

**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: 12/06/2024.

Responding Officer: Mike Hibbert

Responding Ref: WPN 24-009

NOTES/COMMENTS:

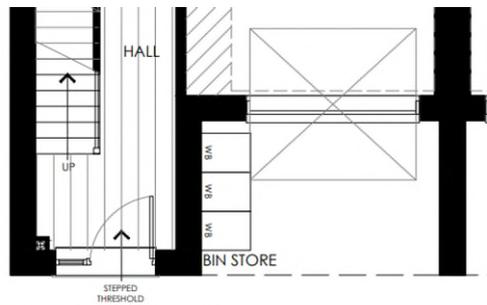
The following comments are made without prejudice and purely from the point of view of the Waste Collection Authority. They are intended to help create an environment that functions safely and efficiently for waste management; and reduce the negative impacts of bin blight on the neighbourhood. Addressing 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 D dated 02.05.24. The location of bin stores, bin collection points and drag out routes is shown by

-  BIN STORE
-  BIN COLLECTION
-  BIN CIRCULATION

- It is welcomed that that plan indicates that all the properties have 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, 75 to 78, 80 and 84 to 87 do not have bin storage to the rear of the dwellings due to the topography of the site. On the majority of these plots wheeliebins are shown in a waste storage area front of the property adjacent to the garage door. This location is acceptable if the fire risk assessment does not identify any issues.



LOWER GROUND FLOOR PLAN

- 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.
- Plots 24 to 28 are located on a private drive. The BCP is shown next to Plot 24, ideally this would be within 8m of the adopted highway.
- Plots 52 to 56 are located on a private drive. The BCP is shown next to Plot 59, ideally this would be within 8m of the adopted highway.

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.
- 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."**

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** which can be found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>