

Consultation Response from KC Waste Strategy (Refuse & Cleansing)		
PA no. & address: 2021/91871 - Land adj, High Street and Challenge Way, Hanging Heaton, Batley		
Proposal: Erection of residential development (55 dwellings) including access and associated infrastructure REVISED PLANS		
Date Responded: 21/07/2021	Responding Officer: Carol Oakden	Responding Ref: WPN-21-008R1

NOTES/COMMENTS:

Original comments (27/05/2021) with further comments on revised layout plan (drawing number 301 Rev11) highlighted:

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority.

To meet the operational requirements of the Authority the following issues need to be addressed. Solving these will help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. This will also enable the proposal to better meet the policy requirements of LP24 part d (vi), LP43 and the Kirklees Highway Design Guide SPD in respect of refuse collection. Ultimately this will be to the benefit both residents and the Authority for the life of the development.

Waste storage and presentation:

- Detached and semi-detached properties on the layout plan have private rear gardens which provide easily accessed, suitable bin storage opportunity away from the street scene. However, rear access for mid-terraced properties is via convoluted footpaths routed to the rear of neighbouring gardens. In practice, these are unlikely to be used as they create long distances to move bins and this often result in bins being stored to the front of properties under windows or next to doors, presenting a fire hazard, a visual intrusion and exposing them to the potential for unauthorised use, theft and damage. The opportunity to provide secure, screened storage to the front of such plots should be explored. ***This has not been specifically addressed on the revised layout, however there are now fewer properties affected by this rear access design which should reduce the incidence of bin blight in the streetscene.***
- Communal bin presentation points have been identified for most of the private shared driveways except for plots 15-18 which needs adding. ***This has been added and is acceptable.***
- The communal collection point for plots 41 to 45 needs to be closer to the adopted highway to reduce the drag distances for collection crews. ***This has been moved to a suitable location and the amended layout/house types on this private shared drive allow for better external space and therefore bin storage options.***

- Some of the communal presentation points appear to be shown as grassed areas which are unsuitable. These should be level, hard surfaces that cannot be damaged by bin wheels or result in muddy trails from moving bins on grass in inclement weather. ***These now all appear to be hard surfaced.***

Refuse Collection Vehicle access:

- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle is vital to the Council's ability to discharge its obligation to collect waste from domestic properties. This obligation will exist in perpetuity on any residential development and as such will be a critical consideration in the layout of the site if approval is granted. Parked cars are a perpetual problem for RCV access and as such it is important to account for potential parking spaces, even where these are undefined, in the swept path analysis. The Authority defers to Highways colleagues for technical analysis of the road layout and swept paths in respect of RCV access, but offers the following observations in this regard:
 - The submitted swept path drawings do not account for the potential locations of parked cars on the street – for example along the rear elevation of the neighbouring Working Mens Club site which would impact on the viability of the turning head for an RCV;
 - There appears to be very little visitor parking to help alleviate any potential on-street parking issues. ***Some visitor parking has been added. The swept path demonstrates that a parked vehicle along the WMC rear elevation would prevent the turning area being useable for an RCV, most likely resulting in a long reverse manoeuvre. The inclusion of visitor parking specifically along this shared surface road is important in helping to prevent such parking.***

If properties are to be occupied before the site construction is complete, provision must be made for temporary waste collection in consultation with the Council's waste collection service to ensure that new residents can receive a suitable service whilst construction work on the site is still underway. RCVs will not enter a construction site. The following condition should be applied to deal with this: ***This condition is still required***

“Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.”

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

Policy context:

1. Local Plan Policy LP24 (part d.vi) and National Planning Policy for Waste (para 8) by –“incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste”
2. Local Plan Policy LP43 Waste Management Hierarchy “The council will encourage and support the minimisation of waste production and support the re-use and recovery of waste materials including, for example, recycling, composting and Energy from Waste recovery”.
3. Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
4. Scheme design should conform to Building for a Healthy Life (2020); Building Regulations 2010 part H6; and British Standard 5906:2005 Waste Management in Buildings Code of Practice.
5. Further advice and full guidance is contained in the **Kirklees Waste Management Design Guide 2020** (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the **Kirklees Highway Design Guide SPD** found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>