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| Consultation Response from KC Waste Strategy (Refuse & Cleansing) | | |
| PA no. & address: 2021/92086 land at, Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JX | | |
| Proposal: Erection of 270 residential dwellings and associated infrastructure and access | | |
| Date Responded: 23/06/2021 | Responding Officer: Carol Oakden | Responding Ref: WPS-21-027 |

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.

Waste storage and presentation:

- Plots with mid-terraced house types have poor rear access for bin storage – ginnels routed along the back of neighbouring gardens with 1.8m high close board fencing presents an intimidating and unpleasant route and are unlikely to be used for the purpose of moving bins to the rear. This will result in bin blight to the front of these plots with bins stored under windows, close to doors and in driveways. Bins stored in the streetscene are both unsightly and potentially attract unauthorised use, theft and damage. Secure, screened storage to the front of mid-terraced plots is preferred.
- Communal presentation points are required for properties on shared private driveways of which there are several on the submitted layout plans. The Authority will not routinely take a refuse collection vehicle (RCV) into unadopted roads and therefore space must be identified for bins to be presented on collection day in a convenient location without causing obstruction.
- The potential bin drag distances for occupants of plots 232 and 233 appear to be well in excess of the recommended 25m to reach the adopted highway where collections will take place. Can the adopted highway be extended beyond plot 236 to allow an RCV closer access?
- The maisonettes proposed at plots 67/68, 83/84, and 85/86 will require space to be identified for bin storage – it is not clear from the plans where this can be allocated. Each of these maisonettes will require space for 2 x 240ltr bins and secure screened storage to the front of these blocks would provide an appropriate and convenient solution.

Refuse Collection Vehicle (RCV) access:

- Suitable site access and manoeuvrability space for an RCV 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 will be a critical consideration in the layout of the site if approval is granted. It appears only the entrance from Bradford Road has been subject to a swept path analysis for an RCV – this should be repeated throughout the site in accordance with the requirements set out in the Kirklees Highway Design Guide SPD.

- The site layout includes 11 cul-se-sacs and these create the need for reverse manoeuvres for RCVs, often along the full length of the street if parking is a regular problem in turning heads. It is noted that the cul-de-sac turning heads are mostly designed to lead to driveways or private roads, thereby helping to discourage on-street parking within the turning space. Nevertheless, looped road layouts are strongly preferred.
- 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, in the swept path analysis. It appears there is no visitor parking proposed on the site. This will exacerbate on-street parking and potentially create access difficulties for waste collections.

If properties are to be occupied before the site construction is complete, provision must be made for temporary waste collection in consultation with the Council's waste teams to ensure that new residents can receive a collection service whilst construction work on the site is still live. RCVs will not enter a construction site. Therefore, the following condition is recommended to cover this:

“Where implementation of the development hereby approved is to be phased, and/or any of the dwellings hereby approved are to become occupied prior to the completion of the development, details of temporary arrangements for the storage and collection of wastes from those residential units, and details of temporary arrangements for the management of waste collection points, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of those residential units. The temporary arrangements so approved shall be implemented prior to first occupation of those residential units, and shall be so retained thereafter for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.”

Reason: To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, to assist in achieving sustainable development, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

Policy context:

1. 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”
2. 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”.
3. Local plan Policy LP15 – residential use in town centres part h: provision of refuse storage and collection.
4. 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.

5. Further advice and full guidance is contained in the [Kirklees Waste Management Design Guide 2020](https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx) (found at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>) and the [Kirklees Highway Design Guide SPD](https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx) found at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>