Consultation Response from Alan Smith, KC Waste Strategy (Refuse & Recycling)
2026/91912 rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Removal/variation of conditions 2 and 3 (plans) on previous permission 2023/92966 for demolition of existing dwelling and erection of 97 dwellings including formation of new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering work
Date Responded: 20/08/2026 Responding Officer: Alan Smith Responding Ref: WPN 26 038

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, the Waste Management Design Guide 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.

2. Waste Storage Requirements

Each dwelling must accommodate:

- **3 x 240 L wheeled bins for**:
  - Residual waste – collected on alternative weeks
  - Recyclable waste – collected on alternative weeks
  - Garden waste – paid for service collected fortnightly (or future Simpler Recycling legislation provision)
- **Bin space dimensions**:
  - floor space required is 940 mm x 780 mm 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
  - Minimum 2.5 m clearance from fire exits, doors, and windows
  - If 2.5 m clearance is not feasible, adjacent structures must be fire-resistant to 30 minutes
  - Bin store must be secure to prevent theft, unauthorised use, fly-tipping, or rough sleeping
- **Internal segregation:**
  - At least 25 to 40 L internal space within each dwelling for segregation of residual waste, recycling and food waste
- **Composting:**
  - As the properties have a garden the developer is encouraged to provide compost bins to help better meet the council's 'clean and green' objectives for waste reduction

3. Bin Collection Points (BCPs)

- Must be shown on a layout plan for all properties
- No gradients steeper than 1:12 or steps from storage area to BCP

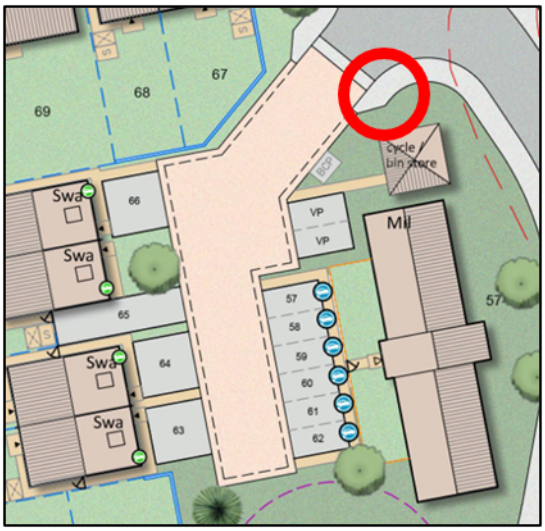
- Located adjacent to an adoptable highway
- Solid surface required, resistant to constant wear and tear
- The maximum drag out distance from bin storage area to BCP is 25 m
- Temporary BCPs may be needed for early occupiers whilst the site is being built (likely collection area would be adjacent to Cliffe Lane)

- Site specific comments;

    - Plots 19 to 24 the BCP needs to be moved directly adjacent to the adopted highway. The area must be on hard standing and large enough to hold 6 x 240 L bins.

    - Plot 34 - where any terraced property has a long convoluted drag from the back garden to the BCP, there is a danger that the resident will leave the bins at the front of their property. Consideration needs to be given to providing the dwelling with a bin store located at the front of their property. Storage to the front of the house should be screened and avoid wheeled bins being left adjacent to doors and under windows.

    - Plots 57 to 66 will need a BCP adjacent to the adoptable highway as shown on the image below as the collection vehicle will not enter the site. There needs to be a path from the bin store directly to the BCP. The path needs to be of a suitable surface that allows the bins to be moved easily and wide enough to aid manoeuvrability.



    - Plots 85 to 90 – the proposed bin store for the flats is not acceptable because the turning head is not active. This will lead to the area being used as a car park and the refuse collection crew would not be able to empty the bins or turn the vehicle around. One solution would be to move the bin store to the visitor parking space by car park plot 90. Two visitor parking spots could then replace the bin store; this would deter parking in the turning head and allow the collection vehicle to safely manoeuvre.

4. Refuse Collection Vehicle (RCV) Access

- The WCA will not enter:
  - Private drives
  - Roads not built to an adoptable standard
  - Active construction sites
- Road layout must:
  - Enable looped access (preferred over cul-de-sacs)
  - Where applicable, turning heads must be suitable for an 11.85 m RCV
  - Turning areas must be made active to avoid them being used for additional parking
- Reversing distance for an RCV must not exceed 12 m (WISH guidance)

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.
- **Bin Store maintenance**
  Before development commences, details of the management and maintenance of communal refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority. 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