

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

2023/92966 Land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB

Demolition of existing dwelling and erection of 87 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works

Date Responded: 1/11/2023.

Responding Officer: Mike Hibbert

Responding Ref: WPN 23-055

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.

The proposed development is for 87 dwellings. Outline permission was granted for the site ref 2019/60/90902/E.

The applicant has submitted Refuse Management Ref Dwg1694-122 Rev- dated 01.23. The location of bin stores, bin collection points and drag out routes is shown by

* BIN STORE

* BIN COLLECTION

— BIN CIRCULATION

- All dwellings will require space to store 3 x 240ltr wheeled bins to ensure future waste segregation requirements can be met. 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.
- It is noted that Plots 65 to 69, 70, 75 to 78 and 84 to 87 have bin storage to the front of dwellings due to the topography of the site. This is acceptable, but bins should not be located under windows/ next to doors. Wheeliebins located at the front of properties will be set within the Streetscene and therefore should be screened and secured to prevent bin blight, the spread of waste into the street, unauthorised use and theft/damage to bins.
- Plot 80 is in the middle of a block of three properties. The access from the rear garden has a convoluted pathway routed across the back of Plot 79. As this can discourage residents from returning bins to the rear, resulting in bin blight in the Streetscene it may be more appropriate to have a bin store at the front of the property.
- The remaining properties have bin stores in the rear gardens that is appropriate.

- The Authority will not take an RCV into private drives or roads that are not built to adoptable standards as those shown outside Plots 2 -3, between Plots 22 and 24 and between 52 and 56. On this basis Plots 2-3, 24-28, 33-43, 66-69,76-78 will need communal presentation points for bins. These must be large enough for the number of bins to be collected and be on level, hard surfaces such that grouped bins do not cause obstruction to the highway, drives or pedestrian movement on collection day. Details on the specification and dimensions of storage and presentation points can be found in the Kirklees Waste Management Design Guide 2020.
- The layout plan shows the location of bin collection points (BCP's) for presentation of wheeliebins. Bin Collection Points must be located no more than 25m from the curtilage of the property in accordance with Building Regulations 2010 Part H section 1.8. and in guidance BS5906:2005. The distance from the BCP to the adopted highway should be a maximum of 10m.
- Plots 2 and 3 require identification of a BCP adjacent to the adopted highway. The distance from Plot 2 to the adopted highway is approximately 15m so within guidance distance.
- Plots 24 to 28 are on the limit of the drag out distance of 25m to the BCP with then 8m to the adopted highway.
- Plots 52 to 56 are located on a private drive. The BCP is shown next to Plot 52. The drag out distance from the properties to the BCP is acceptable but the BCP is in excess of 8m from the highway. Relocation of the BCP next to the highway will make the drag out distance from Plots 52 and 56 still under 25m. Plots 53,54 and 55 would be in excess of the limit specified in guidance, this however would be preferable solution without relocation of the properties.



- 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 adjacent to the nearest

adopted highway. The Authority will not enter construction sites for the purpose of domestic waste collection. A pre-occupation condition will be required to address this.

- On large sites such as this, waste storage and collection can require careful consideration and the identification of space within the site layout is critical. As such, the details of these arrangements should not be left to Planning conditions.

Refuse Collection Vehicle access:

With regards to turning circles and sweep analysis colleagues in Highway Development will be able to provide more informed comments but the following observations should be addressed:

- Suitable site access and manoeuvrability space for a large 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, manoeuvrability must be demonstrated from the outset.
- **The WCA has a strong preference for Looped Road layouts. Although there may be some constraint due to the gradient, it would be welcomed if site road adjacent to plots 11 and 34 could be connected and this would remove the requirement for a turning head between plots 5 and 6.**
- The proposed road layout includes turning heads between plots between Plots 5-6, 71-72 and 81-82. The turning facilities must be demonstrably sufficient for an 11.22m refuse collection vehicle and opportunities for parking in the turning areas must be designed out. Swept path analysis must show the manoeuvrability of this vehicle throughout the site, demonstrating the safe passing of other vehicles likely to be using the road – either parked or moving.
- 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 when assessing RCV access around the site. As the turning head between Plots 5 and 6 is not visible from the entrance to this portion of the development, if the turning head is blocked by parked cars this would require a long reversing manoeuvre. **The Waste Industry Safety and Health (WISH) Forum guidance states “Reversing causes a disproportionately large number of moving vehicle accidents in the waste/recycling industry. Injuries to collection workers or members of the public by moving collection vehicles are invariably severe or fatal. BS 5906: 2005 recommends a maximum reversing distance of 12 m.”**
- Angular road shapes such as that shown in the turning heads and driveways present difficulties for street cleaning and are a common area for litter and dirt to accumulate. This needs to be properly considered in any detailed proposals.
- The site roads serving Plots 11-22, 70-78 and 83-87 are shown as being surfaced with block paving. Confirmation is sought that all roads will be constructed to adoptable standards with dimensions/ sweep path analysis that will accommodate an RCV.

Full detailed guidance on waste management requirements can be found in in the **Kirklees Waste Management Design Guide 2020** (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”.
- Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
- 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>