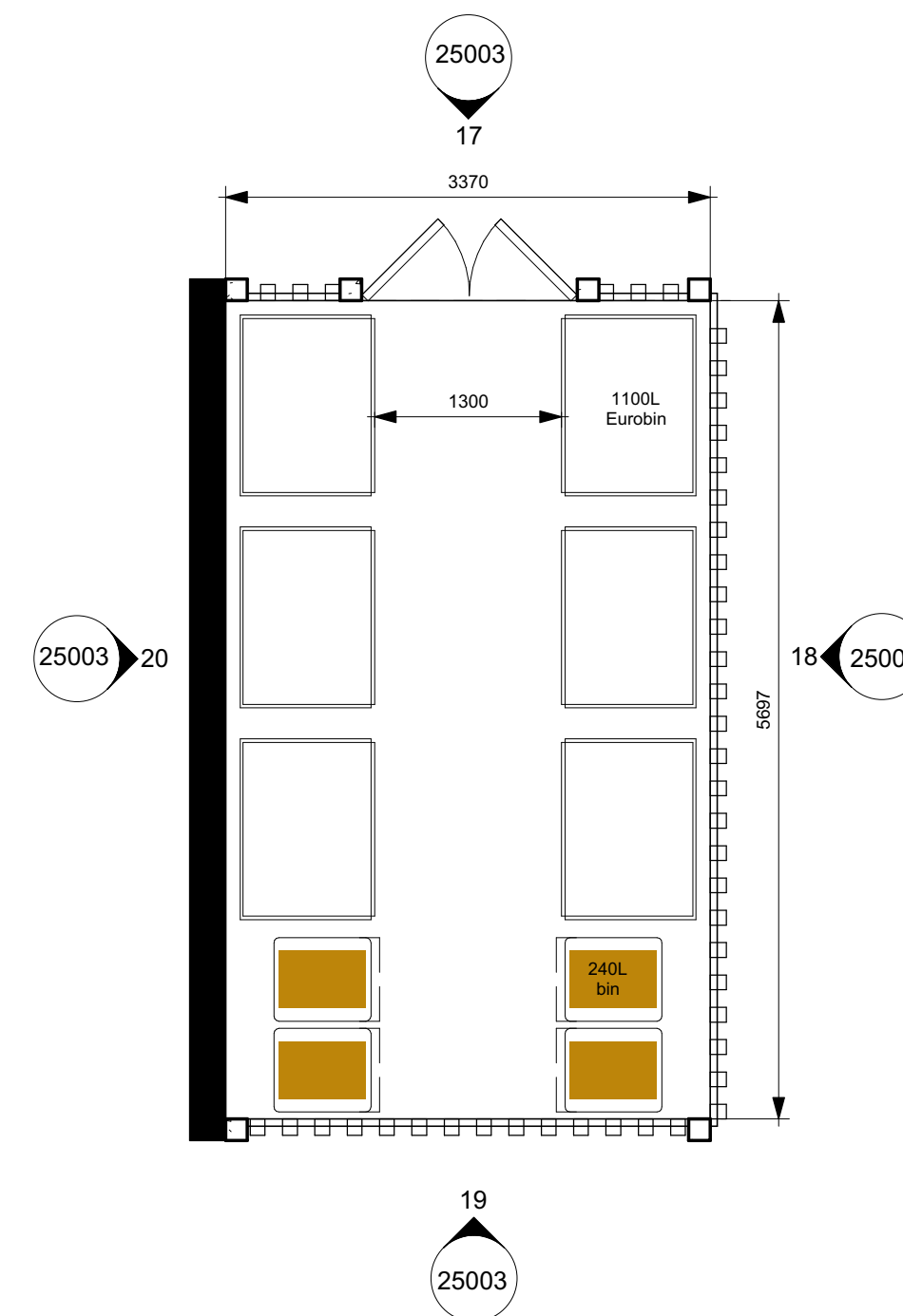


Bin Store B - Elevation 3 - a
1 : 50

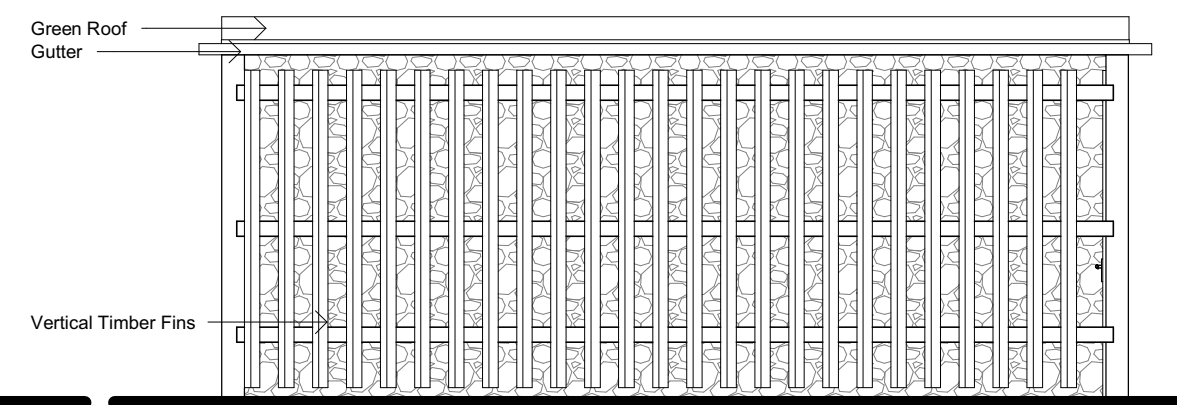


Bin Store B - Elevation 4 - a
1 : 50

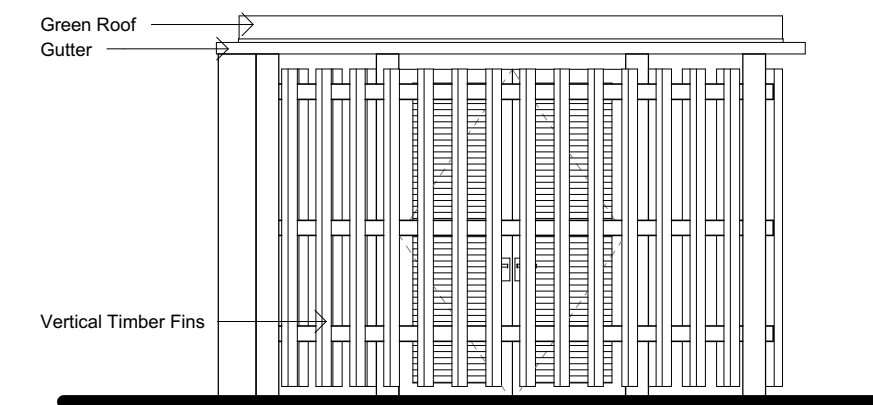
2 | Bin Store B - Level 0
1 : 50



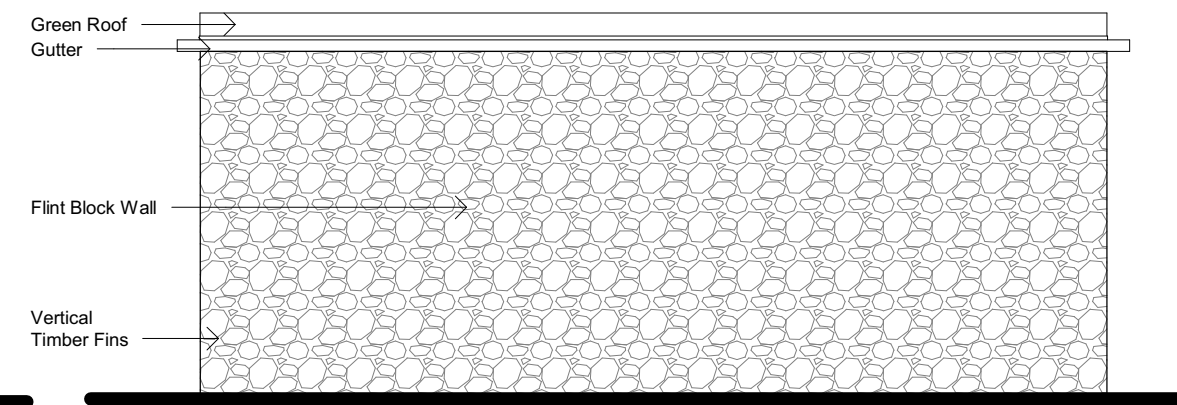
Bin Store D - Elevation 1 - a
1 : 50



Bin Store D - Elevation 2 - a
1 : 50



Bin Store D - Elevation 3 - a
1 : 50



Bin Store D - Elevation 4 - a
1 : 50

4 | Bin Store D - Level 0
1 : 50

0m 1m 2m 3m 4m

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed:
Topographical survey file name : 3.2.4 16186-100-AA_Y-RevC produced by Maltby Land Surveys LTD, XXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX.

Rev	Date	Description
P01	10.08.2028	Draft Planning Issue
P02	25.08.2028	Planning Submission

Dwn	Ckd
RB	SA
RB	SA

Drawn	BF
Checked	RB
Date	29/06/2026
Scale @ A1	1 : 50

Kingscote Place, East Grinstead
Communal Bin Stores Plans & Elevations

Project	Origin	Function	Space	Form	Discipline	Number
KCP - PRP - ZZ -			ZZ -	DR -	A -	25003
Revision						Status
P02 -						S0 - Initial status

PRP