

**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: 12/03/2024.

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 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 x 400mm 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.

The Applicant has also submitted details of the construction and dimensions of the communal bin storage on Plan BIN & CYCLE STORE DETAIL Ref BVF-16-05-0 Dated 27/02/2024 and PROPOSED CONSTRUCTION MANAGEMENT PLAN BVF-16-02-12 Rev C dated 9/1/24.

Waste storage and presentation:

- All the dwellings (other than communal properties) have accessible storage space available in rear gardens.
- On collection day the residents would need to transfer bins to a presentation point close to the adopted highway. All the properties have Bin Collection/ Presentation points marked on the plan.
- 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).

The Waste Collection Authority can confirm that the proposals are satisfactory, and that Condition 16 can be discharged.

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>