

**Consultation Response from Alan Smith,
KC Waste Strategy(Refuse & Recycling)**

2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Demolition of existing vicarage and erection of 10 apartments

Date Responded: 21/11/2025

Responding Officer: Alan Smith

Responding Ref: WPN 25 040

1. Introduction

This response is provided by the Waste Collection Authority (WCA) and outlines operational requirements for waste storage and collection. These comments aim to support compliance with Kirklees Local Plan policies LP24 (d.vi), LP43, and the Highway Design Guide SPD. The aim is to achieve a safe and efficient waste collection service.

Section 45(1)(a) of the Environmental Protection Act 1990 places a duty on the Waste Collection Authority (WCA) to arrange for the collection of household waste within its area. Regardless of whether a private contractor is engaged, the WCA must ensure that there is adequate on-site waste storage capacity, suitable access for collection vehicles, and that, should the responsibility for collection revert to the WCA in the future, the process can be carried out efficiently.

The Council takes the issue of bin blight seriously and encourages developers to ensure that the street scene for new developments is not spoilt by the poor design for refuse storage and collection.

The developer has submitted the Drawing, "*Site Plan, Dwg No. 2929-02 Rev J*", dated 09/10/2025.

2. Waste Storage Requirements

The development of 10 dwellings will require 4 x 1,100L bins, 2 for recyclable waste and 2 for general waste

- **Bin space dimensions:**
 - floor space required is 1575mm x 1190mm per bin
- **Bin storage location:**
 - Must not obstruct highways or driveways
 - Be in rear gardens, gated access must be secure and wide enough for bins to pass through
 - No gradients steeper than 1:12 or steps
- **Composting:**
 - As the properties have a garden the developer is encouraged to provide compost bins to help meet better meet the council's 'clean and green' objectives for waste reduction
- **Bin storage:**
 - The waste store should be secured to prevent theft, unauthorised use, fly tipping, rough sleeping, damage or theft. If the doors to the bin store are to have a keypad to secure access these details will be required by the collection staff.

3. Bin Collection Points (BCPs)

- Located as close to as possible to an adoptable highway
- Solid, un-pitted surface required, resistant to constant wear and tear

- The maximum drag out distance from bin storage area to BCP is 25m (BS5906:2005)

4. Refuse Collection Vehicle (RCV) Access

- The WCA will not enter:
 - Private drives
 - Roads not built to an adoptable standard
 - Active construction sites

5. Phased Development Considerations

For phased occupation:

- Temporary waste storage and collection arrangements must be approved prior to first occupation
- WCA will not collect from incomplete sites
- Developers must bulk order bins for residents via: trade.waste@kirklees.gov.uk

6. Requested Planning Conditions

- **Pre-Occupation Waste Strategy**
Prior to commencement the developer must submit for approval details for bin storage, screening, BCPs, and RCV access. The approved details shall be provided before first occupation and shall be so retained thereafter.
- **Phased Occupation Waste Management**
Prior to commencement the developer must, where applicable, submit for approval temporary waste collection arrangements if the site becomes occupied prior to completion. The approved details shall be provided before first occupation and shall be so retained thereafter.

7. Policy Context

- **LP24 (d.vi)**: Requires unobtrusive, well-designed waste facilities
- **LP43**: Supports waste minimisation and recovery
- **National Planning Policy for Waste (5.8)**: Adequate storage facilities at residential premises

8. Design Guidance References

- [Waste Management Design Guide for New Developments](#)
- [Kirklees Highway Design Guide SPD](#)
- [Kirklees Local Plan Strategy and Policies](#)
- [Avoiding Rubbish Design Guide](#)
- [Building for a Healthy Life \(2020\)](#)
- [Building Regulations 2010 Part H6](#)
- [Safety Distances Between Waste Containers and Buildings](#)
- BS5906:2005 Waste Management in Buildings