

**Consultation Response from Mike Hibbert,
KC Waste Strategy(Refuse & Recycling)**

2023/92075 Seventy Acre Farm, Meltham Road, Honley, Holmfirth, HD9 6RG

Demolition of existing buildings, conversion, alterations and extensions to existing barns to form 10 dwellings together with associated garages, accesses, parking spaces, landscaping, drainage pond and boundary treatment. Alterations to existing access road and formation of new (diverted) bridleway.

Date Responded: 02/08/2023.

Responding Officer: Mike Hibbert

Responding Ref: WPS 23-042

NOTES/COMMENTS:

The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority. They are intended to help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. Addressing these 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:

The application is for the Conversion, alterations and extensions to existing barns to form 10 dwellings together with associated garages, accesses, parking spaces, landscaping, drainage pond and boundary treatment.

- The application form refers to provision of the residential bins. The proposed site drawing ref Dwg 22146-0301-P06 dated 22/06/23 shows the location of bin storage and Bin Presentation Points (BCP's). The accompanying Design and Access Statement states "Vehicle Tracking has been incorporated into the site layout, ensuring sufficient turning space for a Fire Tender vehicle on each track, as well as providing sufficient space for the Kirklees Refuse Vehicle to comfortably turn and exiting the site in a forward gear. Each dwelling has been accommodated with a bin store and collection point. To keep travelling distances convenient for occupants and refuse vehicle personnel, we propose a communal storage location adjacent the courtyard. This bin store is to be constructed in blockwork and clad in timber to make it a permanent structure and aesthetically appropriate, with sufficient space to accommodate the bins for each respective dwelling."
- The Plan shows bin storage in the rear gardens of Plots 1-3 with a screened Bin Collection Point (BCP) located adjacent to the access track and new timber clad garage. Access from bin stores in rear gardens to the BCP is via gated access that must be wide enough to enable passage of a wheeliebin.
- In view of the Kirklees Council waste strategy and forthcoming changes to waste collection services it would be appropriate to have storage areas that can accommodate 3 x 240 ltrs bins. As the proposed dwellings have private gardens,

opportunities to encourage composting should be sought to better meet the council's 'clean and green' objectives for waste reduction.

- Guidance indicates the storage footprint for a 240ltrs wheeliebin is 940mm x 780mm with enough room to allow removal of the bin from the store. The bin store should be constructed to the specifications detailed in the **Kirklees Waste Management Design Guide 2020**.
- Currently access to the gardens for Plots 4 to 11 is through the dwellings. The plan shows provision of a screened Bin store / BCP adjacent to the access track and opposite the courtyard. This store needs to be large enough to accommodate potentially 24 individual wheeliebins or if communal bins are utilised this would equate to 1,920 ltrs e.g., 4x 1100ltrs wheeliebins (2 x 1100ltrs residual and 2 x 1100ltrs recycle). A preferable solution would be to have (at least for Plots 6 to 11) storage in the rear gardens with access gates so residents can transfer wheeliebins to the BCP on collection day. This would also reduce the size and therefore visual impact of the store/BCP.
- The location of BCP's as shown on the plan are acceptable.

Refuse Collection Vehicle access:

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 access road should be regraded and surfaced to a standard that can accommodate passage of an 18 tonne RCV.
- Suitable site access and manoeuvrability space for a Refuse Collection Vehicle (RCV) 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.
- It is welcomed that design incorporates a turning head to the side of Plot 1. The road layout should have a swept path analysis that demonstrates accessibility to the site for an 18 tonne RCV. 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.
- Consideration must be given to the process of waste collection for properties that are occupied before the whole site is complete. Temporary measures may be required to allow waste to be stored/presented at an accessible location. The Authority will not enter construction sites for the purpose of domestic waste collection.

Full detailed guidance on waste management requirements can be found in in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (available on the Planning advice notes page at: <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>)

Waste policy context:

- 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”
- 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”.
- 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.
- Further advice on Highway matters is contained in the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>