

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

**2024/90072 land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX**

**Discharge of conditions 13 (cycle parking), 14 (electric vehicle charging), 16 (waste management), 33 (air source heat pumps) and 36 (external lighting) of previous permission 2021/92086 for erection of 277 residential dwellings and associated infrastructure and access**

**Date Responded: 29/01/2024.**

**Responding Officer: Mike Hibbert**

**Responding Ref: WPS 24-001**

**NOTES/COMMENTS:**

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.

The application is for Discharge of Condition 16 of Planning permission 2021/92086 that approved erection of 277 residential dwellings and associated infrastructure and access.

Condition 16 states “Prior to the commencement of superstructure works, details of storage and access for collection of wastes from the residential units hereby approved, and details of management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall confirm that waste collection points shall not obstruct access to private driveways and shall include details of management measures (including measures to control odour and vermin) and measures to discourage fly tipping. The works and arrangements comprising the approved details shall be implemented prior to first occupation and shall be so retained thereafter unless otherwise agreed in writing by the Local Planning Authority.”

The Applicant has submitted Proposed Waste Collection Plan Ref BVF-16-02-15 Dated 29/11/2023 that includes a written proposals on bin storage.

**NOTE ON BIN STORAGE:**

ALL PLOTS WILL HAVE REAR ACCESS TO FACILITATE BIN STORAGE. THIS IS PROVIDED WITH EITHER A PATIO OR ADDITIONAL FLAGS. EXCLUDING APARTMENTS WHERE A COMMUNAL BIN STORE IS PROVIDED.

**MEASURES TO CONTROL ODOUR AND VERMIN AND DISCOURAGE FLYTIPPING.**

DURING CONSTRUCTION WE WILL TAKE RIGOUROUS MEASURES TO CONTROL ODOURS AND PREVENT VERMIN. THIS WILL INCLUDE REGULAR WASTE MANAGEMENT PRACTICES, THE USE OF APPROPRIATE WASTE MANAGEMENT CONTAINERS AND EFFECTIVE SITE MAINTENANCE TO ENSURE A CLEAN ENVIRONMENT FOR CONSTRUCTION ACTIVITIES AND THE SURROUNDING COMMUNITY. FLYTIPPING WILL BE DISCOURAGED BY THE USE OF APPROPRIATE SITE FENCING WHICH WILL PREVENT ACCESS INTO ANY UNOCCUPIED AREAS UNTIL SUCH TIME AS THE AREAS HAVE ADEQUATE SREETLIGHTING AND HAVE RESIDENTS OCCUPYING THE ADJACENT DWELLINGS WHICH WILL PROVIDE ACTIVE SURVEILLANCE FROM RESIDENTS.

POST CONSTRUCTION, ALL PLOTS ARE PROVIDED WITH SUFFICIENT SPACE TO THE REAR OF THEIR PROPERTIES WHERE BINS CAN BE SECURELY STORED. THE DEVELOPMENT HAS BEEN DESIGNED TO ENSURE ALL AREAS ARE WELL LIT AND HAVE NATURAL SURVEILLANCE FROM RESIDENTS TO DISCOURAGE FLYTIPPING.

The plan is annotated with the locations of bin storage and collection points, with details of colour coding described in the key.

## KEY



INDICATES WASTE COLLECTION POINT.  
PROVIDED AS 400mm x400mm FLAG.



INDICATES ON DRIVE WASTE COLLECTION  
POINT, SITUATED ON TARMAC DRIVE.



INDICATES SHARED PRIVATE DRIVE WASTE  
COLLECTION POINT FOR MULTIPLE DWELLINGS.  
PROVIDED AS 400mm x 400mm FLAG.



INDICATES BIN STORE FOR SHARED  
MAISONETTE GARDENS. ADDITIONAL FLAGS  
PROVIDED.



INDICATES COMMUNAL BIN STORE FOR THE  
CHARTERHOUSE HOUSE TYPE.

## Waste storage and presentation:

- On collection day the residents would need to transfer bins to a presentation point close to the adopted highway. These locations are shown on the plan. Guidance BS5906:2005 specifies that the maximum drag out distance from the property to the Bin Collection Point (BCP) is 25m. The following plots are in excess of this distance Plots 7&8 (41m), Plot 62 (32m), Plot 126 (34m) and Plot 127 (51m).
- There are Communal Bin Stores/Collection Points for Plots 191-199 and 200-204. Communal waste storage presents a fire risk and therefore must therefore comply with fire regulations (refer to BS 5906:2005 Waste Management in Buildings; Building Regs 2010 Part H6 and CFPA-E Guideline No 7:2022 F). Wheeliebins could be stored against the gable ends if there are no window openings above and the bins are contained within fire rated metal stores, otherwise guidance would indicate bins should be 6m from buildings.
- The communal waste store should be secure to prevent theft and unauthorised use/ fly tipping. If the gates to the bin store are to have a keypad to secure access these details will be required by the collection staff.
- Where communal bins are provided the drag out distance from the store to the highway/ BCP is 10m, that is the maximum specified in guidance and consideration should be given to relocating the bin stores closer to the highway. If individual bins are provided householders would need to present bins at a BCP on collection day.

- The bin store dimensions would depend on configuration and size of bins within the store. Additional information is required detailing waste storage, containers, capacity, and design of the waste storage compound including, screening, surfacing and security. Appropriate standards are detailed in the Kirklees Waste Management Design Guide 2020. Bin store surfaces should be durable and waterproof enough to withstand heavy duty cleaning such as power washing.
- The bin storage area and access routes to the Bin Collection Point (BCP) should be constructed to withstand point loading and movement, impacts of larger bins over time, and to resist future rutting, pitting, cracking or other such surface degradation that would impair bin manoeuvring. To facilitate loading of full wheeliebins the surface between the bin store and BCP/ highway should be smooth hard surface without kerbs.
- 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.
- The Waste Collection Authority will not enter active construction sites with a Refuse Collection Vehicle (RCV). The rationale is to avoid damage to RCV's due to inadequate roadways, potential impact between RCV's or collection crew with contractors' plant/ delivery vehicles and remove the necessity for collection staff to undertake mandatory health and safety induction by the site manager.
- The WCA will require the identification of a location close to the entrance of each phase, accessible from an adopted highway or other accessible road within the development, where temporary waste collection or bin collection points can be established.
- The WCA requires a meeting on site with the applicant, developer or site manager to discuss/ identify locations and confirm requirements in relation to access, surfacing and security for the temporary bin or waste collection points.
- Residents should not normally have to present their 240ltr wheeliebins at temporary Bin Collection Points if the drag distance is more than 25m.
- When residents move into properties the WCA expectation is that residents either have a short drag out of their wheeliebin to a BCP, drop off bags of their waste at the communal collection point/ temporary bin store near the site entrance or the developer can arrange collection from households and deposit waste at the temporary store until such time as the construction phase is released and routine kerbside bin collections from individual dwelling commences.
- Temporary waste collection points shall consist either of a compound where wheeliebin s can be placed or bulk containers, either 1100ltrs Wheeliebins or in specific cases a

closed skip. The frequency of collection of temporary waste containers by the WCA will be agreed with the site developer to reflect the number of residents using the containers.

- If an RCV or skip wagon is entering a site to service a temporary waste store, then there must be demarcation such that a turning head is fenced off from the active construction site. Long reversing manoeuvres by RCV's is a recognised safety risk for both collection staff and members of the public and must be avoided.

**The WCA encourages developers to bulk purchase 240ltrs directly from the WCA that they can then distribute to residents when they take possession of their new homes. This approach optimises delivery rather than individual homeowners having to contact the Kirklees Council to purchase their own wheeliebins.**

#### **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 Refuse Collection Vehicle (RCV) is vital to the Council's ability to discharge its obligation to collect waste from domestic properties.
- Refuse collection vehicles RCV's will not routinely enter private drives.
- Park cars in turning heads are frequent. This results in missed collections, damage to vehicles or long reversing manoeuvres from blocked turning heads. The maximum reversing distance laid out in HSE/ WISH guidance for an RCV is 12m.
- Where turning is necessary, the turning facilities must be demonstrably sufficient for an 11.22m refuse collection vehicle. **Active measures should be taken to prevent parking in the turning head as otherwise an RCV would have a long reverse manoeuvre that is a recognised safety risk and is not acceptable.**
- 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.

**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”.
- 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>